

Murray River Council

Barham Recreation Reserve

Master Plan

Adopted – September 20



**murray river
council**

Contents

Section number	Contents title	Page number
	Acknowledgements	4
	Vision for the Barham Recreation Reserve	5
	Master Planning approach and the Vision	6
	Executive Summary	7
Section 1:	Master Plan Framework	8
1.1	Purpose & Scope of the Master Plan	9
1.2	The Project Area & Facilities Summary	10
1.3	Planning Zones	11
1.4	Population & Demographic information	13
1.5	Population forecasting – Barham	14
Section 2:	Utilisation, Participation & Triggers for expansion	15
2.1	Utilisation	16
2.2	Usage levels & the Primary User Groups	17
	2.2.1 Main Oval	17
	2.2.2 Oval No. 2	19
	2.2.3 Equestrian area	21
	2.2.4 Basketball Courts	22
	2.2.5 Sandy Faulkner Pavilion	22
	2.2.6 Skate Park	23
	2.2.7 Pavilions	23
2.3	User group activities summary	23
2.4	Participation figure trends	24
2.5	Triggers for expansion or downsizing	25
2.6	Possible new users/activities	27
2.7	Major events	28
Section 3:	Cost and risk analysis	29
3.1	Cost analysis – maintenance & operation	30
3.2	Cost for service assessment & analysis	30
3.3	Service Levels	33
3.4	Risk analysis	34
Section 4:	Sport surfaces & Facilities analysis	35
4.1	Overview	36
4.2	Sport surfaces analysis – consistency of surface delivery	36
4.3	Facilities analysis	40
4.4	Assessment of functional and physical obsolescence	46
Section 5:	Current levels of Provision, Consultation & Development Proposals	49
5.1	Current level of provision & facilities	50
5.2	Consultation	50
5.3	Ownership & Management of the MRR	54
5.4	Water usage/demand & climate change	54

Section number	Contents title	Page number
Section 6:	2007 Master Plan review & 2022 Master Plan Recommendations	56
6.1	Recommendations & Actions from the 2007 BRRMP	57
6.2	Recommendations for the 2022 BRRMP	61
Section 7:	BRR Master Plan Concept Design	70
	BRR Concept design	71
	Appendices	72
	Appendix 1 – BRR Venue & Facility Details	73
	Appendix 2 – Consultation	76
	Appendix 3 – Asset Condition Assessment Information	81

Acknowledgements

Murray River Council wishes to thank the residents, volunteers and community groups involved in the development of the master plan for their ongoing commitment to the operation and development of the reserve. The insight and strategic vision of the various groups and individuals places the Barham Recreation Reserve in a strong position to continue to be a highly valued community asset for the Barham community and those well beyond the town.

Council also recognises the valuable contribution made by the Barham Recreation Reserve Committee of Management members, and council staff including Luke Keogh (Manager Parks and Recreation), Luke Hartshorn (Parks and Recreation Coordinator), Ms Brodie Goodsell (Manager Asset Systems) and others for their advice and information in relation to the venue and other related regional aspects.

Vision for the Barham Recreation Reserve

The following Vision is proposed for adoption for the Barham Recreation Reserve by the Barham Recreation Reserve Committee of Management, Murray River Council and the community.

The Barham Recreation Reserve will:

- Be a regional sport and recreation destination with modern facilities to support a diverse range of sport, recreation and social activities.
- Be a hub for community activities including markets, displays and community celebrations, and where people come together to play, have fun, compete and be challenged, or to just 'be'.
- Be a place of different, attractive and inviting natural and landscaped environments.
- Be known for its friendly and welcoming, well organised, encouraging and prosperous clubs and organisations.
- Offer activities and environments that encourage connection with people and nature.
- Offer opportunities for people regardless of their gender, ability, or age.
- Be a place we are proud of.

Master Planning approach and the Vision

The development of the 2022 Barham Recreation Reserve Master Plan (BRRMP) seeks to achieve a balance between the different types of usage that are present within the precinct, while attempting to integrate those elements and achieve a sense of flow from one location/type of usage to the next. The input from the Barham Recreation Reserve Committee of Management was invaluable in helping to achieve this outcome and develop the BRRMP so that it achieves a level of integration that will be complimentary between facilities and activities, and strategic in its approach.

The challenge when developing such a plan is in forecasting the potential growth of user groups, providing space for possible new uses, and to accommodate sufficient areas for operational functions such as car parking, traffic movements, landscaping, drainage, curatorial facilities, and more, while also catering for aesthetic considerations. The preferred concept for the BRR has attempted to balance these factors while maintaining the intent of the Vision for the facility.

An additional consideration for the precinct was the need for the specific facilities/locations within the venue to be able to cater for major events. The types of major events that have been hosted at the BRR previously are classified as regional level events and include the following:

- Koondrook Barham Fishing Competition
- CMFNL Grand Final
- CMFNL v GM Under 16's Academy
- Primary & High School Sporting Carnivals

The hosting of these types of events and others in the future is not only an important consideration for the various user groups, but also one that is supported by MRC from an economic development and social capacity building perspective. The challenge this element presents is one relating to space and having the mix of core facilities suitable for the respective types of events and the level/standard of provision expected from the various sport peak bodies. As an example, core facilities such as the quality of the playing surface, the standard of lighting, and the standard of change rooms and other amenities are generally a high priority for Australian Rules Football, Cricket and other types of major events. Other facility elements like spectator toilets, spectator seating, catering and parking can generally be provided temporarily. This avoids the need for further significant financial outlays for facilities that will likely only be used infrequently, and thus not represent value for money for the community and user groups for the rest of the time.

Executive Summary

The BRRMP provides a 10-year plan to guide the development and management of the reserve. During this time new opportunities may emerge, and priorities may change, however it is expected that the overall vision for the reserve and the principles that underpin the development will remain relatively constant.

The majority of the Barham Recreation Reserve (BRR) is owned by the New South Wales State Government (Crown Land). There is also a small section of land in the north-western corner of the facility that Murray River Council (MRC) own. MRC is responsible for the day-to-day management of the site which is delegated to the Barham Recreation Reserve Committee of Management for delivery and management of the reserve operations. The BRR is managed and maintained by the Barham Recreation Reserve Committee of Management, with assistance from MRC.

The master plan has attempted to capture and balance the needs and desires of the existing and potential future user groups, and the community, with those of MRC as a key player and contributor towards the facility (providing the majority of funding contribution towards the reserve). It is noted that many of the users of the reserve have made significant contributions towards the development of infrastructure, and that this is likely to continue. Additionally, it is recognised that both the State and Federal Governments have contributed significant funding and grant amounts towards the development of the reserve.

To optimise the above contributions, MRC has recognised the value in developing the new BRRMP. This master plan development has occurred to ensure the vision for the type and standard of facilities and the natural environments within the BRR are clear. The challenge moving forward will be in integrating the many different types of usage currently within the reserve (both active and passive recreation), along with the proposed new uses and additional developments.

The significant size of the BRR represents both challenges and opportunities. The cost associated with maintaining and indeed enhancing the area can be significant. Additionally, given the diversity of usage within the reserve there are many (and sometimes competing) priorities between users and facility development desires. The BRRMP attempts to consider these issues holistically to provide and maximise opportunities for development which are sequenced in such a way as to provide best value to the community and user groups, while maximising funding resources.

The maintenance of positive and strategically focused relationships between the many user groups and community members that use the BRR will be important moving forward. The alignment of priorities and purposeful planning towards the achievement of the master plan elements will be needed to ensure implementation is achieved collaboratively. The vision for the further development of the site is bold and significant, but it is very much achievable with the ongoing and unwavering commitment of all parties should they stay true to the vision and support the plan at every opportunity.



SECTION 1: MASTER PLAN FRAMEWORK

1.1 Purpose & Scope of the Master Plan

MRC engaged the services of an independent consultancy in 2020 to begin the development of the BRRMP. With the outbreak of the COVID-19 pandemic in the early part of 2020 the delivery of the project was delayed ensuring community safety was kept paramount. Following de-escalation of border and movement restrictions the development of the BRRMP was reignited in late 2020.

The development of the BRRMP ultimately considers the sport and recreation landscape from the perspective of pre-COVID-19 conditions, anticipating that sport competitions and usage will return to the same or similar levels as they were prior to the pandemic significantly impacting the holding of competitions in 2020. Nevertheless, there may be a requirement for further consideration of modifications to the BRRMP in the future should COVID-19 continue to play a part in the re-modelling of the sport and recreation landscape in Australia.

The scope for the BRRMP project developed by MRC was as follows (abbreviated):

- Identify key stakeholders and engage and consult regarding future needs.
- Produce a master plan based on customer usage, future trends in sport and recreation, “best value” use of facilities, future demand based on population growth and engagement with all key stakeholders.
- Assessment of all sports surfaces, turf, synthetic and asphalt to determine consistency in service delivery.
- Assessment of functional and physical obsolescence.
- Assessment of current water usage and projected future water requirements & associated costs.
- Annual maintenance costs required to maintain and operate assets.
- Assessment and analysis of current use, projected future use, community levels of service and cost for service.
- Projected growth planning based on population.
- Analysis of current risk, use and budget allocation.
- Consideration of rationalisation of sport and recreational assets where deemed appropriate and based on community needs and access.

Additional elements that have been considered as part of the development of the BRRMP are as follows:

- The long-term vision for the reserve
- Re-working the guiding principles for the type and level of infrastructure development
- Outlining the development priorities
- Consideration of current and future demand for various activities (existing and new) and the parameters that will guide their consideration
- Opportunities to enhance the environmental values of the reserve
- Multi-purpose/multi-user facility opportunities to maximise investment and utilisation

1.2 The Project Area & Facilities Summary

The BRR is the second largest sport and recreation venue in the Murray River Council area and one of the premier facilities in the region. Some of the key facts about the facility are as follows:

Venue Size	Approximately 14 hectares
Position	1km north of the Barham town centre
Proximity to Victorian border	1km
Boundary defining streets	South: Gonn Street East: Parkman Avenue North: Lawson Road West: Cobwell Street
Sport and Recreation Clubs	<ul style="list-style-type: none"> • Barham Koondrook Australian Rules Football and Netball Club • Barham Cricket Club • Barham Horse & Pony Club • Barham Polocrosse Club • Barham Koondrook Junior Basketball Club • Barham, Koondrook & District Show Society • Golden Rivers Theatre Group
Sports Facilities & use types	<ul style="list-style-type: none"> • Main Oval - Australian Rules Football • Netball Courts (x 2) - Netball • Oval 2 - Australian Rules Football, Cricket (2 x turf wickets). • Cricket Nets (x 2 pitches, synthetic grass) - Cricket • Equestrian fields/paddocks - Pony Club & Polocrosse • Basketball Courts (x 3) – Basketball
Recreation Facilities	<ul style="list-style-type: none"> • Skate Park • Play equipment
Other	<ul style="list-style-type: none"> • Pavilions – Show Society • Old Entry gate/Ticket box (southern entry on Gonn Street) • New Entry gate/Ticket box (eastern entry on Parkman Avenue) • Residential House (south-western corner) • Performing arts pavilion (Sandy Faulkner Pavilion) • Car parking • Curator and Storage shed facilities

Table 1: BRR site summary and facilities details

Further details on the specific facilities for each location/zone within the BRR are provided in **Appendix 1**.

1.3 Planning Zones

The 2022 BRRMP has taken the approach of establishing planning zones to provide structure and definition around the areas for potential development given each may have unique issues and characteristics that require particular attention.

The recent development of the Main Oval Pavilion and surrounding improvements demonstrates the need to ensure dedicated attention is given to each specific area within the reserve to maximum the development potential and improvement of the chance of obtaining funding based upon agreed plans being developed.

Firstly, it is important to understand the primary elements within the BRR in its' current state in 2022, from this starting point the further development of the options for the precinct will be explored. Refer to Image 1 for a visual representation of the 2022 BRR key venue elements.

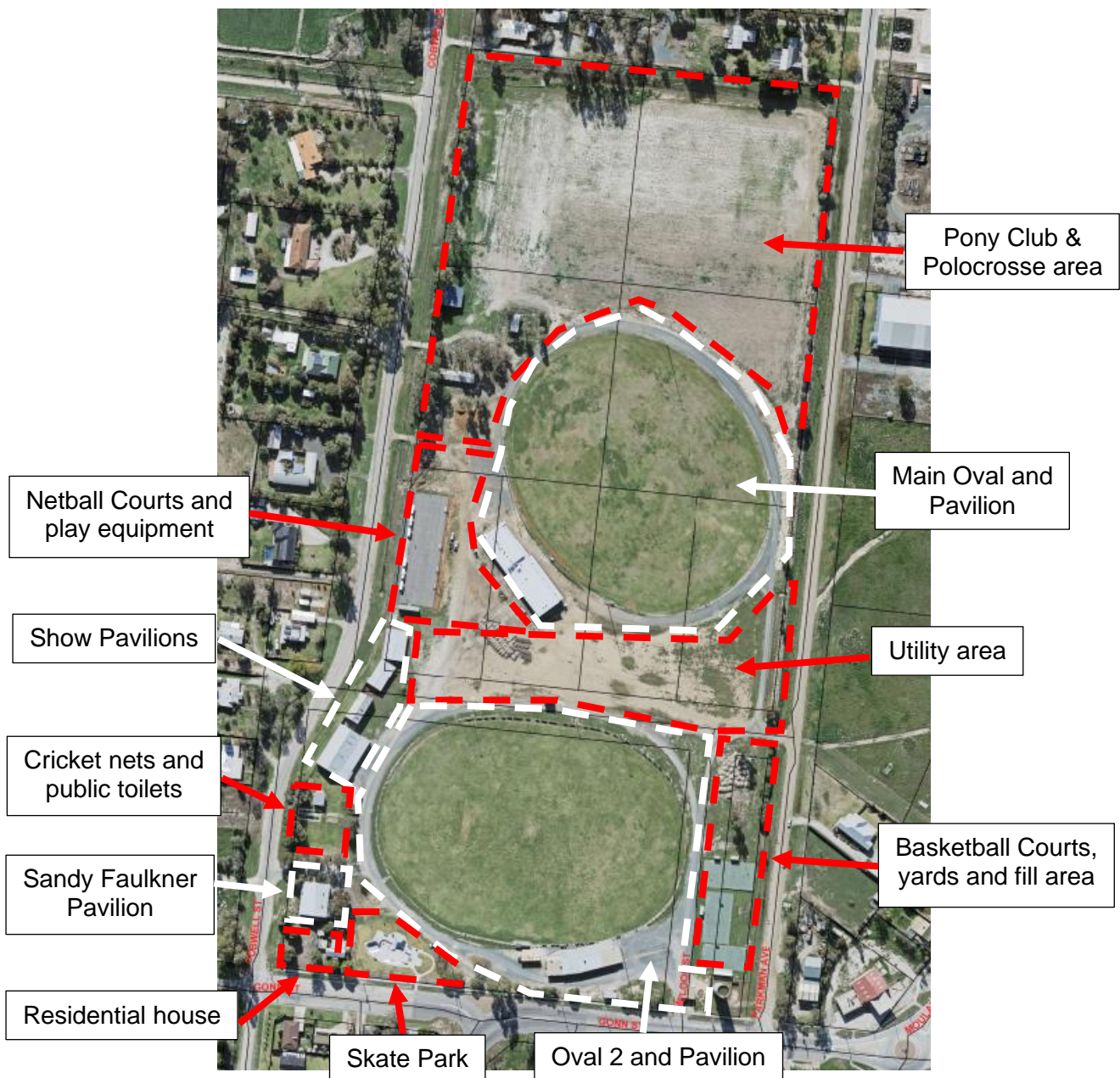


Image 1: 2022 BRR facilities/areas



Image 2: 2022 BRR Planning Zones

- **Zone 1: Equestrian area – Pony Club, Polocrosse and other similar uses. Overflow parking area for events.**
- **Zone 2: Main Oval, Netball courts, Multi-purpose Pavilion, play equipment, and Car parking/utility.**
- **Zone 3: Show Pavilions, Cricket Nets, Public toilets, Oval No. 2 and Pavilion, Skate Park.**
- **Zone 4: Basketball courts, Yards, utility area, Water Tower.**
- **Zone 5: Sandy Faulkner Pavilion.**
- **Zone 6: Residential property.**

Commentary on each of the above zones will be provided later in this document.

