

Murray River Council

Tooleybuc Recreation Reserve

Master Plan

Adopted – September 2022



**murray river
council**

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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 Tooleybuc Recreation Reserve in a strong position to continue to be a highly valued community asset for the Tooleybuc community and those well beyond the town.

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

Vision for the Tooleybuc Recreation Reserve

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

The Tooleybuc 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, 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 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 Tooleybuc Recreation Reserve Master Plan (TRRMP) 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 Tooleybuc Recreation Reserve Committee of Management was invaluable in helping to achieve this outcome and develop the TRRMP to achieve a level of integration that will be complimentary between facilities and activities and be strategic in its approach.

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

An additional consideration for the precinct was the need for the facilities to cater for potential growth should the population of Tooleybuc and surrounds increase greatly in the coming years due to agriculture expansion. The 2018 Murray River Local Profile document (p.122) notes the potential for positive employment and expenditure impacts in Tooleybuc and Goodnight due to the planned development of large almond plantations and the potential for pistachio plantation developments also. At the time of developing the TRRMP there was no evidence of these developments creating a positive change in the use of the TRR or increased sport participation generally in the area.

TRR may also be a venue used for hosting varying levels of major events. These types of events and others in the future are 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 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 TRRMP 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 TRR is owned by the New South Wales State Government (Crown Land). Murray River Council (MRC) is responsible for the day-to-day management of the site which is delegated to the Tooleybuc Recreation Reserve Committee of Management for delivery and management of the reserve operations. While the TRR is managed by the Tooleybuc Recreation Reserve Committee of Management, MRC deliver the majority of the operational maintenance tasks at the facility, including mowing the ovals and surrounds.

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. 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 both 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 TRRMP. The master plan development has occurred to ensure the vision for the type and standard of facilities within the TRR are clear. The challenge moving forward will be in developing a strategy for the maintenance of the facility and the oversupply of space that integrates the current types and levels of use within the reserve (both active and passive recreation), while providing an operationally efficient model that provides a level of flexibility should population and corresponding participation increase in the future.

The significant size of the TRR represents both challenges and opportunities for the MRC community. The cost associated with maintaining and indeed enhancing the area can be significant. The TRRMP 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 user groups and community members that use the TRR 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 commensurate with the current levels of usage, while providing flexibility to quickly respond to changes in the population and expansion opportunities should they be warranted.

Finally, it is recognised that the TRR has a long history of receiving significant support and contribution from the Tooleybuc Sports Club. Traditionally, the Tooleybuc Sports Club have performed many of the maintenance activities (and at times all of the maintenance activities) at the site and have contributed significant amounts of funding towards projects within the precinct. The generous contribution of the Tooleybuc Sports Club has helped to provide the facility that is present today and valued highly by the Tooleybuc community.



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 TRRMP. With the outbreak of the COVID-19 pandemic in early 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 TRRMP was reignited in early 2021.

The development of the TRRMP 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 TRRMP 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 TRRMP 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 TRRMP 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
- Continue to work with the Committee of Management in relation to the most appropriate management model for the facility in the future

1.2 The Project Area & Facilities

The TRR is one of the larger sport and recreation venues 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 18.2 hectares |
| Position | 500m north of the Tooleybuc town centre |
| Proximity to Victorian border | 600m |
| Boundary defining streets | South: N/A – Tooleybuc Central School East: N/A – vacant land North: Sharrock Lane West: Murray Street |
| Sport and Recreation Clubs | <ul style="list-style-type: none"> Tooleybuc Australian Rules Football and Netball Club Tooleybuc Cricket Club |
| Sports Facilities & use types | <ul style="list-style-type: none"> Main Oval - Australian Rules Football and Cricket (2 x turf wickets) Cricket Nets (x 2 pitches, synthetic grass) - Cricket Netball Courts (x 3) - Netball Oval 2 – Cricket (1 x synthetic turf wickets), and capacity for Australian Rules Football. Tennis Courts (x 9) (no longer in use) Main Oval Pavilions – Clubhouse, Change rooms, Kiosk, Gym. Oval 2 – Tribucs Complex (Kiosk, change rooms and toilets) |
| Recreation Facilities | <ul style="list-style-type: none"> Play equipment with a shade sail Sand pit area (fenced with a shade sail) |
| Other | <ul style="list-style-type: none"> Entry lane and Ticket box (south-western entry) Entry lane (north-western entry) Caravan dump point (western side of the facility) Car parking Male and Female toilet blocks – western side of the facility Combined Male and Female toilet block – north-eastern end of the Main Oval |

Table 1: TRR site summary and facilities details

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

1.3 Planning Zones

The 2022 TRRMP 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.