1.4 Population and Demographic information

The following population and demographic information and commentary is provided relevant to the BRR to assist MRC in planning for future facility provision and possible expansion should there be evidence of such a need.

The following data and statistics have been taken from MRC's subscription with REMPLAN, much of which has been taken or extrapolated from the Australian Bureau of Statistics (ABS). Additionally, data from the ABS website was also used.

Statistical element	Statistics
Murray River Council area population – (ABS) 2021 Census	12,850
Murray River Council area annualised population growth rate between 2011-2016	1.4%
Murray River Council area median age	49 years

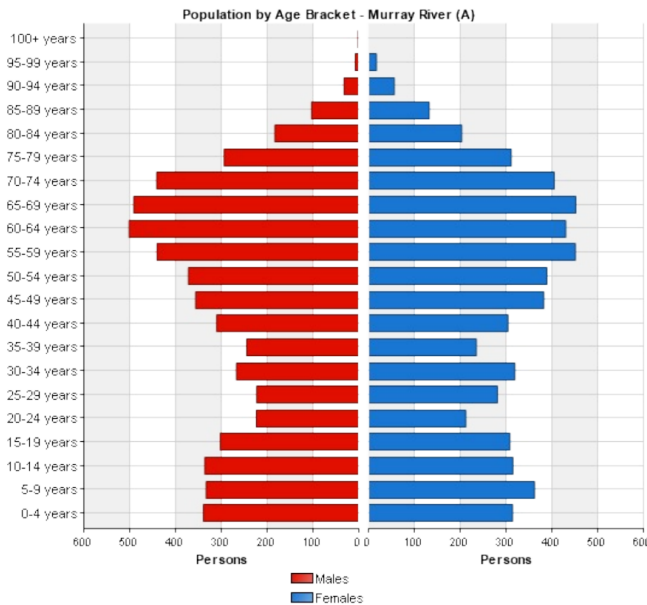
Table 2: Key MRC region statistics

From an economic perspective, in 2019, the arts & recreation services industry in the MRC region contributed \$31,685,000 (or 2.3% of the total economic activity) towards the gross revenue generated by businesses and organisations in the Murray River region. This performance ranks those activities as 12th highest amongst all the Industry Sector contributors. In a somewhat related field – Accommodation & Food Services was ranked 3rd contributing \$150,300,000 (or 10.7%) towards the gross revenue generated by businesses and organisations. This latter item has been mentioned due to the ability for sport and recreation activities to impact on the Accommodation & Food Services sector, particularly for events requiring participants to travel from locations outside of the region (i.e., for Carnivals and other major events).

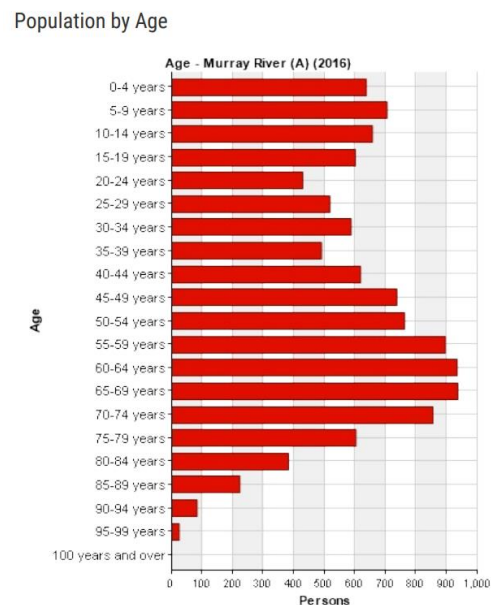
The Tourism industry as a whole is worth \$143,599,000 to the Murray River region economy (2019). The portion of this output that is attributable to Arts & Recreation Services comes to \$6,414,000. Furthermore, in 2019 the Arts & Recreation services sector contributed 131 jobs to the Murray River region, which is a relatively minor contributor to the total jobs created which was 4,466.

Further to the above data from the REMPLAN website, the following graphs have been taken from the ABS website to provide a snapshot of the age and gender make-up of the regional population. *Graph 1* from the 2016 ABS Census shows that the largest age bracket within the

region is the 65-69 years age bracket (8.02% of the population), and there is a slightly higher ratio of males to females at 1 to 1.014. *Graph 2* further supports *Graph 1* showing the overall trends for population by age. This graphical representation indicates that there is a large proportion of the Murray River region population above 50 years of age. These findings indicate the need to plan for the provision of sport and recreation facilities that cater for and support the middle aged and elderly and their participation in an active lifestyle.



Graph 1: ABS Population by Age Bracket Male and Female



Graph 2: ABS Population by Age

1.5 Population Forecasting – Barham

The 2021 ABS Census results noted the 2021 Barham population at 1,569 persons. In comparison the MRC – Murray River Local profile (July 2018) provided the following (Table 3) population estimates for Barham.

Year	Estimated population
2016	1,502
2021	1,547
2026	1,573
2031	1,599
2036	1,612

Table 3: Barham – estimated population increase (Murray River Local profile (July 2018))

To provide a more up-to-date representation of the population forecasts for Barham, the population figures used for the development of the BRRMP will be based upon the ABS 2021 Census figures with the application of the 0.4% annualised growth rate noted in the Murray River Local profile. The planning approach will also take into consideration the respective user group participation figures in the following section, major event planning considerations, and the results of the MRC Community Survey, Public Exhibition period input, and the advice and research from the BRRMP development consultants.



**SECTION 2: UTILISATION, PARTICIPATION &
TRIGGERS FOR EXPANSION**

2.1 Utilisation

To assist in planning for the development and potential expansion of facilities at the BRR, it is necessary to understand the current levels of facility utilisation, along with obtaining an understanding of the current level of facility provision, what is missing (a gap analysis), and what is deemed necessary for conducting training and competitions. As noted in the consultation findings in Section 5, there are varying standards, guidelines and requirements between the different sporting bodies. Additionally, there is the ability for sports to share facilities and achieve multi-use to provide greater value for money and return on investment for Council expenditure, grant funding and user group contributions.

From a utilisation perspective the following section provides a summary of the utilisation recorded at the different venues within the BRR in 2019, thus capturing the 2019 winter sport season, and the summer sport season capturing the last half of the 2018/2019 season, and the first half of the 2019/2020 season. The 2020 season utilisation figures were not considered given COVID-19 restrictions began in March 2020 and thus had a significant impact on the utilisation of the facilities and running of competitions, many of which were cancelled or modified significantly.

For the purpose of planning for future development of the BRR it is assumed that utilisation trends will return to those experienced in 2019 in the 2021 calendar year and beyond, and that the prevailing trends of growth or decline of individual sports will continue as they were progressing in 2019 and prior to COVID-19 restrictions occurring. It will of course be necessary for MRC to monitor the participation and utilisation rates between the individual sport codes that use the BRR following the adoption of the BRRMP given there may be significant variability in the impact that COVID-19 has on sport participation, and on the viability of individual sports and clubs following the enforced restrictions and competition recess period.

From a turf field utilisation perspective, a benchmark utilisation amount per field/area of 30 hours per week is considered optimal. This benchmark has been taken from the Camden Council 2020-2024 Sportsground Strategy and is noted as a preferred utilisation amount as usage above this amount of time per week has the potential to lead to issues with the playing surface of sportsgrounds over time (i.e., excessive surface wear, compaction, etc.). It should also be noted that the above-mentioned benchmark is not applicable to the Equestrian fields, and that the optimal level of usage of those fields needs to be determined by experts in the equestrian industry. It should however be noted that there may be the opportunity for quick remediation of equestrian fields if it is acceptable for the composition of the surfaces to be an unirrigated sand and soil base (i.e., lacking turf coverage) which is currently the case at the BRR. Quick remediation of equestrian competition surfaces will be possible through the use of appropriate equipment to re-condition and level the surfaces.

The following table provides a snapshot of the utilisation achieved at the various facility areas within the BRR during 2019 taken from information supplied by the respective user groups.

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Main Oval – Summer Sport	29hrs	14hrs/week
Main Oval – Winter Sport	29hrs	23.1hrs/week
Netball Courts – Summer Sport	16hrs	9.8hrs/week
Netball Courts – Winter Sport	18hrs	14.1hrs/week
Oval 2 – Summer Sport	168hrs (due to Show set-up and use)	28.5hrs/week
Oval 2 – Winter Sport	22hrs	5.8hrs/week
Pony Club / Polocrosse area – Summer	16hrs	16hrs/week
Pony Club / Polocrosse area – Winter Sport	16hrs	8hrs/week
Basketball Courts – Summer Sport	0hrs	0hrs/week
Basketball Courts – Winter Sport	0hrs	0hrs/week

Table 4: BRR ovals/fields/courts highest hours of utilisation and average weekly utilisation hours 2019/2020

Further to the above, it is noted that there is not a centrally controlled booking system or process for the management of bookings at the site. Bookings are currently managed by the BRR Committee of Management. It is recommended that a formal booking system/process be adopted for the BRR similar to that used for the Moama Recreation Reserve on MRC's website (or that the same be established on the MRC website and users be directed to use the system for all future bookings). The use of such a system will assist in future analysis of utilisation to ensure accurate planning and scheduling.

2.2 Usage levels & the Primary User Groups

Following a survey of the BRR user groups each group provided information on the regular usage that they have of the respective locations within the BRR. It is considered valuable to capture this information in the master plan to assist with understanding the current types and levels of usage and for monitoring in the future should these change and thus impact on facility provision.

2.2.1 Main Oval

Primary users – Main Oval

User group:	Barham-Koondrook Australian Rules Football and Netball Club (Australian Rules Football)						
Period of use:	Usage: January to October						
Hours of usage:	Mon 4pm – 8pm	Tue 4pm – 8pm	Wed 4pm – 8pm	Thurs 4pm – 8pm	Fri 4pm – 8pm	Sat 8am – 12midnight (Oval surface from 8am – 5pm)	Sun

Approximate total weekly hours of use - Winter: 23.1hrs average. This figure is based upon the playing surface being used from 8am to 5pm on match days, and 9 home games occurring during the season.

Approximate total weekly hours of use - Summer: 14hrs average. This figure is based upon pre-season training during the noted months and 3 trial matches occurring during the pre-season period with the playing surface being used from 8am to 5pm.

There is the need to qualify the hours of use of the oval for all of the above times to determine if actual usage occurs for the entire period, or if there are periods of set-up and pack-up where the field is not being impacted. It was also noted that the facility is used for the Barham Koondrook Fishing Competition for 3 days, 24 hours each day.

Primary users – Netball Courts

User group:	Netball Courts - Barham-Koondrook Australian Rules Football and Netball Club (Netball)						
Period of use:	Pre-season training: November - March Competition usage: April - September						
Hours of usage:	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
		3hrs		3hrs		6hrs	

Approximate total weekly hours of use - Winter: 8.1hrs average. Based on an average of 9 home games per season.

Approximate total weekly hours of use - Summer: 5.8hrs average. Based on an average of 3 pre-season trials and pre-season training during the noted months.

User group:	Group Fitness sessions						
Period of use:	Usage: Year-round						
Hours of usage	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
Summer:	6pm-7pm	9am-10am	6pm-7pm	9am-10am			
Winter:	6pm-8pm	9am-10am	6pm-8pm	9am-10am			

Approximate total Summer weekly hours of use on the Oval No. 2: 4hrs.

Approximate total Winter weekly hours of use on the Oval No. 2: 6hrs.

While usage levels generally don't need to be monitored from a venue preservation perspective for hard courts, primarily due to bitumen surfaces under such conditions having a reasonably consistent asset life if constructed well, there is still the need for capturing the usage details to track and monitor the possible need for the provision of additional facilities. Additionally, tracking usage dates and times provides the opportunity for analysis of the operation of the courts and consideration of new methods of use or if there may be times when capacity can be used by alternative users to achieve a higher level of utilisation.

Main Oval Summary

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Main Oval – Summer Sport	29hrs	14hrs/week
Main Oval – Winter Sport	29hrs	23.1hrs/week
Netball Courts – Summer Sport	16hrs	9.8hrs/week
Netball Courts – Winter Sport	18hrs	14.1hrs/week

Given the 30hrs usage benchmark per week the above average hours of usage suggest that it is reasonable to conclude that the facility has additional utilisation capacity in winter and significant additional utilisation capacity in summer.



Image 3: BRR Main Oval

2.2.2 Oval No. 2

Primary users

User group:	Barham Koondrook Cricket Club						
Period of use:	Competition usage: September to March						
Hours of usage:	Mon 4pm - 7pm	Tue 5pm – 8pm	Wed 5pm - 7pm	Thurs 5pm – 7pm	Fri 5pm - 8pm	Sat 12pm – 7pm	Sun

Approximate total weekly hours of use on the Oval No. 2 - Summer: 20hrs average.

Approximate total weekly hours of use on the Oval No. 2 - Winter: 3.8hrs average.

Note: training sessions and matches are split between Oval 2 and the Koondrook Oval, although given the player numbers and space requirements usage of both locations predominantly occurs during all the noted times. Koondrook Oval is primarily used as the premier oval for A Grade matches, while Oval 2 is primarily used for lower grades and juniors. Generally, training and matches alternate between each location. During the cricket season Friday matches are held at both venues, and Saturday cricket is generally held at both ovals most weekends. It is noted that the Cricket Nets are used regularly throughout the Cricket

season, with the actual hours of use are close to those hours noted for Monday, Tuesday, Wednesday, and Thursday usage.

User group:	Barham School						
Period of use:	Usage: Year-round						
Hours of usage Summer:	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
		10am-11am			10am-11am		
Hours of usage Winter:		10am-11am			10am-11am		

Approximate total Summer weekly hours of use on the Oval No. 2: 2hrs.

Approximate total Winter weekly hours of use on the Oval No. 2: 2hrs.