Recent developments at other sports precincts within the MRC region (i.e., Barham Recreation Reserve Main Oval Pavilion, and Moama Recreation Reserve Main Oval Pavilion) demonstrate the need to ensure dedicated planning attention is given to each specific area within the reserve. This approach assists in maximising the development potential of a location and improves the chance of obtaining funding based upon agreed plans being developed.

Firstly, it is important to understand the primary elements within the TRR in their 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 TRR key venue elements.

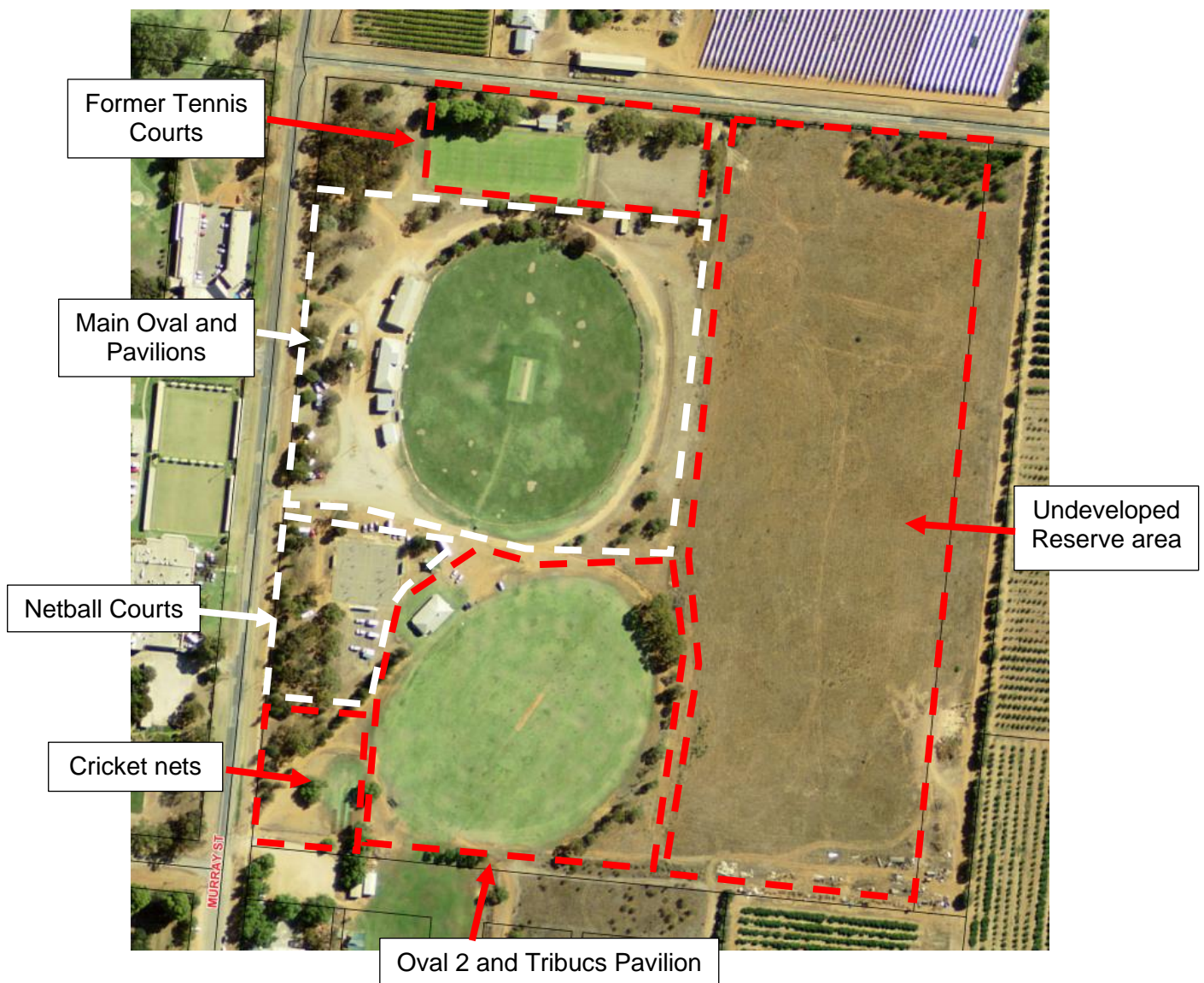


Image 1: 2022 TRR facilities/areas

Image 2 below shows the Planning zones that will be used for the development of the 2022 TRRMP. This approach further enables dedicated comment and attention to be given for each location throughout the TRRMP.