In addition to the above, it is noted that the **Barham-Koondrook & District Show Society Inc.** use the Oval 2 surface once a year for the annual Show which runs over two days. In addition to the two days of use for the Show, the oval surface and surrounds may be used for set-up purposes and packing up for approximately a week in total around the time of Show. Consequently, it estimated that the Oval 2 surface is used for 24hrs per day for 7 days annually (during the summer period). This equates to a total of 168hrs use. While this use initially appears significant, it needs to be noted that the predominant period when usage is likely to impact on the condition of the playing surface will be during the two days when the Show is held, or over a 48hr period.

Oval No.2 Summary

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Summer Sport	168hrs (due to Show set-up and use)	28.5hrs/week
Winter Sport	22hrs	5.8hrs/week

Capacity for additional utilisation of the Oval No.2 area during the summer period needs to be analysed further given the current utilisation levels appearing to be close to 30 hour per week benchmark. This needs to be scrutinised further based on the amount of cricket training occurring on the oval surface versus in the cricket nets on a regular basis.

During the winter period there is sufficient capacity for additional utilisation of the Oval No.2 area given the above average hours of usage are low.



Image 4: BRR Oval No.2

2.2.3 Equestrian area – Pony Club and Polocrosse

Primary users

User group:	Barham Koondrook Pony Club						
Period of use:	Usage period: February to December						
Hours of usage:	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
							1 st and 3 rd Sunday of each month. Approx. time of use: 6hrs

Approximate total weekly hours of use - Winter: 2.8hrs average.

Approximate total weekly hours of use - Summer: 1.8hrs average.

User group:	Barkool Polocrosse Club						
Period of use:	Usage period: Summer and Autumn						
Hours of usage:	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
						Weekend usage Approx. time of use: 8hrs	Weekend usage Approx. time of use: 8hrs

Approximate total weekly hours of use - Winter: 8hrs average.

Approximate total weekly hours of use - Summer: 16hrs average.

Equestrian area Summary

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Summer	16hrs	16hrs/week
Winter Sport	16hrs	8hrs/week

There is sufficient capacity for additional utilisation of the Equestrian area, although it is noted that the 30hrs per week benchmark is not applicable to the Equestrian areas given the surfaces are very different from those on ovals/fields used for human sport participation.



Image 5: BRR Equestrian area

2.2.4 Basketball Courts

It is noted that the Barham Koondrook Junior Basketball Club was not active in 2021. Consequentially, there is no formal usage of the three basketball courts in the southeast corner of the BRR.

2.2.5 Sandy Faulkner Pavilion

User group:	Golden Rivers Theatre Company						
Period of use:	March to September						
Hours of usage:	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
	7pm – 9pm			7pm – 9pm			

Approximate total weekly hours of use: 4hrs.

It is expected that the pavilion also gets used for seasonal performances a few times per year in addition to the weekly use for rehearsals.

2.2.6 Skate Park

There is no record of bookings for the Skate Park area. This is not to suggest that there is no usage of the area. Rather, the area is one that is provided for casual and passive recreation purposes.

It would be beneficial to obtain a record of usage for functions, parties, or other formal activities within the area (if they occur) to better understand the type and frequency of usage. Additionally, obtaining this information and the contact details of regular users would allow Council to request details on those elements that perhaps require modifying or supplementation to further enhance use and attract more users.

2.2.7 Pavilions

It is noted that there are no booking details available for the Pavilions at the BRR. The Barham-Koondrook & District Show Society Inc. confirmed that there is no additional use of the Pavilions outside of the Show event in mid-October, other than the occasional use of the Lawson Pavilion by Netball and AFL for training during wet weather. It is also noted that the Cricket Club use the Lawson Pavilion Canteen on match day.

2.3 User group activities summary

The following table provides a snapshot of the number of teams fielded and the competitions that the respective user groups have/participate in. This information is provided to show the level of activity of the respective clubs, and to provide the opportunity to track the number of teams that the clubs have in the future when further considering utilisation growth and the need for possible expansion of the BRR facilities.

User Groups	Number of teams fielded	Competitions that they participate in
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	2 Junior teams. 3 Senior teams.	Central Murray Football League
Barham Koondrook Australian Rules Netball Club (Netball Club)	5 Junior teams. 4 Senior teams.	Central Murray Football League
Barham Koondrook Cricket Club	8 teams	Barham Koondrook Junior Cricket Association. Northern District Cricket Association.
Barham Koondrook Pony Club	N/A	The club participates in Rallies, Gymkhanas, Dressage & Combined training events.
Barkool Polocrosse Club	2-3 teams	SWR Zone of NSW Polocrosse and play in Victoria state-wide.
Barham Koondrook Junior Basketball Club	No longer active	N/A.

Table 5: BRR user groups – Teams fielded, and competitions participated in 2021

For the likes of the Barham, Koondrook & District Show Society and Golden Rivers Theatre Group being non-sporting users, it is not applicable to include them in the above list. As users

of the BRR they are nevertheless recognised for their valuable contribution to the utilisation of the facility.

2.4 Participation figure trends

The following table provides an overview of the approximate number of participants that each of the user groups of the BRR had over the past 5 years (see Table 6).

User Groups	Year					
	2016	2017	2018	2019	2020	2021
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	Yet to be provided.					Total membership: 300
Barham Koondrook Australian Rules Netball Club (Netball)	Yet to be provided.					As above.
Barham Koondrook Cricket Club	110	100	100	90	90	Adults: 50 Juniors: 60
Barham Koondrook Pony Club	12	12	12	15	No record due to COVID-19	Adults: 2 Juniors: 16 Social: 18
Barkool Polocrosse Club	30	30	23	25	No record due to COVID-19	Adults: 12 Juniors: 4 Social: 4
Barham Koondrook Junior Basketball Club	At the time of the master plan being developed the basketball competition was not active.					
Golden Rivers Theatre Company	Not known.				100	Adults: 75 Juniors: 25
Barham, Koondrook & District Show Society	Overall membership has remained steady over recent years with Show Society members averaging between 60-70 persons, and Committee members averaging 7-8 persons.					

Table 6: BRR User groups participation figures

As a point of comparison, it is noted that in the 2007 Barham Recreation Reserve Master Plan, the following participant numbers were captured:

User group	2007 Membership numbers	Change (+/-) noted in 2007	2021 Membership numbers	Growth (number and percentage)
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	350	Increasing	300	-50 -17%

User group	2007 Membership numbers	Change (+/-) noted in 2007	2021 Membership numbers	Growth (number and percentage)
Barham Koondrook Australian Rules Netball Club (Netball)	Captured above	N/A	Captured above	As above
Barham Koondrook Cricket Club	70	Increasing	110	40 37%
Barham Koondrook Pony Club	18	Stable	18	0 0%
Barkool Polocrosse Club	12	Stable	16	4 25%
Barham Koondrook Junior Basketball Club	140	Declining	0	N/A
Golden Rivers Theatre Company	Not captured	N/A	100	N/A
Barham, Koondrook & District Show Society	150	Stable	70	80 - 47%

Table 7: Comparison of 2007 BRRMP club participant figures with 2021 figures.

It is noted that in 2020 the COVID-19 pandemic had a dramatic impact on the nature of sport and the competitions that the BRR user groups participated in. The above table doesn't show a significant change in club numbers for the majority of user groups post the COVID-19 shutdown period. Nevertheless, it will be prudent for MRC to monitor participation levels in the years following the COVID-19 pandemic to see if participation rates are impacted in the long-term and if they trend differently to the current patterns for the respective user groups.

Looking at the above figures in percentage terms to capture the possible future growth impacts on the BRR, the following table has been developed for the respective user groups to consider the need for facilities into the future (see Table 8).

User group	Average growth rate between 2016-2021
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	No data
Barham Koondrook Australian Rules Netball Club (Netball)	No data
Barham Koondrook Cricket Club	4.6%
Barham Koondrook Pony Club	7.4%
Barkool Polocrosse Club	-8%
Golden Rivers Theatre Company	Insufficient data

Table 8: Average growth rate/percentage by user group.

2.5 Triggers for expansion or downsizing

Further to the above, it is noted that there is more to planning for expansion than just the current and future requirements of existing user groups. There are several factors to take into consideration when making the decision to undertake a major investment to develop and expand facilities within the BRR. The primary elements for consideration are as follows:

- Real and anticipated population growth within Barham and surrounds.

- The introduction of new sports/activities to the BRR precinct.
- The need for general provision of facilities for the MRC community for recreation purposes, and health and wellbeing.
- The provision of capacity for hosting major events and attracting economic development opportunities to the region.
- Usage impacts (i.e., wear and tear) on the available facilities on a consistent basis and the creation of maintenance and quality issues for the playing surfaces and other facilities.
- Sustained growth of existing user groups participation figures/number of teams.

One way of considering how to plan and forecast for the expansion of the facilities at the BRR is to combine the anticipated growth rate for Barham (noted as 0.4% annually based upon the MRC 2018 Murray River Local Profile – p.24), with that of the growth rate trends for the respective user groups, taking the average of both, and then applying that growth rate to the hours of use for the respective areas. From this approach it may be possible to calculate the potential timeframe in which the facilities will reach capacity, and thus require expansion or the provision of supplementary facilities (albeit it is not an exact science and growth rates will require constant monitoring).

Taking the above approach, it is anticipated that the growth of the respective sports at the BRR will be as follows:

Sport	Anticipated growth rate
Australian Rules Football	No data
Cricket	2.5%
Pony Club	3.9%
Polocrosse	-3.8%
Netball	No data
OVERALL AVERAGE	In sufficient data to calculate

Table 9: Anticipated growth rates for BRR user groups.

The above approach needs to be balanced with the opportunity for the oval/field usage workload to be spread across the respective facilities (where able and practical) and thus maximise the usage of the existing spaces prior to considering the development of new ovals/areas.

The development/expansion of the supporting facilities (i.e., amenities, sportsground lighting etc.) are linked but a slightly different consideration. This is due to given standards and levels of provision for these facilities varying greatly between the respective areas/sports and based upon modern facility practices and Australian Building Code developments. In short, what once was an acceptable level of provision may no longer be so.

With the provision of additional data there may be the opportunity to calculate the possible timeframe for when existing oval space may reach capacity, if indeed utilisation and sport participations trends remain the same, along with competition structures remaining relatively stable. Currently, the gaps in the data do not allow this approach to be taken for BRR. Nevertheless, the following is noted for consideration when it comes to planning for space provision within the reserve:

- Given Oval No. 2 is the closest to reaching the benchmark of 30hrs of use per week, it is suggested that this oval be focused on primarily for review and consideration.

- There is a higher level of average hours of availability within the winter period across both ovals (total of 31.2 hours of available average time in comparison to 17.5 hours for the summer period).
- The type of utilisation that occurs during summer for cricket, particularly for training activities, generally results in less wear and tear than winter sports such as what Australian Rules Football creates. Thus, there may be an opportunity to extend the utilisation hours benchmark for cricket use of Oval 2.
- Overall space requirements and needs for Cricket on Oval 2 may need to be considered should their growth rate trend towards increasing annually and the number of teams that they field then increase accordingly.
- It is noted that participation growth rates will not necessarily translate into an increase in the number of teams fielded in a given sport until a certain critical mass has been reached, thus not requiring more playing space. This may then translate into a more noticeable increase in utilisation time at the given venues as a result of the need for further match bookings or training space.
- Use expansion may be contingent upon expansion of the competitions that the user groups participate in.
- Perfectly spread utilisation amongst facilities to optimise use (i.e., up to 30 hours per week for turf playing surfaces) is highly unlikely given scheduling challenges and the different venue configuration requirements of the respective sports.

Given the above, there is a demonstrated need for MRC to monitor club participation figures, bookings data (and obtain such) and the number of teams fielded by the respective clubs. From the position of having this data MRC will then be able to consider the impact on the current facilities in terms of the overall usage workload, to then extrapolate out an estimated timeframe for the development of new oval space or otherwise.

2.6 Possible new users/activities

As part of the development of the BRRMP, consideration was given to the potential for the facility to cater for new sport or recreation groups beyond those that currently call the facility home. The community survey released in February 2021 as part of the Needs and Demand Assessment for Sport and Recreation facilities received the following requests for the development of new facilities at the BRR:

- Suggestion of an Indoor Pool/Recreation Facility (1 request)

It is also noted that the consultation with the BRR user groups received requests for the inclusion of numerous different facilities also (or the upgrade of existing facilities).

Given the low participation rate in the community survey and lack of requests for the above item, it could be argued that there is not currently a significant enough level of demand to warrant its' consideration based upon the survey results alone.

It is noted that the release of the BRRMP on public exhibition may elicit further responses and ideas from the community regarding elements for inclusion in the BRR footprint, which is part of the purpose for making the document publicly available for comment. Following receipt of any further suggestions via the public exhibition period, further consideration will be given to additional elements for inclusion in the BRR area.

2.7 Major Events

A further consideration when it comes to the development and potential expansion of the BRR is the hosting of major events. In the Murray River Council Strategic Planning Statement 2020-2040, it is noted within the section on Strategic Vision, Intent & Priorities (p. 36), that it is a focus of the region/Council to help bring world-class events to the area to foster a year-round events culture that also provides visitors with a broader range of opportunities to connect to the region, heritage and lifestyle.

The above is further supported by the investment that Council has made in establishing a partnership with Sports Marketing Australia. Sports Marketing Australia is an event placement company that assist in sourcing major events on behalf of Council to further promote the region and generate economic activity through sports tourism. As part of the partnership agreement, Sports Marketing Australia developed a Capacity and Capability Report for the major venues in the MRC region and rated the event capacity for each. While the report did not make recommendations for venue improvements to increase event hosting capacity, it did consider the level at which the current venues are capable of hosting certain events in a given sport discipline. Following are the primary points from the report relevant to the BRR:

- The report noted the capacity for the BRR to host major events for AFL and Netball at a regional level.
- The report also noted the capacity for the Sandy Faulkner Pavilion to host regional level performing arts events.

To determine the specific opportunities available to MRC and the Barham Recreation Reserve Committee of Management to improve the opportunity for the venue to host major events in the future there is a need to obtain details on the event specific requirements from the various sport governing bodies. Consultation occurred with the relevant Regional and State Sporting Associations for those sports noted above to obtain details on the type of venue improvements that are needed at the BRR to position the venue to host further major events in the future. The feedback received from each sport is as follows:

Event/sport type	Feedback/improvement requirements
Australian Rules Football	Potential for the Central Murray Football League to run a women's competition in the future which create the need for female friendly facilities such as separated change room and toilet/shower areas and individual cubicles etc. to meet AFL Facility Standards. Otherwise, no specific event opportunities were identified for BRR.
Cricket	No comment at the time of development of the BRRMP due to the Northern Districts Cricket Association going through a change of board.
Netball	No specific event opportunities were identified for BRR.

Table 10: Sport governing bodies feedback regarding major event opportunities at the BRR.