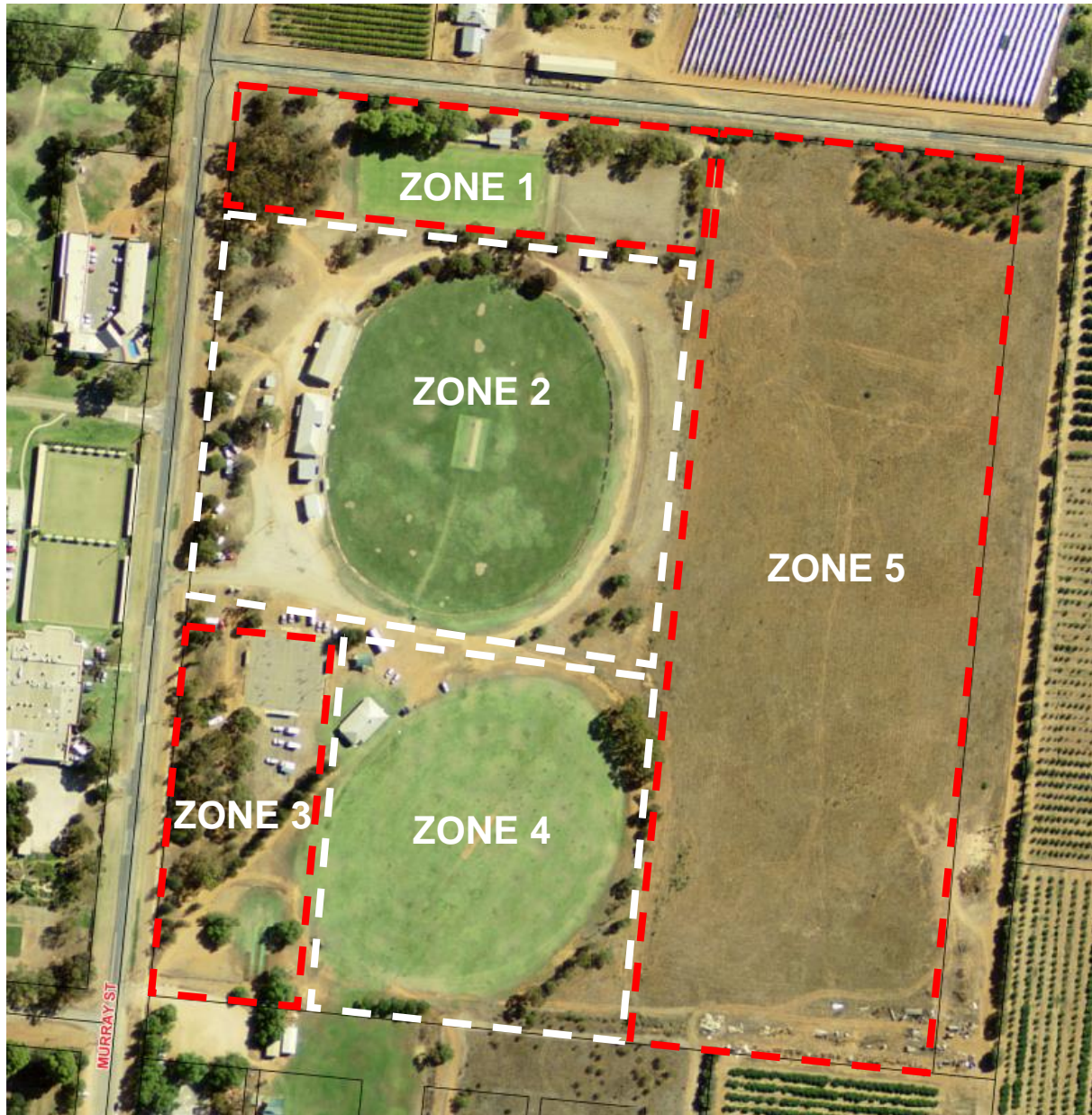


Image 2: 2022 TRR Planning Zones

- **Zone 1: Former Tennis area**
- **Zone 2: Main Oval - Australian Rules Football / Cricket, Pavilions, Toilet blocks, Caravan Dump point, water tanks, venue entry points, play equipment.**
- **Zone 3: Netball Courts/Cricket Nets – and play sand pit/fence/shade.**
- **Zone 4: Oval 2 – Cricket (and Australian Rules Football capacity), Tribucs Pavilion.**
- **Zone 5: Vacant land.**

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

1.4 Population & Demographic information

The following population and demographic information and commentary is provided relevant to the TRR 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.