SECTION 3: COST AND RISK ANALYSIS

3.1 Cost analysis – maintenance & operation

To provide a snapshot of the financial outlay required to manage and operate the BRR, the following summary of the budget figures from the 2019/20 and 2020/21 Financial Years are provided:

Budget item name	2019/20 Financial Year	2020/21 Financial Year
Capital Works:		
Upgrade kitchen facilities	-	\$59,000
TOTAL:	-	\$59,000
Operating Expenses:		
BRR – Operating Admin.	\$22,900	\$23,300
BRR - Buildings	\$2,200	\$4,600
TOTAL:	\$25,100	\$27,300
Repairs and Maintenance:		
BRR (Planned)	\$16,500	\$30,400
BRR (Unplanned)	\$800	
BRR Buildings	\$5,000	\$3,350
TOTAL:	\$22,300	\$33,750
GRAND TOTAL:	\$47,400	\$120,050

Table 11: Summary of the BRR Budget allocation in the 2019/20 and 2020/21 Financial Years.

3.2 Cost for service assessment & analysis

Because the BRR is a reserve managed by a Section 355 Committee of Management, it is mostly maintained by volunteers who look after the ovals and sport spaces. Council conducts the following maintenance activities within the reserve:

- Skate area mowing and clean-up.
- Main Oval Pavilion surrounds mowing
- Ovals fertiliser application and spraying
- Ovals renovation works and over-sowing

Given the above, the service levels in place for the Ovals and sport spaces is primarily reliant on the attention of those volunteers that contribute their time towards the necessary maintenance activities required at the BRR.

The comments received from the BRR user groups in the Consultation Questionnaires indicated that the service level ranges from good to poor. This level of variability can be due to several factors such as the standard of equipment available, the skills of the volunteers, the available maintenance budget and more.

There may be an opportunity for the BRR Committee of Management to work with MRC to determine the areas of improvement in the maintenance activities and to formulate a plan to help raise the standard/create a consistent approach across all facilities within the BRR. Alternatively, there may be a case for MRC taking over the maintenance of all of the turf-based

sports facilities to ensure a consistent level of service delivery is achieved in line with that provided at other sport and recreation facilities throughout the region.

Based upon the site inspections undertaken as part of the venue assessments in 2020 and 2021 it would appear that the BRR is serviced and maintained to a good standard. While there are areas that require improvement, overall, the facility embodies a level of service befitting a regional level venue.

There is the opportunity for a broader conversation to occur at a strategic level between Council and the BRR Committee of Management relating to Council taking over the maintenance of the facility. This item would require thorough exploration as the current mode of operation for the Committee and the venue would change significantly if this were to occur. Items of note as part of such a discussion would include the following:

- Implementation of a fee for use for all the user groups so that Council could seek to recoup at least 20% of the operational maintenance costs for the facility on an annual basis. This may not prove to be an attractive proposition for the user groups as the fee may prove to be significant if participant numbers are not adequate to spread the cost burden amongst the users.
- Establishment of an agreed level of service/service schedule to avoid ad hoc maintenance requests and to ensure an efficient system of maintenance is in place to avoid excessive cost and general operational expenses. The level of rigidity in the maintenance program may not be attractive to the user groups.
- The turf cricket wicket on the Oval No.2 still being maintained by the Cricket Club volunteers due to the time required to maintain that area, and the unique skill set required.
- The need for the user groups to lodge formal requests for specific maintenance request items which may take a reasonable period to be addressed and/or the request item needing to be budgeted for if it is an extraordinary/expensive request.

The fees and charges system in place at the BRR is one based upon those groups that charge a gate fee for entry providing 11% of the gate takings to the BRR Committee of Management. There are also other fees in place for the facility (see Table 12 below). It is unclear how this fee is set and whether it relates back to a specific benchmark or target for cost recovery. Additionally, it is unclear how the use of the accumulated funds is spent on facilities or maintenance within the BRR given they are accumulated and held by the Committee of Management.

User Group / Hire type	2020/21 Fee (including GST)
Private Ground Hire	
Sporting events and Shows	11% of gate takings
Hire of Faulkner Pavilion for commercial purposes – per hour plus sound/lighting	\$12.00
Multipurpose Pavilion – Full Day	\$160.00
Multipurpose Pavilion – Half Day	\$80.00
Small Meeting Room (per use)	\$20.00
Private Ground Hire – Full Day hire	\$260.00
Private Ground Hire – Full Day hire	\$130.00
Commercial Fitness Groups & Personal Trainers – use of Council Open Space (per session)	\$12.00

Table 12: BRR Fees and Charges structure 2020/21 Financial Year.

In the opinion of the author, the primary fee collection system of obtaining 11% of gate takings doesn't provide an equitable system for all users. There is a need to determine which groups charge a gate and what amount of money is collected annually from each group to allow for analysis of the current system. It is likely that the current system puts the financial burden on those clubs that charge a gate while the other clubs that use the facility get to do so free of charge. Further information is needed.

Given the above comments it is recommended that a more formal system be implemented for the BRR to ensure that the fees charged are commensurate with the costs incurred for maintenance. Furthermore, if the user groups wish to see an increase in the service level standard, then calculation of what that may look like in terms of fee increases/a revised fee model scenario is suggested.

It is noted that the type and structure of the fees in place at each of the Recreation Reserves in the MRC region are different. This difference presents an opportunity for Council to consider the fees and charges model across all the Recreation Reserves holistically, with a view to establishing a consistent fees and charges structure throughout the region (within reason). It is suggested that if Council were to take this approach, then further consultation with the recreation reserve committees would be advisable to establish a model that works across all reserves.

The percentage of cost recovery being achieved at the BRR through the income obtained from the user groups in comparison to the operational maintenance costs incurred was not able to be calculated given the income information was not available. It is recommended that in future MRC work with the BRR Committee of Management to obtain this information to allow for the calculation to be made. Additionally, and as noted earlier, the issue for further consideration with this item is that MRC doesn't receive any of these funds, as all income from fees are received by the BRR Committee of Management.

It is recommended that a different fee structure be implemented equating to a 20% cost recovery target given it is common practice within Local Government for Council's to seek to recoup this amount from the user groups. And that Council receive a percentage of the fees charged to provide a contribution towards the costs associated with the development and maintenance of the facility. Further discussion regarding the fees & charges model is provided in the MRC Needs and Demand Analysis document.

In addition to the above it is recommended that Council obtain further details on the fees collected from the respective user groups over a given season (Winter or Summer period). This information will allow Council to consider the most equitable fees and charges model for the BRR noting the difference between the various user groups. The analysis is suggested to consider the fee on a per participant basis so that the average price per participant between the various user groups can be considered, along with the respective levels of usage and cost to maintain those facilities used by the respective groups.

Further to the above, there are numerous factors to take into consideration when seeking to establish an equitable fee structure. They include the following amongst others:

- The standard of the facilities that they have access to.
- The amount/number of facilities that they have access to.
- The frequency and volume of use of the facilities.
- The impact that they have on the facilities (i.e., playing surfaces).
- The cost incurred by MRC in maintaining the facilities that are used by the different user groups.

- The cost incurred by MRC to develop the facility (capital outlay).
- Potential preferential use of a facility/ies.
- Sport specific requirements and costs incurred by MRC unique to the particular user group.

Further investigation into the potential for development of the fees and charges model for the BRR is outside of the scope of the document. It is recommended as an item for MRC to look into further in the future following determination of the preferred direction of the Master Plan project and in consultation with the user groups to ensure that the most suitable fees and charges model is in place that is beneficial to all parties.

In the case of the fees for private use, these are reasonable and in line with those charged by other Council's for similar facilities. There is a case for splitting the Oval Hire fees and creating separate fees for each of the ovals given the standard of the playing surfaces available and support facilities, and to ensure that the foot traffic on each is managed appropriately. It is anticipated that this already occurs through managing bookings based upon scheduled usage and the condition of the respective oval surfaces. Nevertheless, it is worth mentioning and if the practice doesn't currently occur it should be considered for review.

3.3 Service Levels

The following general analysis of the current service levels in place for the BRR is provided to assist with planning future expenditure and resourcing levels. The delivery of the maintenance regime in line with the previously noted budgets generally takes place within the following timeframes for those elements that are delivered by MRC operations staff. The following service level table contains the primary maintenance elements conducted by MRC for the precinct and noted locations. It is recognised that there are numerous other maintenance activities that occur on a less frequent basis by MRC which haven't been included. Additionally, it is noted that if conditions require adjustment to the service levels, then MRC will generally modify the maintenance schedule to suit to ensure that site presentation remains at a high standard.

Activity	Frequency
Site surrounds – i.e., not the ovals or equestrian areas Mowing, edging, blowing down paths and other standard maintenance activities.	Summer – Weekly Winter – Fortnightly
Rubbish removal	Summer – Weekly Winter – Weekly
Irrigation system maintenance	As required
Tree pruning	Once annually, or as required.

Table 13: BRR Council maintenance activities – Service Levels summary

Generally, the delivery of the noted activities at the suggested frequencies will be ample for the classification of the venue.

Again, it is noted that the Committee of Management and respective club volunteers maintain the following BRR elements:

- Main Oval Playing surface
- Oval No. 2 Playing surface
- Equestrian area
- Other locations

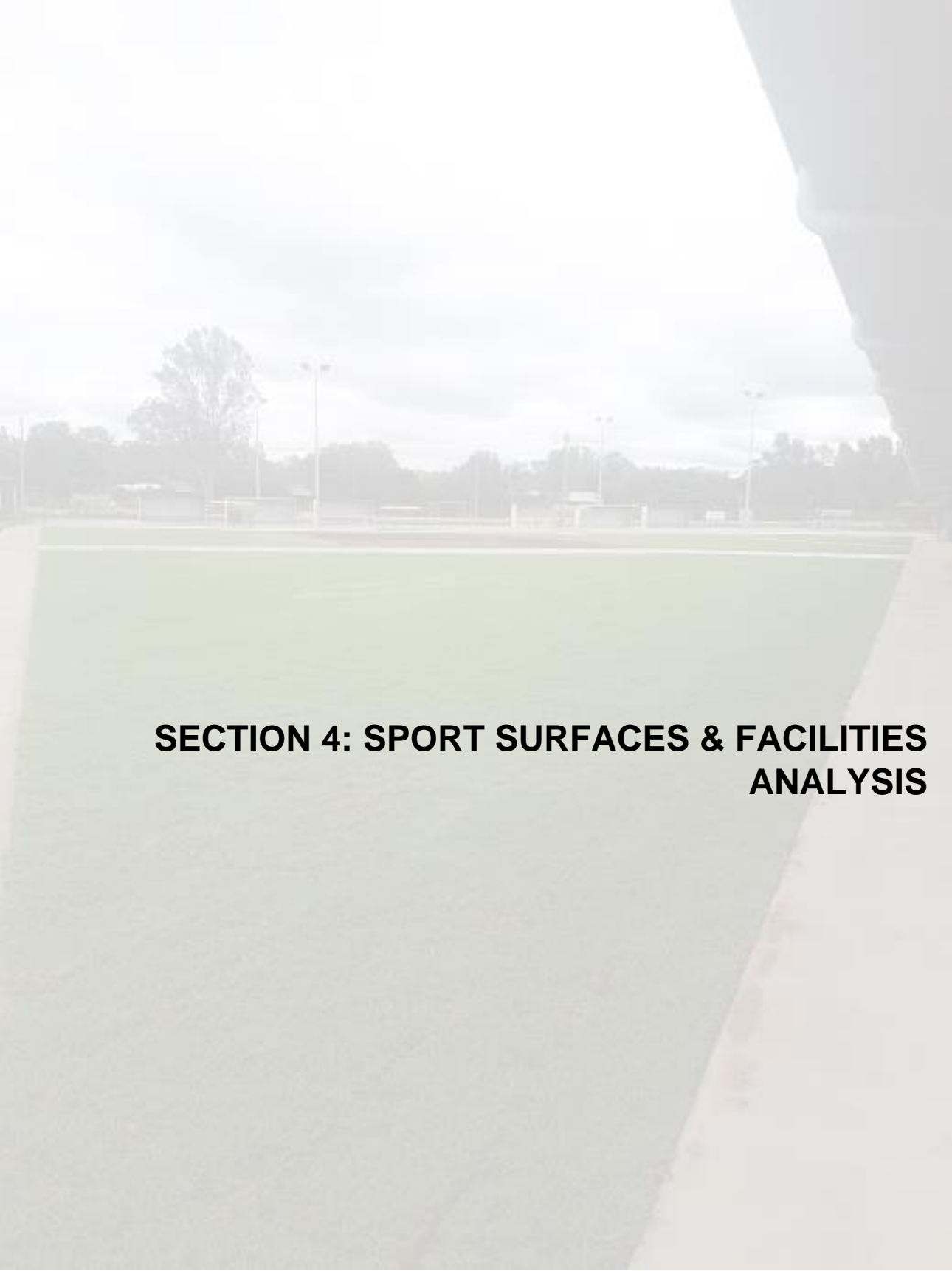
3.4 Risk Analysis

The following risk analysis has been conducted using data from the following sources:

- Site inspections by the Master Planning consultant during 2020 and 2021
- Asset Condition inspections conducted during 2020.
- Items of note from the BRR user group Questionnaires
- General sport and recreation risks.

Following are the risks identified at the BRR:

- General debris around the site (i.e., drums, corrugated iron, etc.) – shelter for snakes and vermin, and may be hazardous debris during high wind events. Also have the potential to be used in acts of vandalism.
- Oval (Main and Oval 2) post and rail fencing failing in sections – potential to cause injury.
- Loading ramp deteriorating – potential to cause injury.
- Equestrian area stables deteriorating – potential to cause injury.
- Equestrian area northern open drain – potential hazard to horse riders.
- Basketball Court surfaces cracking – potential trip hazards, and debris creating a slip hazard.
- Basketball Court player shelters exposed corrugated iron edges – potential injury hazard.
- Oval No. 2 player shelters exposed corrugated iron edges – potential injury hazard.
- No nets behind the goal posts at the Main Oval – potential to cause injury to spectators.



**SECTION 4: SPORT SURFACES & FACILITIES
ANALYSIS**

4.1 Overview

Generally, the condition of the facilities at the BRR vary greatly. There is a large amount of variability in the condition of the facilities within the site and there is also the need to consider the condition of the facilities in alignment with the levels of usage that they sustain, both in terms of the amount of usage and the standard of competition played. Neither is a reason for having poor facilities, however the level of maintenance and overall provision does need to be commensurate with the prevailing level of competition that they are used for.

An additional consideration are the standards that the respective sport governing bodies may have for the various facilities that are required for hosting fixtures. Each sport has its' own unique facility requirements, and generally the sport governing bodies will provide guidance on the standard of provision required for a particular level of competition.

Key elements as part of the provision of quality grass playing surfaces can include the likes of having in place the following measures, policies and guidelines:

- Maintenance standards (or service levels)
- Ground suitability assessment measures
- Playing surface audit forms
- Season changeover reports
- Specifications for the sportsground surface
- Sportsground inspection form and inspection process
- Risk Management Guidelines for sportsgrounds

The existence of ground maintenance standards, to the extent of having a policy for the maintenance activities that occur may be one way of further ensuring the condition of the playing surfaces remain at a high-level. The establishment of a brief ground maintenance standard which provides guidance to operational staff on mowing specifications, top dressing, weed control, decompaction programs and watering programs may help to ensure long-term consistency in playing surface delivery.