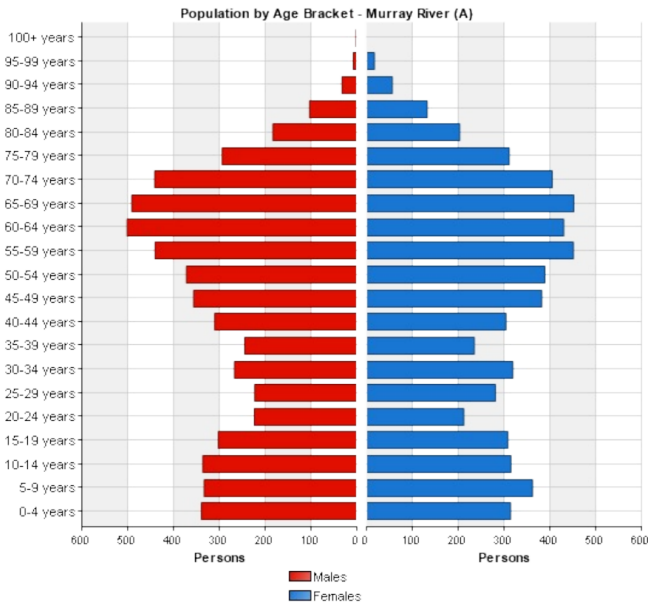
| Statistical element | Statistics |
|---|------------|
| Murray River Council area population – (ABS) 2021 Census | 12,850 |
| Murray River Council area annualised population growth rate between 2011-2016 | 1.4% |
| Murray River Council area median age | 49 years |

Table 2: Key MRC region statistics

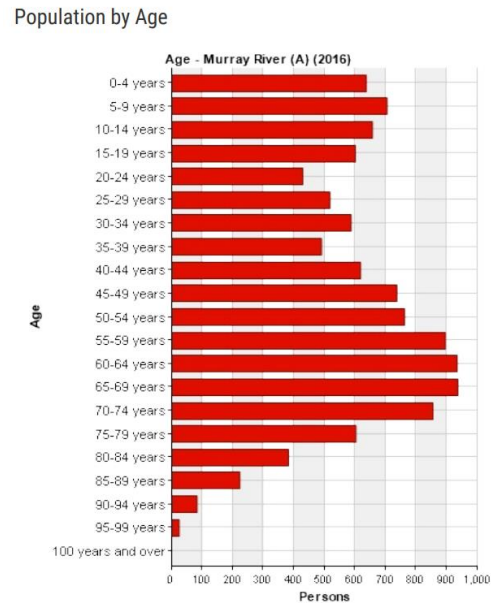
From an economic perspective, in 2019, the arts & recreation services industry in the MRC region contributed \$31,685,000 (or 2.3% of the total economic activity) towards the gross revenue generated by businesses and organisations in the Murray River region. This performance ranks those activities as 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 those that are middle aged or 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 – Tooleybuc

The 2021 ABS Census results noted the 2021 Tooleybuc population at 336 persons. The MRC – Murray River Local profile (July 2018) provided the following (Table 3) population estimates.

| Year | Estimated population - Tooleybuc |
|------|----------------------------------|
| 2016 | 277 |
| 2021 | 286 |
| 2026 | 290 |
| 2031 | 295 |
| 2036 | 298 |

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

Further to the above, taking the 2021 ABS Census results (Tooleybuc' population of 336 at 2021), and extrapolating the figure through to 2032 using the MRC annualised population growth rate of 1.4%, the following population is forecast for Tooleybuc through to 2032.

| Year | Estimated population - Tooleybuc |
|------|----------------------------------|
| 2021 | 336 |
| 2032 | 392 |

Table 4: Tooleybuc – estimated population using 1.4% annualised growth rate

The development of the TRRMP will be based upon the figures in *Table 4*, while also taking 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 TRRMP development consultants.



SECTION 2: UTILISATION, PARTICIPATION & TRIGGERS FOR EXPANSION OR DOWNSIZING

2.1 Utilisation

To assist in planning for the development and potential expansion of facilities at the TRR, it is necessary to understand the current levels of facility utilisation, along with obtaining an understanding of the current level of facility provision, 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 areas in the TRR 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 TRR 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 TRR following the adoption of the TRRMP 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.).