4.2 Sport surfaces analysis – consistency of surface delivery

There are numerous types of surface testing regimes that LGA's can employ to determine the quality and resulting suitability of turf playing surfaces for their intended use. These may include the likes of Clegg Hammer testing (surface hardness), traction readings, soil moisture content, grass type and coverage, roughness, levelness, and other measures/indicators.

The following table captures the visual assessment results from October 2020 of the primary surface characteristics at the noted locations. It also captures the suggested improvement opportunities which MRC may wish to consider in the future. The application of rankings of the priority items for the various suggested improvement opportunities has been given to help with the decision-making process.

Condition ranking key:

- Excellent
- Good
- Average
- Poor
- Very Poor

Priority ranking key:

- High
- Medium
- Low

Main Oval		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Turf coverage	Excellent	Improvements will include the continuation of general turf maintenance practices to maintain the surface in a good to excellent condition. The implementation of a program of the following measures is recommended to further enhance the condition of the surface: <ul style="list-style-type: none"> • Top dressing (with the aim of reducing minor undulations) • Scarifying • Verti-drain application Further improvements may include the development of a mono-turf coverage on the oval to ensure consistency of the performance of the playing surface for AFL and to further enhance the presentation of the facility.
Turf health	Good	
Weed presence	Good	
Roughness	Good	
Levelness	Good	
Hardness	Excellent	
Oval No. 2		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Turf coverage	Excellent	Improvements will include the continuation of general turf maintenance practices to maintain the surface in a good to excellent condition. The implementation of a program of the following measures is recommended to further enhance the condition of the surface: <ul style="list-style-type: none"> • Top dressing (with the aim of reducing minor undulations) • Scarifying • Verti-drain application
Turf health	Average	
Weed presence	Good	
Roughness	Good	
Levelness	Good	
Hardness	Excellent	

In the case of the Hard-Court surfaces for Netball the assessment of the quality of the playing surface is more so based upon an asset condition assessment and management approach. The following table captures the visual assessment results from October 2020 of the primary surface characteristics for the Netball Courts. It also captures the suggested improvement opportunities which MRC may wish to consider in the future. The application of rankings of the priority items for the various suggested improvement opportunities has been given to help with the decision-making process and are the same as those used for the turf surfaces.

Main Oval Netball Courts		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Levelness	Excellent	<p>It is noted that the two netball courts are a hotmix bitumen surface and thus provide a smooth finish which is suitable for netball. There was no evidence of cracks within the playing areas, however there was some minor cracking around the edges of the north courts at the north end, on the eastern sideline which should be monitored. Ideally, they should be treated within the next 12 months to prevent water ingress and accelerated deterioration of the surface.</p> <p>Further improvement of the surfaces could include the installation of acrylic surface covering over the existing hotmix to enhance the playing characteristics of the courts. The need for such a further improvement is only suggested for consideration should it be a competition requirement for the league in which the netball club play in given the likely expense.</p>
Cracking	Excellent	
Slip/grip characteristics	Excellent	

In the case of the Hardcourt surfaces for Basketball the assessment of the quality of the playing surface is more so based upon an asset condition assessment and management approach. The following table captures the visual assessment results from October 2020 of the primary surface characteristics for the Basketball Courts. It also captures the suggested improvement opportunities which MRC may wish to consider in the future. The application of rankings of the priority items for the various suggested improvement opportunities has been given to help with the decision-making process and are the same as those used for the turf surfaces.

Basketball Courts		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Levelness	Average	<p>All three Basketball Courts have extensive cracking on the playing surfaces predominantly in what appears to be joints between the slabs of concrete (possible expansion joints). In many cases material from the expansion joint areas are becoming loose and creating a further hazard through putting debris on the courts which may cause slips.</p> <p>Given the courts have an acrylic surface covering it is unlikely that minor remediation of the surfaces will be possible to address these failures. Furthermore, there are sections where the acrylic surface covering is bubbling and lifting which creates further trip hazards.</p> <p>Treatment of the surfaces is not recommended due to Basketball being inactive.</p> <p>It is recommended that a single new multi-purpose Basketball/Netball Court be developed to the north</p>
Acrylic coverage	Poor	
Cracking	Poor	
Slip/grip characteristics	Good	

		of the existing Netball Courts at the Main Oval to provide some Basketball amenity within Barham, and to also provide a warm-up area and additional court capacity for the Netball Club.
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In the case of the Cricket Nets area, there is a combination of hardcourt surfaces (concrete and synthetic grass) and the turf. Thus, the area requires a combined approach towards the assessment of the surfaces noting the considerations from the above elements. The following table captures the visual assessment results from October 2020 of the primary surface characteristics for the Cricket Nets.

Cricket Nets		
Synthetic Grass Surfaces		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Levelness	Good	The condition of the synthetic turf cover on the two cricket wickets is good due to the synthetic grass pile having reasonable coverage and length. There is however the opportunity to improve the area through having the synthetic turf cover the whole of the concrete pad area, for synthetic turf to be added to the bowlers crease concrete pad, and for there to be one continuous length of concrete/synthetic grass as opposed to the current gap between the two areas.
Synthetic Grass coverage	Good	
Turf surface		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Turf coverage	Average	The following improvement are suggested if the cricket nets stay in the existing location.
Turf health	Average	
Weed presence	Average	
Roughness	Poor	Implementation of an improvement program to enhance the condition of the turf surface consisting of the following: <ul style="list-style-type: none"> • Top dressing (with the aim of reducing the roughness and improving the surface levels. • Scarifying • Verti-drain application
Levelness	Poor	
Hardness	Poor	

Polocrosse Fields		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Roughness	Good	The adjacent scores are given in the context of the surface suitability for equestrian activities and particularly Polocrosse activities. It is noted that Polocrosse generally conducts their activities during Summer and Autumn which is likely to mean that turf coverage will be sparse and dry, thus it is more important the area has a good underlying soil condition and coverage which is suitable for the activity.
Levelness	Good	
Hardness	Good	

		It is understood that Polocrosse doesn't specifically require grass coverage on the surface, rather it needs to be of a suitable composition to assist the horses to absorb some shock when moving across the surface. This may require a reasonable coverage of sand as a top dressing, although advice from a specialist in the area is recommended to ensure that the treatment of the surface meets preferred competition requirements.
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4.3 Facilities analysis

BRR contains numerous facilities that support the sport and recreation activities that occur within the precinct. A brief capture of the primary elements of each of the building facilities within the precinct is provided to assist with further analysis regarding whether there is a need for additional functionality or capacity to better serve the requirements of each of the individual sports/activities.

Main Oval - Pavilion	
Primary elements	
Amenities:	Changerooms x 4
	Umpires Rooms x 1
	Announcers' box/Scorers' box (combined)
	Function Room
	Meeting Room
	Kitchen
	Kiosk/Bar
	Toilets – Male, Female, PWD
	Storage

The Main Oval Pavilion development was completed in 2021 and is a state-of-the-art facility that provides an excellent level of amenity for the Main Oval activities. In addition to the new Pavilion, the Main Oval also has an Electronic Scoreboard, sportsground lighting, fencing, and reserve shelters. The facility mix in place at the Main Oval is fit for purpose and meets the needs of the different user groups, and the primary user – Barham Koondrook Australian Rules Football and Netball Club.

Netball Courts Office	
Primary elements	
Amenities:	Open Office and storage area.

The Netball Courts Office are a demountable building used for match day activities and storage of Netball equipment. There are not recommended for any modification.

Oval No. 2	
Amenities:	4 x Changerooms
	Kiosk
	Club room

The Oval No. 2 amenities have reached the end of their asset life and are now surplus to requirements at the site given the development of the Main Oval and the new Pavilion in that location. As such they are recommended for demolition and not to be replaced.

Oval No. 2 Gatehouse	
Amenities:	Ticket box/Gatehouse

This asset is at the end of its' useful asset life, and with the movement of the majority of activities within the site to the Main Oval along with the construction of a new ticket box at the entry off Parkman Avenue it is recommended that the structure be demolished and not replaced. Additionally, from an operational and traffic management perspective it is advisable to move traffic off the Gonn Street to Parkman Avenue in the event of traffic queuing to avoid traffic congestion on the major road of Gonn Street.

Oval No. 2 Toilet Block	
Amenities:	Male toilets
	Female toilets

The Oval No. 2 toilet block is recommended for demolition given the asset is in poor condition and at the end of its useful life. It is recommended that they not be replaced in the current position, rather it is recommended that a new toilet block be developed in a suitable location between the Skate Park and the Cricket Nets to provide suitable toilet capacity in the southern part of the precinct.

Cricket Nets Toilet Block	
Amenities:	Male toilets
	Female toilets

The Toilet Block at the Cricket Nets have also reached the end of their asset life and are recommended for demolition. As noted above, it is recommended that they be demolished and that a replacement toilet block be constructed between the Skate Park and the Cricket Nets.

Pony Club Shed	
Amenities:	Open area / storage
	Kitchenette
	Toilets

The Pony Club Shed appears to be a relatively new construction and in good condition. It is understood that the facilities are functional and meet the requirements of the club.

Old Pony Club Shed/amenities	
Amenities (consisting of three buildings):	Shower
	Toilet
	Storage

The old Pony Club Shed/Amenities are in a very poor condition and at the end of their asset life. They are recommended for demolition and not to be replaced in the current location. Rather, it is recommended that a new set of toilet blocks be constructed near the Main Oval Scoreboard to service Pony Club, Polocrosse and the Main Oval spectators.

In addition to the above, there is also the old stable structure in the Pony Club area. This asset is in poor condition and at the end of its' useful life. Thus, it is recommended for demolition. The clubs have requested replacement of the stables and also a shed for storage of the jumps trailer. It is recommended that this item be investigated further in discussion with the clubs to determine the scope of the desired development, likely utilisation levels and the subsequent likely cost.

There are four Pavilions used by the Barham, Koondrook & District Show Society for the Show event, two are not enclosed (the Cattle Pavilion and the Animal Nursery Pavilion) and the other two are enclosed (the Norm Whelan Pavilion and the Lawson Pavilion). The Lawson Pavilion is also used for Indoor Cricket. Further information on the type and levels of use outside of the Barham, Koondrook & District Show is needed to assist in making an informed opinion on the possible future of these assets.

The Sandy Faulkner Pavilion is used by the Golden Rivers Theatre company on a regular basis. Golden Rivers Theatre company rate the condition of the building as average and have requested that the following works occur to further improve its' functionality:

- Replace gutters.
- Security lighting and other measures
- Additional change room space

It is recommended that the first two items be addressed as a priority, and the third item be investigated in further detail with the theatre company to determine the extent of the desired improvements and the subsequent likely cost.






Further to the above information, each of the amenity's buildings (and other structures within the BRR) were the subject of an asset condition inspection in 2020. Each facility was provided with a condition rating score on a scale of 1-5 in alignment with the NAMS asset management condition grading scores as per the following –

- 1 - Very Good: only planned maintenance required.
- 2 – Good: minor maintenance required plus planned maintenance
- 3 – Fair: significant maintenance required
- 4 – Poor: significant renewal/rehabilitation required
- 5 – Very Poor: physically unsound and/or beyond rehabilitation.

The following table provides an overview of the condition rating scores provided for the primary building and infrastructure elements within the BRR. For a further, more detailed analysis of the asset condition assessments for the BRR and the future maintenance requirements for those assets the following documents are to be referenced:

- MRC Recreation Assets Condition Assessment – Part G – Recreation Assets Maintenance Summary (June 2021)
- MRC Recreation Assets Condition Assessment – Part F – Recreation Assets Summary (June 2021)

Site Asset ID#	BRR Building	Condition Rating Score
4122020 111251	<p>Main Oval – Football Changerooms and Clubhouse/Function Centre</p> 	1/5 (Very Good)
4122020 123112	<p>Netball Courts Office</p> 	1/5 (Very Good)
4122020 13453	<p>Oval 2 – Football Clubrooms</p> 	4/5 (Poor)
4122020 13453	<p>Oval No.2 Canteen</p> 	3/5 (Average)
4122020 14811	<p>Gonn Street Ticket Box</p> 	3/5 (Average)

Site Asset ID#	BRR Building	Condition Rating Score
4122020 13130	Toilets south 	4/5 (Poor)
3122020 62652	Sandy Faulkner Pavilion 	3/5 (Average)
3122020 71536	Sandy Faulkner Pavilion shed 	2/5 (Average)
4122020 94048	Toilets west 	3/5 (Average)
3122020 45023	Lawson Pavilion (note: interior was being renovated at the time of inspection) 	2/5 (Good)

Site Asset ID#	BRR Building	Condition Rating Score
3122020 44501	<p>Norm Whelan Pavilion</p> 	3/5 (Average)
3122020 41256	<p>Cattle Pavilion</p> 	3/5 (Average)
3122020 42509	<p>Animal Nursery Pavilion</p> 	3/5 (Average)
3122020 51620	<p>Small Pavilion</p> 	3/5 (Average)
8122020 100452	<p>Residential House</p> 	3/5 (Average)




Site Asset ID#	BRR Building	Condition Rating Score
4122020 122400	Cricket Scoreboard 	4/5 (Poor)
3122020 33659	Equestrian Stables 	5/5 (Very Poor)
3122020 31721	Pony Club Shed 	1/5 (Very Good)

Table 14: BRR Facilities – Buildings condition ratings.

4.4 Assessment of functional and physical obsolescence

The condition rating scores for each of the buildings and other assets provided during the late 2020 asset condition inspections highlighted that some assets may be approaching the end of their useful life. Those assets that received a score of 4 (poor) or 5 (very poor) have been noted as approaching functional and/or physical obsolescence due to their condition rating.

MRC may wish to renew, replace, or remove the assets in question to reduce risk and ensure the functional capacity of the BRR is maintained at a high standard. For some of the assets the scores appear not to be warranted given the visual appearance of the assets indicates that they look operational. It is noted that those assets had potential structural or other issues identified as part of the inspection process and thus received the given score due to the risk of failure.

Site Asset ID#	BRR Building	Condition Rating Score
4122020 13453	Oval No. 2 Club rooms and change rooms 	4/5 (Poor)
4122020 30411	Oval No.2 Old reserves shelters 	5/5 (Very Poor)
	Oval No.2 timber bench seats 	4/5 (Poor)
4122020 13130	Toilets south 	4/5 (Poor)


Site Asset ID#	BRR Building	Condition Rating Score
3122020 33659	Equestrian Stables 	5/5 (Very Poor)

Table 15: BRR assets reaching functional and/or physical obsolescence



**SECTION 5: CURRENT LEVELS OF PROVISION,
CONSULTATION, & DEVELOPMENT PROPOSALS**

5.1 Current level of provision/facilities

To allow for thorough planning of the BRR's future requirements, it is necessary to understand what the site contains and to what level/standard. This approach allows for consideration of the areas for improvement within the existing stock of facilities prior to potentially considering the development of new facilities and spaces. It also allows consideration of the potential to rationalise those facilities that are not achieving optimal or even reasonable levels of utilisation. Rationalisation options may consider the combining of facilities to make certain assets multi-use. This approach then allows for the asset/s that have low levels of utilisation to be repurposed or redeveloped to then obtain higher levels of utilisation, or for removal and non-replacement to occur.