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

| Venue/location and season | Average weekly utilisation hours throughout the given season |
|-------------------------------|--|
| Main Oval – Summer Sport | 16hrs/week |
| Main Oval – Winter Sport | 9hrs/week |
| Oval 2 – Summer Sport | 11hrs/week |
| Oval 2 – Winter Sport | 9hrs/week |
| Netball Courts – Summer Sport | 3hrs/week |
| Netball Courts – Winter Sport | 7hrs/week |
| Cricket Nets – Summer Sport | 3hrs/week |
| Cricket Nets – Winter Sport | 0hrs/week |

Table 5: TRR 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 TRR Committee of Management. It is recommended that a formal booking system/process be adopted for the TRR 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 TRR user groups each group provided information on the regular usage that they have of the respective locations within the TRR. 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: | Tooleybuc Manangatang Australian Rules Football and Netball Club (Australian Rules Football) | | | | | | |
| Period of use: | Usage: Regular season: April to September Pre-season: mid-December to mid-April (training Monday and Wednesday for 2.5hrs each day) | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | 1.5hrs | | 3.5hrs | | 8hrs (estimated) (8 home games annually) | |

Approximate total weekly hours of use: 9hrs (based on 5hrs of weekly training workload and match hours split across the season at 4hrs per week).

| | | | | | | | |
|------------------------|--------------------------|-----|-----|-----------|-----|--------------|-----|
| User group: | Tooleybuc Cricket Club | | | | | | |
| Period of use: | Usage: September - March | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | | | 5pm – 8pm | | 12noon – 8pm | |

Approximate total weekly hours of use: 11hrs.

Note: the above usage may not equate to 11hrs of actual field usage given training on Thursdays may be split between the Cricket Nets, Oval 1 and Oval 2. Additionally, Saturday matches may not run for the entire time from 12noon to 8pm.

Note: Cricket participate in the B & C Grade competition which operates on a Home and Away basis, which is generally a 16-round competition for B Grade. Generally, when B Grade is playing at TRR, C Grade is playing away and vice versa. However, the Cricket Club also host 4-5 double header matches annually thus using both Oval 1 and Oval 2 at the same time. In addition to the Tooleybuc Cricket Club matches the venue is also used on occasion by other clubs for matches. It will be beneficial for this level of additional usage to be captured.

Main Oval Summary

| Venue/location and season | Average weekly utilisation hours throughout the given season |
|---------------------------|--|
| Main Oval – Summer Sport | 16hrs/week |
| Main Oval – Winter Sport | 9hrs/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 during both the winter and summer seasons.

2.2.2 Oval No. 2

Primary users

| | | | | | | | |
|------------------------|--------------------------|-----|-----|-----------|-----|--------------|-----|
| User group: | Tooleybuc Cricket Club | | | | | | |
| Period of use: | Usage: September - March | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | | | 5pm – 8pm | | 12noon – 8pm | |

Approximate total weekly hours of use: 11hrs

Note: the above usage may not equate to 11hrs of actual field usage given training on Thursdays may be split between the Cricket Nets, Oval 1 and Oval 2. Additionally, Saturday matches may not run for the entire time from 12noon to 8pm.

Note: Cricket participate in the B & C Grade competition which operates on a Home and Away basis, which is generally a 16-round competition for B Grade. Generally, when B Grade is playing at TRR, C Grade is playing away and vice versa. However, the Cricket Club also host 4-5 double header matches annually thus using both Oval 1 and Oval 2 at the same time. In addition to the Tooleybuc Cricket Club matches the venue is also used on occasion by other clubs for matches. It will be beneficial for this level of additional usage to be captured.

| | | | | | | | |
|------------------------|---|--------|-----|--------|-----|-----|-----|
| User group: | Tooleybuc Manangatang Australian Rules Football and Netball Club (Australian Rules Football) – Juniors predominantly | | | | | | |
| Period of use: | Usage: Regular season: April to September Pre-season: mid-December to mid-April (training Monday and Wednesday for 2.5hrs each day) | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | 1.5hrs | | 3.5hrs | | | |

Approximate total weekly hours of use: 5hrs from mid-December to mid-April.

Oval No.2 Summary

| Venue/location and season | Average weekly utilisation hours throughout the given season |
|---------------------------|--|
| Summer Sport | 14.3hrs/week |
| Winter Sport | 0hrs/week |

There is sufficient capacity for additional utilisation of the Oval No.2 area given the above hours of average weekly usage fall well below the 30hrs per week benchmark.

Contact was made with Tooleybuc Central School and they confirmed that they predominantly don't use the TRR facilities, using the No. 2 Oval only once a year for Cricket for approximately 4-5 hours. Given this minor level of usage it has not been factored into the overall calculations.

2.2.3 Netball Courts

Primary users

| | | | | | | | |
|------------------------|--|--------|-----|--------|-----|---|-----|
| User group: | Tooleybuc Manangatang Australian Rules Netball Club | | | | | | |
| Period of use: | Usage period: Regular season: April to September Pre-season: mid-December to mid-April (training Monday and Wednesday for 1.5hrs each day) | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | 1.5hrs | | 3.5hrs | | 4hrs (estimated) (8 home games annually) | |

Approximate total weekly hours of use - Winter: 7hrs (based on 5hrs of weekly training workload and match hours split across the season at 2hrs per week per court).

Approximate total weekly hours of use - Summer: 3hrs (noting that this utilisation doesn't occur across the whole of the summer season period).

While usage levels generally don't need to be monitored from a venue preservation perspective for hard courts, primarily due to such surfaces having a reasonably consistent asset life if constructed well, there is still the need for capturing the usage details to track and monitor the need for the provision of these 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.

Netball Courts area summary

| Venue/location and season | Average weekly utilisation hours throughout the given season |
|---------------------------|--|
| Summer sport season | 3hrs/week |
| Winter sport season | 7hrs/week |

There is sufficient capacity for additional utilisation of the Netball Courts, although it is noted that the 30hrs per week benchmark is not applicable given the surfaces are bitumen and thus robust and nearly able to withstand unlimited usage.

2.2.4 Cricket Nets

| | | | | | | | |
|------------------------|--------------------------|-----|-----|-----------|-----|-----|-----|
| User group: | Tooleybuc Cricket Club | | | | | | |
| Period of use: | Usage: September - March | | | | | | |
| Hours of usage: | Mon | Tue | Wed | Thurs | Fri | Sat | Sun |
| | | | | 5pm – 8pm | | | |

Approximate total weekly hours of use - Summer: 3hrs.

While usage levels generally don't need to be monitored from a venue preservation perspective for the synthetic cricket wicket surfaces (unless very high levels of usage occur), primarily due to such surfaces having a reasonably consistent asset life if constructed well, there is still the need for capturing the usage details to track and monitor the need for the provision of these facilities. It is however beneficial to capture the usage of the turf run-up areas given they are subject to wear and tear like oval turf surfaces. Cricket net run-up areas have a tendency for more pronounced wear occurring due to the use being confined to a very specific area which creates compaction and turf bare patches.

There is sufficient capacity for additional utilisation of the cricket nets.

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 TRR facilities.

| User Groups | Number of teams fielded | Competitions that they participate in |
|--|---|--|
| Tooleybuc Manangatang Australian Rules Netball Club (TMARNC) (Australian Rules Football) | 5 teams (Senior and Junior). | Central Murray Football Netball League |
| TMARNC (Netball) | 8 teams (Senior and Junior). | Central Murray Football Netball League |
| Tooleybuc Cricket Club | 2 Adult teams (B and C Grade). Note: Junior teams play at Nyah to supplement player numbers. | Swan Hill & District Cricket Association competition |

Table 6: TRR user groups – Teams fielded and competitions participated in – 2021

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 TRR had over the past 5 years (see Table 7).

| User Groups | Year | | | | | |
|------------------------------------|------------------------|---------------|---------------|---------------|------|--|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
| TMARNC (Australian Rules Football) | Figures not available. | | | | | Adults: 45 Juniors: 55 Social: TBC Total players: 100 |
| TMARNC (Netball) | Figures not available. | | | | | Adults: 40 Juniors: 40 Social: - Total players: 80 |
| Tooleybuc Cricket Club | Estimated at 30-35 | Est. at 30-35 | Est. at 30-35 | Est. at 30-35 | 40 | Adults: 40 Juniors: Play at Nyah. |

Table 7: TRR User groups participation figures

Given the lack of historical participation figures from TMARNC, it will be necessary for MRC to monitor post-COVID-19 pandemic participation figures 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.

Given the lack of previous participation figures from TMARNC predictions regarding growth or decline are unable to be drawn. For the Tooleybuc Cricket Club the participation figures appear to have been reasonably steady over the last 5-6 years so it is reasonable to predict that given local and regional conditions remain similar that their numbers will remain at the same level.

2.5 Triggers for expansion or downsizing

Further to the above, it is noted that there is more to planning for facility expansion or downsizing 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, repurpose them for a different use, or put them into hibernation until such time as potential further use or participation trends warrant reactivation or otherwise. The primary elements for consideration are as follows:

- Real and anticipated population growth within Tooleybuc and surrounds.
- The introduction of new sports/activities to the TRR 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 TRR is to combine the anticipated growth rate for Tooleybuc (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 of the respective areas. From this approach it may be possible to calculate the potential timeframe in which facilities may reach capacity, or usage may decline to a level which requires the implementation of venue downsizing and facility consolidation (albeit it is not an exact science and growth rates will require constant monitoring).