To take an economic perspective, it is best to obtain maximum/optimum value (usage) from those elements that are in existence, before committing resources to new facilities. As an example, if sports oval utilisation is not at a reasonable level, then the focus should be on obtaining the desired level of utilisation first, prior to considering the development of a new field. If it appears unlikely that utilisation levels will increase in the future to reasonable levels and alternatives are available, then it is prudent to consider those alternatives.

If there is a requirement to plan for new facilities then this should occur as early as possible to develop suitable options, concepts, designs and pricing, as well as the necessary project management requirements leading into construction. The same should occur for the potential decommissioning of spaces that are no longer used and considering reactivation options under a different type of use or purpose.

In light of the above comments and giving consideration to the overall mix of sport and recreation facilities in Barham, including that of park and open space provision, several forward-thinking recommendations. These recommendations also take into consideration the level and amount of provision of open space/park areas within Barham and the distribution of such as noted with the MRC Sport and Recreation Facilities Needs and Demand Assessment.

The current level of provision within the BRR is captured within **Appendix 1**. To summarise, the existing facility elements are generally suitable for the local level of competition that the BRR clubs compete in.

5.2 Consultation

The consultation that occurred for the development of the BRRMP can be summarised as follows:

- First meeting with the MRR user groups – February 2021
- MMR User Group Questionnaire: February-April 2021
- Provision of the First Draft and concept plans for the MRRMP to the MRR user groups for review and comment – July 2021
- Second meeting with the MRR user groups – August 2021
- Public exhibition of the Second Draft MRRMP and receipt of comments/feedback from the community – June 2022
- Consideration and where deemed suitable, incorporation of the community comments and feedback into the Final Draft MRRMP – July-August 2022
- Council report and adoption of the Final Draft MRRMP by Murray River Council – August 2022

The following table (Table 16) provides a summary of the comments received from the BRR user groups from the Questionnaires relating to the elements that they would like to see improved or developed within the facility.

User group	Consultation feedback
Barham Cricket Club	Renovation/improvement of the Show office which is used on match days/for events (roof predominantly).
	Relocation of the irrigation filtration system from a sunken pit into a more accessible location.
	Replacement of the public toilets near the Cricket Nets.
	Renovation/replacement of the Show Bag/Catering shed which is used to store cricket equipment.
	Provision of a suitable storage shed for storing ground keeping equipment (roller, mowers etc.)
Barham Koondrook Pony Club & Barkool Polocrosse Club	Installation of the "old" football sportsground lights to provide illumination of the area (potentially put in a tower near the Main Oval Scoreboard).
	Re-sand the field areas.
	Provision of stable & yard upgrades.
	Provision of a shed for the jumps trailer.
	Plant trees for shade.
	Fill-in / install stormwater pipe in the northern open drain. This will provide sufficient space for the development of a 3 rd Polocrosse field and allow the holding of Polocrosse events as opposed to just practice sessions.
	Support the development of new toilets on the north-eastern side of the Oval 2 (or closer to the Pony Club/Polocrosse site)
Barham Koondrook Australian Rules Netball Club	Install nets behind the Goal Posts.
	Development of a warm-up Netball court.
	Install Fibre Optic Cable from the Scoreboard to the timekeeper's box.
	Develop a BBQ area next to the Pavilion.
	Install Solar panels on the Pavilion to provide cost effective electricity during day light hours.
	Development of an Indoor training/recovery centre.
	Installation of Security elements on the Pavilion – camera and sensor lights.
	Cabinetry installed within the Pavilion – i.e., shelves, cupboards, match day desk, display cabinets and frames for memorabilia.
	Development of a Media Centre for match commentators and other officials.
	Installation of a Point-of-Sale purchase system at the Bar and Canteen to provide contactless service.
	Increased lighting capacity (higher lux level) on the Main Oval and the Netball Courts.
Storage shed for match day items and maintenance equipment.	
Barham Koondrook Junior Basketball	N/A - inactive
Golden Rivers Theatre Company	Installation of additional toilets in the Pavilion.
	Replace the Pavilion guttering.
	Improved building security.
	Additional external lighting.
	Additional change rooms.

User group	Consultation feedback
Barham, Koondrook & District Show Society	The Show is held mid-October on a Friday afternoon / Saturday morning. The Oval 2 area and surrounding spaces are used for set-up for the Show in the week leading up to the event.
	Wish to develop/improve the Lawson Pavilion so that it obtains additional use/is able to be used for indoor sport. Suggested that improvement may include lining of the internal walls, new doors and installation of a suitable floor.
	Use of the Pavilions is generally non-existent outside of the Show event. Occasionally the Lawson Pavilion may be used by Netball or AFL for training during wet weather.
	Noted improvement requirements for the Lawson Pavilion includes installing a veranda at the front of the building, lining the walls and installing roller doors, provision of a canteen area for Cricket use.
	Noted that use of the whole of the Oval 2 area is required for the Show as it is beneficial to hold all events together and due to the large amount of space required for the range of horse events held.
	Refurbishment/replacement of the toilet block near Cobwell Street was requested.
	Noted that the yards on the Parkman Avenue side of the venue are seldom used but the preference is for them to remain in the current location.
General request items	New toilet block on the north-eastern side of the Oval 2 to cater for large events.
	Demolish the old Clubhouse building and toilet block at Oval 2.
	Consider the installation of a Caravan Dump Point at the site.
	Painting of a mural (silo art style) on the old Water Tower.
	Upgrade the road network throughout the venue.
	Install walking tracks, landscaping and signage.
	Irrigation system booster pump.
Renew/replace the Loading ramp.	

Table 16: BRR User Groups input elements.

Further elaboration on these elements is provided in **Appendix 2**.

Overall, the user groups of the BRR consider and rate the facilities at the BRR as good to reasonable. There are of course numerous exceptions due to some users seeking the development of facilities that will likely further complement their use of the venue. This is understandable given the desire of those users to provide a high level of provision for their members and to enhance the sport experience that they are able to offer, which in turn may attract more participants.

While it is reasonable and expected that user groups will request a high level of service and better facilities, not all requests will be necessary or worthy of further investigation or investment. It is appreciated that this can be somewhat subjective, however the best use of finite resources is needed within the Local Government context, as well as by community clubs. Time and effort spent on investigating facility elements that are known to have high development costs, high maintenance and operation costs, and likely to receive relatively low levels of usage, are not considered prudent.

Further to the above MRC will need to consider closely which elements they consider are a Council responsibility to fund or are worthy of investment given the overall community benefit that will be received. Certain requests may be very club or sport specific and not provide

additional benefit or value to other user groups or the rest of the community. Thus, it may not be in the best interests of rate payers for Council to fund those items and therefore the responsibility should fall back to the specific club/s to fund them.

Determination of which items Council should fund, or should fall back to the clubs, is outside of the scope of the BRRMP, however MRC is advised to have these discussions with the BRR clubs and user groups in the future as part of the implementation of the BRRMP.

In addition to the above consultation elements MRC commissioned the development of a Needs and Demand Assessment for Sport and Recreational facilities which occurred at the same time as the development of the BRRMP. As part of the development of the Needs and Demand Assessment for Sport and Recreational facilities a community survey was released in February 2021 seeking input into the provision of sport and recreation facilities throughout the region. The survey provided the community with the opportunity to comment on the BRRMP and other sports precincts throughout the MRC region.

Unfortunately, there was a low response rate to the above survey and as such limited input was able to be extracted from the survey results relevant to the development of the BRRMP. The primary comment received relevant to the BRR was the following request:

- Suggestion of an Indoor Pool/Recreation Facility (1 request)

Investigation into the potential for the development of an Indoor Pool/Recreation Facility within the BRR or Barham generally is outside of the scope of the master planning project. If it were within scope the general comment that would be offered is that Barham (and Koondrook in combination) lack the critical mass of population to support such a development being feasible and sustainable. It is noted that the Barham and Koondrook communities have access to an outdoor pool within Koondrook currently.

The following table (Table 25) provides a summary of the feedback received during the June 2022 Public Exhibition period for the MRRMP, and those elements agreed upon for inclusion in the final master plan.

User group	Exhibition period feedback	Inclusion comment
Community-based Steering Committee	Suggested amendment to the master plan to reflect the future development of a Water Tower Artwork project on the water tower at the Cnr of Gonn Street and Parkman Avenue, with accompanying changes to existing and suggested future infrastructure within the south-west corner of the site (i.e., viewing mound, entry point, road and car parking, toilets etc.).	Agreed for inclusion in the master plan to further complement the development of the reserve and support tourism in Barham.
BRR Committee of Management	Following review of the draft master plan requested the following: <ul style="list-style-type: none"> - Reposition northern Toilet block is near the Main Oval scoreboard – move to the east to ensure satisfactory distance to allow for two polocrosse fields - Ensure representation of the northern drain being filled in the master plan - Location of new stables – to be corrected, on plan. 	Agreed that all elements should be included in the master plan. Amendment to the visual plan and the master plan document have occurred to reflect the requests, noting that given the state of the southern toilet block, demolition and full replacement is

User group	Exhibition period feedback	Inclusion comment
	<ul style="list-style-type: none"> - Water Tank Art project to be added upon receiving more information from steering committee - Gonn Street Toilet Block – refurbished and to be utilised for Water Tank Art project - Population – can the Masterplan reflect the greater area which would include Koondrook, Wakool, and surrounds – feel this is limiting. - Mower/Roller shed under scoreboard – needs to stay at this site as it also houses the pump for the irrigation system and has power at the site. 	recommended instead of refurbishment to provide a better long-term outcome.

Table 17: BRRMP Public Exhibition period feedback.

5.3 Ownership & Management of the BRR

The majority of the BRR is Crown Land owned by the NSW State Government and administered by the state Department of Industry (Lands). MRC is the state government trustee and is responsible for ensuring the reserve is managed in accordance with legislated requirements. There is also a small section of land in the northwest corner of the site that is Council land.

In 2017 MRC developed a document titled Review of Section 355 Committees of Management. It contains numerous recommendations for the various committees that are in place throughout the region, as well as relating to the management of many community facilities and venues. The Review of Section 355 Committees of Management provides specific commentary relating to the BRR and the BRR Committee of Management function moving forward.

MRC work closely with the Barham Recreation Reserve Committee of Management and attend their meetings on a regular basis to ensure a collaborative approach is taken towards the management of the facility. This group meets monthly and functions effectively. Thus, there is no consideration by MRC of changing this approach to the venue management model at this time.

5.4 Water usage/demand & climate change

BRR receives town raw water directly out of the water tower supply situated on the corner of Gonn Street and Parkman Avenue for irrigation of the ovals and surrounds. At the time of developing the BRRMP the water source was unmetered, thus there was not an ability to investigate and provide comment on the levels of water usage at the BRR.

Given the above position, the recommendation moving forward is for MRC to install suitable water metering devices at key locations throughout the BRR to then be able to monitor water usage throughout the BRR from a whole of site perspective. Understanding water usage

trends in key locations such as on the Main Oval and Oval 2, and other areas (i.e., Skate Park surrounds, Cricket Nets area, between the Main Oval Pavilion and Netball Courts) will assist MRC greatly in formulating options for obtaining future water savings.

At the time of developing the BRRMP MRC staff estimated that approximately 40 megalitres of water will be required per oval for irrigation to sustain the current level of service. Moving forward MRC will seek to apply an approximate weekly irrigation amount equivalent to 25mm of rain fall, or approximately 30 megalitres per year based on best practice and the prevailing weather conditions.

MRC currently employ waterwise irrigation techniques throughout the region which includes irrigating at night to avoid evaporation, as well as employing turf management practices that assist in water saving such as ensuring water absorption characteristics are enhanced through surface aeration techniques such as verti-drain application and scarifying, as well as through top dressing, fertilisation (to maintain robust turf health), soil moisture monitoring, irrigation system monitoring and other measures. It is recommended that the BRR Committee of Management employ the same or similar techniques to the management of the ovals and surrounds (if they don't already) to ensure that they optimise the use of the available water supply.



**SECTION 6: 2007 MASTER PLAN REVIEW & 2022
MASTER PLAN RECOMMENDATIONS**

ZONE 5

ZONE 6

6.1 Recommendations & Actions from the 2007 BRRMP

The following table (Table 16) provides a review of the elements proposed for development in the 2007 BRRMP. There were over 30 recommendations within the 2007 BRRMP, and MRC and the BRR Committee of Management have performed exceptionally well to deliver so many of those recommendations, many of which have been significant projects.

In addition to the specific recommendations for the development of the site, the 2007 BRRMP contained the following general recommendations along with further dot points to elaborate on the opportunities available. The primary headings are noted as follows:

- The reserve is required to maximise opportunities for people to interact and engage in community life
- There is a need to rethink the number and function of the buildings on the site.
- Quality playing arenas underpin the capacity of a club to attract and retain members. There is a number of sports facilities that require attention.
- A consistent, basic standard of amenity is required for all activities at the Reserve.
- Vehicle & pedestrian circulation needs reorganisation
- The natural landscape plays an important role in defining character, providing amenity and establishing links with surrounds and needs improvement.
- Partnerships across governments, the public sector, the community and the private sector will underpin viable, sustainable developments.
- Sustainable use of resources will contribute to the ongoing viability of the development.

Predominantly, the above general recommendations still hold true today, and are useful in guiding the recommendations for the 2022 BRRMP.

The following table notes the specific 2007 BRRMP recommendations and the actions taken to address those recommendations. Furthermore, it is noted within the table whether the 2007 BRRMP action items are still valuable/applicable and thus still warrant inclusion in the 2022 BRRMP.

Barham Recreation Reserve Master Plan 2007		
Former Recommendations – whole of site		
Recommendation items from 2007	Action taken or planned between 2007 – 2021	Recommended retention in the 2022 BRRMP
Construction of central community facility – Indoor Stadium with 3 netball/basketball courts to replace the existing undersized courts, changerooms spectator areas, storage, meeting & functions spaces, and more. Including a vehicle exclusion zone around the facility.	Partially actioned through the development of the Main Oval Pavilion in 2020.	Discontinue the proposal to develop an indoor stadium.
Landscaping around the Central Community Facility.	Landscaping has occurred around the Main Oval Pavilion.	Continue via additional landscaping in the areas around the Main Oval Pavilion, including integrating car parking and other elements.
Redevelopment of the 2 nd Oval (now the Main Oval), which includes realignment of the wicket and redirection of the spoon drain. It is the intention that this reserve eventually be the primary turf surface at the reserve.	Completed.	Completed.
Remove the trotting track	Completed.	Completed.
Develop the main entry & exit point into the BRR on Parkman Avenue.	Completed in 2021	Completed.
Develop separate equine access off Cobwell Street to direct trailers and larger vehicles to the yards and arena areas.	Not actioned.	Retain – develop a more suitable entry point for equestrian vehicles/BRR users on Cobwell Street.
Provision for vehicles to park around the majority of both ovals.	Not actioned.	There is capacity around both ovals for parking, but neither has formalised parking spaces. Retain for the Main Oval only.
Landscaping – Gonn Street	Partially addressed – primarily at the Skate Park area.	Retain to develop further landscaping improvements around the site, including Gonn Street.

Barham Recreation Reserve Master Plan 2007		
Former Recommendations – whole of site		
Recommendation items from 2007	Action taken or planned between 2007 – 2021	Recommended retention in the 2022 BRRMP
Trail network, including street furniture and signage	No action.	Retain as part of the development of an internal combined road network/walking trail network.
Develop Polocrosse Fields to provide training facilities for members and that can also be used for tent pegging (size of the total area to be 187m x 75m, including a 100 yard facility, central spectator toilet/shelter).	Provision has been made for Polocrosse fields in the north of the site.	Completed.
Development of 2 menage arenas (first arena 60m x 40m, second arena 80m x 40m) providing a training and competition space for Horse & Pony Club and an added and complementary dimension for Show events.	Not actioned.	Consult with the Pony Club and Polocrosse Club if these elements are still applicable.
Landscaping buffer between Parkman Avenue & Cobwell Street	Not actioned.	Not retained.
Landscaping buffer between Cobwell Street & Gonn Street	Not actioned.	Not retained.
Equestrian open air shelter	Actioned – Equestrian Clubhouse / Shed	Completed.
Equestrian area landscaping & furniture	Not actioned.	Retain.
Implement a staged landscaping program throughout the reserve.	Partially actioned through improvements around the Main Oval Pavilion and the Skate Park.	Retain – implement further landscaping improvements around the site.
Equestrian Yards	Not actioned.	Retain.
Development of an integrated walking path network around the reserve providing clearly defined pedestrian paths and seating, signage and landscaped settings.	Not actioned.	Retain.
Inclusion of a play space for young children.	Completed in 2021 between the Main Pavilion and the Netball Courts.	Completed.

Barham Recreation Reserve Master Plan 2007		
Former Recommendations – whole of site		
Recommendation items from 2007	Action taken or planned between 2007 – 2021	Recommended retention in the 2022 BRRMP
Expand supporting facilities for the skate park with the provision of shade sails, seating and access to water, and consider expanding the skate area to target beginner skaters.	Partially actioned. Provision of a picnic shelter and picnic setting, bench seating and water bubbler have addressed the majority of the elements.	Retain the development of a shade covering over the skate park area itself.
Demolition of the cricket nets and establishment of new nets off Gonn Street	Not actioned.	Subject to further discussion with the Cricket Club regarding utilisation and demand.
Signage, markers & furniture	Not actioned.	Retain.
Temporary resurface for the netball/basketball courts	Completed.	Not to be retained.
Realignment, re-seeding and lighting of Oval No. 2	Completed.	Completed.

Table 17: 2007 BRRMP Recommendations and actions

6.2 Recommendations for the 2022 BRRMP

The following facility improvement and development recommendations are based upon consideration of a combination of factors gathered through the BRRMP process. Specifically, the recommendations consider the current/recent past utilisation levels, estimated population growth for Barham and surrounds, the facility gap analysis, the potential to hold major events at the facility, Peak Sporting bodies consultation and consultation with the BRR user groups, the availability of facilities in Koondrook and other factors.

The recommendations have been grouped together within the headings applicable to the established planning zones as noted earlier in the document for ease of categorisation and identification.

The overarching recommendation is that the Oval 2 area be re-developed to reduce the amount of oval space given Australian Rules Football has been relocated to the Main Oval. Retention of the existing turf wicket area and a suitable size oval running north-south in alignment with the cricket wicket is proposed.

The remaining area is proposed to be redeveloped to provide Barham with greater park and passive recreation capacity given an identified shortage of park provision within the town both generally and from a distribution perspective in the northern section of town. The development of parkland in the identified south-eastern areas of the recreation reserve will help to support overall recreation provision with the view to eventually reducing the amount of water required for irrigation purposes and reduce overall maintenance requirements.

It is appreciated that this change may require the Show Society to modify how the Show is run at the facility and perhaps split some events/activities between Oval 2, the Main Oval and the Pony Club/Polocrosse area. Further liaison between the Show Society, the Committee of Management and Council is recommended to facilitate the development of a suitable operational model for the BRR to help minimise impacts on Show operations and create an operational model that works for all parties while minimising the impact on Show Society volunteers.

Further to the planning zones established in Section 1 the following are provided as a source of reference when reviewing the recommendations in the following pages:

- **Zone 1: Equestrian area – Pony Club, Polocrosse and other similar uses. Overflow parking area for events.**
- **Zone 2: Main Oval – Main Oval, Netball courts, Multi-purpose Pavilion, play equipment, and Car parking/utility.**
- **Zone 3: Oval No. 2/Show Pavilions – Show Pavilions, Cricket Nets, Public toilets, Oval No. 2 and Pavilion, Skate Park.**
- **Zone 4: Basketball courts - Yards, Utility area, Water Tower, Basketball Courts.**
- **Zone 5: Sandy Faulkner Pavilion.**
- **Zone 6: Residential property.**



Image 6: 2021 BRR Planning Zones

KEY ACTIONS		COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
ZONE 1: EQUESTRIAN AREA							
POLOCROSSE FIELDS							
1	Installation lighting to provide illumination of the Polocrosse camping area near the Main Oval Scoreboard.	\$80,000		\$80,000			
2	Develop a new toilet block with some showers behind the Main Oval Scoreboard to service the Equestrian area and the Main Oval.	\$500,000		\$500,000			
3	Re-sand the Polocrosse fields.	\$60,000	\$20,000		\$20,000		\$20,000
4	Tree planting around the site perimeter for shade.	\$30,000	\$30,000				
5	Northern open drain area - shape the existing fill material to create small earth viewing mounds and install a chain mesh fence on the top of the mounds to prevent horse/human access. (Note: installation of the drain piping and fill is to be done and paid for by others).	\$100,000	\$100,000				
SUB TOTALS		\$770,000	\$150,000	\$580,000	\$20,000		\$20,000
PONY CLUB AREA							
6	Develop new Equestrian yards/stables to replace the existing Stable structure.	\$150,000		\$150,000			
7	Development of a shed for the jumps trailer.	\$50,000		\$50,000			
8	Widen and redevelop the Cobwell Street Entry point to make it more suitable for large vehicles/horse floats.	\$100,000	\$100,000				
9	Develop a hang-out space with shelters and seating amongst the trees where the old amenities/storage structure used to be.	\$40,000	\$10,000		\$30,000		
10	General tidy up of the trees in the western area and provide a landscaped/treed area for parking and an event socialising space.	\$10,000				\$10,000	

KEY ACTIONS		COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
SUB TOTALS		\$350,000	\$110,000	\$200,000	\$30,000	\$10,000	
ZONE 2: MAIN OVAL							
MAIN OVAL							
11	Continued renovation of the playing surface to improve the turf quality and playing characteristics in all weather conditions (i.e., program of top dressing, scarifying and verti-drain application)	\$90,000	\$30,000		\$30,000		\$30,000
12	Increased lighting capacity (higher lux level) on the Main Oval.	\$150,000			\$150,000		
13	Install nets behind the Goal Posts.	\$150,000	\$150,000				
14	Install Fibre Optic Cable from the Scoreboard to the timekeepers box.	\$20,000		\$20,000			
15	Develop a BBQ area next to the Pavilion.	\$20,000		\$20,000			
16	Install Solar panels on the Pavilion.	\$10,000	\$10,000				
17	Installation of Security elements on the Pavilion (cameras and sensor lights).	\$10,000		\$10,000			
18	Cabinetry installed within the Pavilion – i.e., shelves, cupboards, match day desk, display cabinets and frames for memorabilia.	\$7,000		\$7,000			
19	Storage shed for match day items and maintenance equipment.	\$30,000		\$30,000			
20	Replacement of the Main Oval post and rail perimeter fence with a white picket style fence or similar.	\$75,000					\$75,000
21	Provide picnic shelters and seating between the Main Oval Pavilion and Netball Courts.	\$40,000			\$40,000		
22	Formalise car parking on the northern end of the Main Oval Pavilion.	\$200,000	\$200,000				
23	Provision for vehicles to park around the majority of the Main Oval.	\$1,500,000				\$1,500,000	

KEY ACTIONS		COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
SUB TOTAL		\$2,302,000	\$390,000	\$87,000	\$220,000	\$1,500,000	\$105,000
CAR PARKING / UTILITY AREA							
24	Close the Cobwell Street entry closest to the Netball Courts	\$5,000	\$5,000				
25	Development of a sealed car parking area in the western section of the area for event parking.	\$1,000,000			\$1,000,000		
26	Development of a compacted gravel parking area/multi-use area for Show use, AFL parking and other events inclusive of landscaping and trees.	\$300,000	\$300,000				
27	Drainage installation to level out the area and provide a smooth vehicle travel surface and reduce water pooling.	\$200,000	\$200,000				
28	Development of a main feeder road and spine within the site.	\$1,000,000		\$1,000,000			
29	Treatment of the new entry point on Parkman Avenue – road seal, traffic/directional signage, traffic calming devices and landscaping.			Captured in the above item			
SUB TOTAL		\$2,505,000	\$505,000	\$1,000,000	\$1,000,000		
NETBALL COURTS							
30	Increased lighting capacity (higher lux level) on the Netball Courts.	\$100,000			\$100,000		
31	Development of a multi-purpose Netball/Basketball Court at the north of the existing Netball Courts.	\$120,000	\$120,000				
32	Development of a small amphitheatre style gathering area at the southern end of the Netball Courts.	\$40,000				\$40,000	
33	Demolition of the loading ramp.	\$10,000	\$10,000				
SUB TOTAL		\$270,000	\$130,000	\$-	\$100,000	\$40,000	
ZONE 3: OVAL NO. 2 / SHOW PAVILIONS							

	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
34	Redevelopment of the Oval No. 2 area to reduce the size of the playing surface and redefine the boundary. The new size of the oval surface is recommended to be approximately 120m x 120m. Include the development of a synthetic cricket pitch in the centre of the oval to replace the turf wicket.	\$200,000			\$200,000		
35	Demolish and replace the Oval No. 2 Scoreboard	\$70,000			\$70,000		
36	Redevelop the eastern section of Oval No. 2 into parkland, an off-leash dog park and general kickabout space area, including development of the viewing mound, paths and security lighting in the area.	\$1,500,000				\$1,500,000	
37	Demolition of the western toilet block near the Cricket Nets.	\$15,000				\$15,000	
38	Install a new toilet block near Oval No. 2.	\$100,000				\$100,000	
39	Conduct a structural engineering assessment of the Lawson Pavilion to determine the suitability of the facility being developed/improved to accommodate indoor sport use. Following obtaining the structural engineering assessment and pending a favourable assessment, conduct a feasibility study into the development of the Lawson Pavilion into a facility capable of accommodating indoor sports in addition to Show usage. Based upon the outcome of the feasibility study MRC and the BRR Committee of Management are then encouraged to determine the preferred prioritisation of the potential development of the Pavilion for Indoor Sports.	\$30,000	\$30,000				

	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
40	Development of a bus and RV parking area to accommodate tourist coaches and caravan day use within the site.	\$200,000				\$200,000	
41	Demolish the Ticket Box structure and reconfigure/improve the Gonn Street entry point.	\$100,000	\$100,000				
42	Development of a car parking near the Gonn Street entry point.	\$250,000		\$250,000			
42	Install a large venue name sign facing Gonn Street at the Thule Street intersection, including landscaping.	\$50,000	\$50,000				
43	Tree planting and landscaping along the Gonn Street fence line.	\$20,000	\$20,000				
44	Demolish the old Oval No.2 Club rooms and Changerooms and the southern toilet block.	\$100,000	\$100,000				
	Develop a new toilet block structure near the Gonn Street entry point.	\$100,000		\$100,000			
45	Install a shade structure over the Skate Park area.	\$150,000			\$150,000		
46	Renovation/improvement of the Show office for match days/events (roof predominantly).	\$20,000			\$20,000		
47	Renovation/replacement of the Show Bag/Catering shed which is used to store cricket equipment.	\$15,000				\$15,000	
48	Provision of a suitable storage shed for storing Cricket ground keeping equipment (roller, mowers etc.)	\$40,000				\$40,000	
	SUB TOTAL	\$3,060,000	\$400,000	\$350,000	\$440,000	\$1,870,000	
ZONE 4: BASKETBALL COURTS AREA							
49	Demolition of all 3 existing Basketball Courts.	\$30,000	\$30,000				

	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
50	Installation of 2x 100,000 kilolitre tanks in the former Basketball Courts area for irrigation water storage, including booster pump infrastructure.	\$50,000	\$50,000				
51	Development of a loading ramp in the northern section of the zone to replace the Loading ramp near the Netball Courts.	\$30,000	\$30,000				
52	Relocate the animal yards from the area to the Equestrian zone.	\$20,000		\$20,000			
53	Painting of silo art style mural on the water tank, clean-up and beautification within the compound, and replacement of the chain mesh fence.	\$200,000		\$200,000			
54	Development of the eastern car parking area in the position of the former Basketball Courts.	\$500,000		\$500,000			
	SUB TOTAL	\$830,000	\$110,000	\$720,000			
ZONE 5: SANDY FAULKNER PAVILION							
54	Installation additional toilets in the Pavilion.	\$50,000	\$50,000				
55	Replace the Pavilion guttering.	\$15,000	\$15,000				
56	Improve the Pavilion security including camera and external lighting.	\$7,000		\$7,000			
57	Develop additional change room space.	\$25,000		\$25,000			
	SUB TOTAL	\$97,000	\$65,000	\$32,000			
ZONE 6: RESIDENTIAL PROPERTY							
58	Retain for the provision of rental income.			No cost.			
59	Conduct asset improvements/renewals as necessary.			Costs to be determined.			
WHOLE SITE							
60	Signage – Directional, fitness circuit/distance signage around the site to create way findings and	\$100,000		\$100,000			

	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
	walking/running paths. Include some educational signage.						
61	Development of an integrated walking path network around the reserve providing clearly defined pedestrian paths and seating, signage and landscaped settings.	\$100,000			\$100,000		
62	Tree planting and creation of a consistent palette of trees and plantings for the site	\$30,000	\$10,000	\$10,000	\$10,000		
63	Installation of a consistent palette of park furniture throughout the site	\$75,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
64	Install water meter devices at key locations - Main Oval, Oval No. 2, Skate Park, Cricket Nets area, Main Oval Pavilion.	\$10,000	\$10,000				
	SUB TOTAL	\$315,000	\$35,000	\$125,000	\$125,000	\$15,000	\$15,000
	GRAND TOTALS	\$10,499,000	\$1,895,000	\$3,094,000	\$1,935,000	\$3,435,000	\$140,000

Table 18: 2022 BRRMP Recommendations and actions



**SECTION 7:
BRR MASTER PLAN CONCEPT DESIGN 2021**

285 x 300

7.1 BRR Concept Design





APPENDIX 1 – BRR VENUE & FACILITY DETAILS

A summary of the main elements for the respective areas within the BRR are as follows:

Main Oval	
Usage capacity and capability:	1 Australian Rules Oval. Ability to be re-configured for other uses/codes of sport as required, although no other goal post sleeves exist in the oval currently to accommodate the likes of Rugby League or Rugby Union
Spectator capacity:	Pavilion (i.e., function space etc.): TBC Bench seating in front of the Pavilion.
Playing surface:	Couch grass surface with a rye oversow in winter.
	Drainage – natural camber to the sidelines.
	Pop-up irrigation system
Fencing	Post and rail oval fence and sponsorship signage
Player boxes/Reserve benches	Two players boxes on the western side of the oval.
Lights:	Lux level: less than 100 lux estimated.
	Type of system – Halogen
Amenities:	Changerooms x 4 (male and female)
	Umpires Rooms x 2
	Announcers box/timekeeper/scorers box (combined)
	Function Room
	Meeting Room
	Kiosk
	Toilets – Male, Female, PWD
Scoreboard:	LED Scoreboard
	North-eastern side of the oval.
Other elements:	Ticket box/entry point on Parkman Avenue.