In addition to the above it is recognised that there is the potential for the Tooleybuc population to expand rapidly if the development of proposed large almond plantations (and possibly pistachio plantations) occur and translate into sustained employment opportunities. At the time of writing this report there was yet to be any evidence that the Tooleybuc population was increasing above the regular and expected growth rate of 0.4% annually.

Given the lack of accurate data for participation numbers at the time of writing the TRRMP it is suggested that the above approach not be used until further data is available. Antidotally, it is suggested that there is unlikely to be growth in participation levels within the respective TRR clubs that will warrant the development of additional facilities. This statement is made on the basis of the current position of the respective clubs. As such it is highly likely that there will be no growth in use of the TRR, and the potential for usage decline in the future if local conditions influence population levels adversely (i.e., further mechanisation of agriculture, population movement to cities and regional centres etc.) This position is further supported by the general trends in sport participation in Australia (i.e., a general move away from participation in organised sports) and the likely population growth rate not being high enough to trigger noticeable increases in participation.

Given the above statements, there is a need consider the usage of all of the facilities within the TRR to determine if there is an opportunity to optimise the workloads on the respective facilities. In the case of the TRR there is a relatively low level of utilisation of the each of the sport areas based upon the given hours of usage. Consequently, it is necessary to consider the best use of resources and if identified, opportunities for consolidation and rationalisation.

The above opportunities are suggested for investigation given the potential to reduce operational maintenance costs at the facility through consolidating usage. There is also the potential benefit that consolidating usage into one facility/ies in turn provides the opportunity to create a single higher standard facility which is able to be maintained at a higher level of service and amenity. It is prudent that all parties consider the opportunities available to maximise the usage of existing facilities/spaces to achieve savings in money, time and other resources prior to seeking the development of new facilities or upgrading multiple facility elements when it may be appropriate to concentrate efforts into a limited suite of areas/facilities.

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.

2.6 Possible new users/activities

As part of the development of the TRRMP 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 provided the opportunity for the community to note any requests for the development of new facilities within the region inclusive of Tooleybuc and the TRR. Unfortunately, no responses were received indicating a desire for new or different types of facilities within the TRR.

Consultation with the TRR user groups occurred through in-person meetings and the provision of a written questionnaire. The requests received for the inclusion of numerous different facilities (or the upgrade of existing facilities) through these consultation activities are noted in Section 5.

It is noted that the release of the TRRMP on public exhibition may elicit further responses and ideas from the community regarding elements for inclusion in the TRR footprint, which is part of the purpose of 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 TRR area.

Ultimately, MRC are interested in activating existing facilities before considering downsizing, removal or hibernation of facilities. Consequentially, MRC will continue to welcome suggestions from the user groups and community alike regarding opportunities for further activation of the TRR facilities and sport and recreation spaces.

Outside of further use of the facilities which is in alignment with the intended use for sport, there may be the opportunity to create non-traditional use opportunities within the facility. These opportunities may include alternative organised events, camping/caravanning, emerging and unique sports and other yet to be developed concepts. Generally, it is recommended that both Council and the Committee of Management actively seek out new use opportunities and develop creative options for facility activation that will have the potential to support the use of the facility in its' current configuration for years to come.

2.7 Major Events

A further consideration when it comes to the development and potential expansion of the TRR 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 assists 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 venue. 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 is the primary point from the report relevant to the TRR:

- Noted the capacity for the TRR to host major events for AFL, Cricket and Netball at a regional level.

To determine the specific opportunities available to MRC and the Tooleybuc Recreation Reserve Committee of Management to improve the chance of the venue hosting 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 Peak Sporting Associations for those sports noted above to obtain details on the type of venue improvements that are needed at the TRR to position the venue to host major events in the future. The feedback received by sport is as follows:

| Event/sport type | Feedback/improvement requirements |
|---------------------------|--|
| Australian Rules Football | Representative fixtures are unlikely. The focus will more be on accommodating the needs of the competition in the form catering for the growth of female participation through providing suitable female friendly facilities (i.e., separated toilet/shower and change room areas, partitioned showers etc.) |
| Cricket | The venue has the potential to host higher level matches with the improvement of the playing surface – i.e., Country week and Junior Country week fixtures and other. |
| Netball | Representative fixtures are unlikely. |

Table 8: Sport governing bodies feedback regarding major event opportunities at the TRR.