Netball Courts	
Usage capacity and capability:	2 Full size Netball Courts.
Spectator capacity:	Bench seats and tiered seating around on the eastern side of the courts. Approximate capacity for 98 spectators.
Surfaces:	2 hotmix bitumen Netball Courts. Plus, additional concrete edging on the eastern and western sides of the courts.
Fencing	Reliance on the overall Recreation Reserve perimeter fence. Sponsorship signage incorporated into some bench seats.
Lights:	Lux level: TBC
	Type of system – Halogen
Amenities building:	Demountable building used as a Match Day Office/storage area.
	See Main Oval Pavilion for other details in terms of the facilities that the Netball patrons can access.
Other elements:	Drinking station.

Oval No.2	
Usage capacity and capability:	1 Australian Rules Oval or 1 Cricket Oval. Show Society events. Ability to be re-configured for other uses/codes of sport as required, although no other goal post sleeves exist in the oval currently to accommodate the likes of Rugby League or Rugby Union.
Spectator capacity:	Bench seating around the ground
Playing surface:	Kikuyu
	Drainage – natural camber to the sidelines.
	Capacity for 3-4 turf cricket wickets.
	Pop-up irrigation system.
Fencing	Post and rail oval perimeter fence. Sponsorship signage on display at the time of review.
Player boxes/Reserve benches	On the southern sideline adjacent to the Changerooms/Pavilion.
Lights:	Lux level: estimated to be less than 50 lux
	Type of system – Halogen
Amenities:	4 x Changerooms
	1 x Umpires Room
	Kiosk
	Storage container
	Separate toilet block - Male / Female toilets (2 toilets, 2 large urinals) and female toilets (4 toilets).
Scoreboard:	Manual scoreboard on the northern side of the Oval.
Other elements:	

Equestrian area – Pony Club and Polocrosse	
Usage capacity and capability:	Pony Club disciplines and Polocrosse
Spectator capacity:	No seats in place, participants and spectators are required to bring their own seating.
Playing surface:	Soil and sand mix surfaces.
	No specific site drainage.
Fencing	Reliance on the overall Recreation Reserve perimeter fence. No sponsorship signage on display.
Lights:	None for the competition/activity areas.
Amenities:	Pony Club Shed – toilets, kitchen and general use open area.
Other elements:	

Basketball Courts	
Usage capacity and capability:	3 Full size Basketball Courts.
Spectator capacity:	Some bench seats around the sides of the courts – seating capacity for approximately 65 persons. Player/reserve shelters on each court.
Surfaces:	3 concrete Basketball courts with an acrylic surface covering.

Fencing	Reliance on the overall Recreation Reserve perimeter fence. No sponsorship signage on display.
Lights:	Lux level: not functional/in use. Type of system – Halogen
Amenities building:	No Changerooms etc. – reliant on using the Oval No. 2 amenities.
Other elements:	Drinking station

Show Pavilions

Usage capacity and capability:	Cattle Pavilion – Cattle/livestock yards (open pavilion) Animal Nursery Pavilion – contains chook/bird cages (semi-open pavilion) Norm Whelan Pavilion – use TBC (enclosed pavilion) Lawson Pavilion – use TBC (signage notes that the space is used for Indoor Cricket). Sandy Faulkner Pavilion – Golden Rivers Theatre Company (performing arts)
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Skate Park

Usage capacity and capability:	Large skate bowl and street elements, plus track extending to the east. 5 parks bench seats. 2 bin enclosures. Picnic shelter and picnic setting (benches and table). Drinking station.
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Cricket Nets and Toilet block

Usage capacity and capability:	2 x Cricket nets – concrete and synthetic turf cricket wickets. Mesh netting. Turf run-up areas. Toilet block – male (2 toilets, 1 large urinal) and female toilets (4 toilets).
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APPENDIX 2 – CONSULTATION

The consultation undertaken as part of the development of the BRRMP assisted the project consultants and MRC to consider those elements for retention and incorporation into the master plan. The consultation added to the approach of considering not only the overall functionality of the BRR, but the current and future level of provision of facilities and recreation space/assets throughout the Barham area as part of MRC's approach to sport and recreational provision. In this respect the BRRMP has also been influenced by the MRC Needs and Demand Assessment for Sport and Recreational facilities, and vice versa. Consideration of the outcomes of both bodies of work will help to minimise the potential for duplicating resources and ensure that optimal use of funding and resources is achieved to obtain an integrated outcome for the community and Council.

Each of the BRR user groups were provided with a questionnaire regarding their use and experience associated with the BRR. They were encouraged to provide responses to questions that would help to inform the future development of the facility. The following questions were asked to obtain an overall perspective of how the user groups view the current condition of the BRR facilities. User groups were provided with 5 options to choose from to rate the current facilities, as per the following scale:

- 1- Excellent
- 2- Good
- 3- Average
- 4- Poor
- 5- Very Poor

User Groups	Questions		
	Level of maintenance	Condition of the facilities	General comments / suggestions
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	4 – Poor (dependent on the volunteers conducting the maintenance)	3 – Average	Suggested that consideration of the budget provided for maintenance/the way is delivered within the venue is needed.
Barham Koondrook Australian Rules Netball Club (Netball)	As above	As above	As above
Barham Koondrook Cricket Club	2 – Good	2 – Good	Show office roof renovation. Irrigation filtration system movement. Toilet block replacement (at nets). Show bag/catering shed renovation. Provision of a curator's storage shed.

Barham Koondrook Pony Club & Barkool Polocrosse Club	2 – Good	2 – Good	Pipe the open drain at the northern end of the site. Re-sand the equestrian fields. Storage shed/s. Trees for shade.
Barham Koondrook Junior Basketball Club	No longer in operation.		
Golden River Theatre Company	2 – Good	3 – Average	Guttering requires replacement. Issues with security/people climbing onto the roof.
Barham Show Society	No response.		

Areas of most need for Club assistance

The following generic questions were asked of the clubs to help determine focus areas for consideration or areas in which MRC may be able to assist/or be conscience of when planning for the future development of the BRR. User groups were provided with the opportunity to respond whether the item was a Major issue, Minor issue, or not an issue. Following are the responses from each of the user groups from the survey.

Key: Major issue – H, Minor issue – M, Not an issue - L

User Groups	Question/focus area									
	Quality of facilities	Financial pressure	Utility costs	Facility hire rates	Access to facilities	Member attraction / retention	Income generation	Regulatory burdens	Lack of volunteers	Other
Barham Koondrook Australian Rules Netball Club (Australian Rules Football)	L	H	H	H	M	M	H	M	H	M – financial burdens associated with finishing the new Pavilion are a consideration.
Barham Koondrook Australian Rules Netball Club (Netball)	L	H	H	H	M	M	H	M	H	M – financial burdens associated with finishing the new Pavilion are a consideration.
Barham Koondrook Cricket Club	L	L	L	L	L	M	M	M	M	See below row.
	Other: Show office roof renovation. Irrigation filtration system movement. Toilet block replacement (at nets). Show bag/catering shed renovation. Provision of a curators storage shed.									

User Groups	Question/focus area									
	Quality of facilities	Financial pressure	Utility costs	Facility hire rates	Access to facilities	Member attraction / retention	Income generation	Regulatory burdens	Lack of volunteers	Other
Barham Koondrook Pony Club & Barkool Polocrosse Club	H (drainage) M (all others)	H - M	M	L	L	H - M	H - M	M	M	Site drainage. Lights. Re-sand fields. Storage shed/s. Trees for shade.
Barham Show Society	No response.									
Golden Rivers Theatre Group	M	H	H	L	L	H	H	H	H	N/A
Barham Koondrook Junior Basketball Club	No longer in operation.									

Peak Sporting Bodies

Peak Sporting Body name	Summary of consultation feedback
Australian Rules – Central Murray Football League	<ul style="list-style-type: none"> • Potential for the Central Murray Football League to run a women’s competition in the future which create the need for female friendly facilities such as separated change room and toilet/shower areas and individual cubicles etc. to meet AFL Facility Standards. • Otherwise, no specific event opportunities were identified for BRR. • The provision of additional seating and shade would be beneficial for the possible hosting of Finals to make the facility more spectator friendly.
Netball – Central Murray Football League	<ul style="list-style-type: none"> • The provision of additional seating and shade would be beneficial for the possible hosting of Finals to make the facility more spectator friendly. • No specific event opportunities were identified for BRR.
Northern Districts Cricket Association	<ul style="list-style-type: none"> • No comment at the time of development of the BRRMP due to the Northern Districts Cricket Association going through a change of board. • It was noted that 3 clubs have moved from the Northern Districts Cricket competition to other competitions which will create complexity around Barham remaining in the competition as the only team still fielding an A-Grade team.
NSW Polocrosse	Response yet to be received.

APPENDIX 3 – ASSET CONDITION ASSESSMENT INFORMATION

The following table provides a summary of the visual Asset Condition Assessment scores from the assessments conducted in late 2020. The condition rating scores will allow MRC to consider the timing of asset replacements and renewals based upon the condition assessment ratings which can provide an indication of the estimated remaining useful life.

The condition rating scores are provided on a scale of 1-5 in alignment with the NAMS asset management condition grading scores as per the following –

- 1 - Very Good: only planned maintenance required.
- 2 – Good: minor maintenance required plus planned maintenance
- 3 – Fair: significant maintenance required
- 4 – Poor: significant renewal/rehabilitation required
- 5 – Very Poor: physically unsound and/or beyond rehabilitation.

Asset location	Asset name	Asset Condition Score
Cobwell Street	Boundary Fence	3
Parkman Avenue	Boundary Fence	2
Pavilions	Animal Nursery Pavilion	3
Pavilions	Norm Whelan Pavilion	3
Pavilions	Faulkner Pavilion	3
Pavilions	Faulkner Pavilion / Shed (1)	2
Pavilions	Lawson Pavilion	2
Pavilions	Small Pavilion – near Oval 2 (western end)	3
Pavilions	Cattle Pavilion	3
Main Oval	Football Changerooms & Function Centre	1
Main Oval	Football Changerooms & Function Centre - Accessible Parking	1
Main Oval	Football Changerooms & Function Centre - Bar Tables	1
Main Oval	Football Changerooms & Function Centre - Boundary Fence (New)	1
Main Oval	Football Changerooms & Function Centre - Boundary Fence (Old)	1
Main Oval	Football Changerooms & Function Centre - Clubrooms Boundary Fence	1
Main Oval	Football Changerooms & Function Centre - Coaches Boxes	1
Main Oval	Football Changerooms & Function Centre - External Paths	1
Main Oval	Football Changerooms & Function Centre - Goal Posts	1
Main Oval	Football Changerooms & Function Centre - Light Towers	1
Main Oval	Football Changerooms & Function Centre - North Carpark	2
Main Oval	Football Changerooms & Function Centre - Pavilion Hardstand	1
Main Oval	Football Changerooms & Function Centre - Scoreboard	1
Main Oval	Playground fenced	1

Asset location	Asset name	Asset Condition Score
Main Oval	High Voltage Supply	2
Main Oval	Internal Road (Main Oval gravel ring road)	2
Main Oval	Netball - Boundary Fence	1
Main Oval	Netball - Bubbler	1
Main Oval	Netball - Courts and Rings	1
Main Oval	Netball - Hardstands	2
Main Oval	Netball - Light Towers	2
Main Oval	Netball - Shelters	2
Main Oval	Netball Portable Building	1
Basketball Courts	Basketball Courts	2
Basketball Courts	Basketball Hardstand	1
Basketball Courts	Basketball Lights	3
Basketball Courts	Basketball Rings	3
Basketball Courts	Basketball Seating	3
Basketball Courts	Basketball Shelter (New)	1
Basketball Courts	Basketball Shelters (Old)	3
Oval No. 2	Football Clubrooms	4
Oval No. 2	Football Clubrooms - Pavilion Hardstand	2
Oval No. 2	Goal Posts	2
Oval No. 2	Cricket Scoreboard	3
Oval No. 2	Oval Boundary Fence	3
Oval No. 2	Oval Box (New)	1
Oval No. 2	Oval Boxes (Old)	4
Oval No. 2	Oval Seating	2
Oval No. 2	Powered Sites	3
Oval No. 2	Shipping Container	2
Oval No. 2	Ticket Box	3
Oval No. 2	Toilets South (behind Oval No. 2 Pavilion)	4
Residential property	House	3
Residential property	House - Carport	2
Residential property	House - Front Fence	2
Residential property	House - Sewer Pit	2
Residential property	House - Shed	2
Residential property	House - Side and back fence	2
Residential property	House - Water Tank	3
Skate Park	Skate Park Bench Seat (1)	1
Skate Park	Skate Park Bins	1
Skate Park	Skate Park bowl	1
Skate Park	Skate Park Bubbler	1
Skate Park	Skate Park Electrical Box	1
Skate Park	Skate Park Entry Path	1
Skate Park	Skate Park hardstand deck	1
Skate Park	Skate Park Seats (2)	1
Skate Park	Skate Park Shelter	1
Skate Park	Skate Park Shelter Table	1
Equestrian area	Pony Club	1
Equestrian area	Pony Club - Entry Gate	2
Equestrian area	Pony Club - Front Boundary Fence	3
Equestrian area	Pony Club - Hardstand	1
Equestrian area	Pony Club - Horse Enclosure (1)	2

Asset location	Asset name	Asset Condition Score
Equestrian area	Pony Club - Playground Fence	1
Equestrian area	Pony Club - Sand Pit	1
Equestrian area	Pony Club - Signage	4
Equestrian area	Stables	5
Equestrian area	Storage Pony Club - Horse Enclosure (2)	1
Equestrian area	Storage Shed Pony Club	4
Cricket Nets.	Toilets West (near Cricket Nets)	3
Cricket Nets	Cricket Nets	1
Main Oval	Loading Ramp	4
Oval 2	Yards (near the Basketball Courts)	3
Gonn Street	Fence line	2
Northern Fence	Fence line	2