SECTION 3: COST & RISK ANALYSIS

3.1 Cost analysis – maintenance & operation

To provide a snapshot of the financial outlay required to manage and operate the TRR, 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: | | |
| Netball Courts renewal | \$10,000 | - |
| Tooleybuc Hall – Air Conditioner | \$12,000 | - |
| TOTAL: | \$12,000 | - |
| Operating Expenses: | | |
| TRR – Operating Admin. | \$8,500 | \$4,000 |
| TRR – Buildings | \$12,500 | \$8,800 |
| TOTAL: | \$21,000 | \$12,800 |
| Repairs and Maintenance: | | |
| TRR (Unplanned) | \$46,000 | \$18,000 |
| TRR Buildings | \$3,500 | \$2,300 |
| TOTAL: | \$49,500 | \$20,300 |
| GRAND TOTAL: | \$82,500 | \$33,100 |

Table 9: Summary of the TRR Budget allocation in the 2019/20 and 2020/21 Financial Years.

MRC provide the operational maintenance services for the facility (i.e., mowing, ground maintenance and repairs etc.) and pays for some of the outgoings (i.e., share the electricity costs for the irrigation pump with the Committee). The maintenance/preparation of the Main Oval turf wicket, and general cleaning of the facilities occurs via the respective clubs. While the Committee of Management facilitate hall bookings, collect user fees and pay for part of the electricity costs.

3.2 Cost for service assessment & analysis

The comments received from the TRR 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 Council staff and volunteers that conduct the maintenance, the available maintenance budget and more. There may be an opportunity for the TRR 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 TRR.

Based upon the site inspections undertaken as part of the venue assessments in 2020 and 2021 the TRR 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 and the standard of competition hosted at the facility.

There is the opportunity for a broader conversation to occur at a strategic level between Council and the TRR Committee of Management relating to Council taking over the overall management of the facility. This item would require thorough exploration as the current mode

of operation for the Committee and indeed the venue would change 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 of the user groups so that Council could seek to recoup up to 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, travel and general operational expenses. The level of rigidity in the maintenance program may not be attractive to the user groups.
- Maintenance of the turf cricket wicket on the Main Oval still occurring via 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 of time to be addressed and/or the request item needing to be budgeted for if it is an extraordinary/expensive request.

The current fees and charges model in place for the TRR is provided below. It is noted that there is an absence of a fee being in place for the respective users of the TRR. It is understood that the Committee of Management collect an ad hoc fee from each of the user groups for the use of the facilities. 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 TRR.

Given the above, it is recommended that a more formal system be implemented for the TRR to ensure that the fees charged are commensurate with the costs incurred for maintenance, and that Council receive adequate recognition of the development and maintenance contributions provided towards the facility and as such receive a suitable percentage of the fees collected.

| User Group / Hire type | 2020/21 Fee (including GST) |
|--|-----------------------------|
| Hire of Hall – Football Club – per annum | \$450 |
| Hire of Hall – Full Day | \$100 |
| Hire of Hall – Half Day | \$50 |
| Private Ground Hire – Full Day | \$160 |
| Private Ground Hire – Half Day | \$80 |

Table 10: TRR Fees and Charges structure 2021/22 Financial Year.

Consequently, it is recommended that a more formal fee structure be implemented for the TRR to ensure that the fees charged are commensurate with the costs incurred for maintenance, and that Council receive adequate recognition of the development and maintenance contributions provided towards the facility and as such receive a suitable percentage of the fees collected.

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.

Given all income from user fees is received and held by the TRR Committee of Management, and thus MRC doesn't receive any of these funds as a contribution towards the operational maintenance of the site, it is recommended further investigation occur into what the user fees income looks like against the operational costs. As such it is recommended that Council work with the TRR Committee of Management to determine the average annual income that is received and how that then corresponds in percentage terms against the operational maintenance costs, if those funds were received by Council and contributed to the upkeep of the facility. This calculation would be based upon the average operational maintenance costs incurred over the 2019/20 and 2020/21 Financial years of \$57,800pa.

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 TRR 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 users have access to.
- The amount/number of facilities that users have access to.
- The frequency and volume of use of the facilities.
- The impact that the users 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 facilities.
- 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 TRR 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 different 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 TRR 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 |
|--|--|
| Main Oval | |
| Oval surface mowing. | Summer – Weekly Winter – Fortnightly |
| Oval surrounds - mowing, edging, blowing down paths and other standard maintenance activities. | Summer – Fortnightly Winter – Monthly |
| Rubbish removal | Summer – Weekly Winter – Weekly |
| Irrigation system maintenance | As required |
| Tree pruning | As required. |
| Oval No. 2 | |
| Oval surface mowing. | Summer – Weekly Winter – Fortnightly |
| Oval surrounds - mowing, edging, blowing down paths and other standard maintenance activities. | Summer – Fortnightly Winter – Monthly |
| Rubbish removal | Summer – Weekly Winter – Weekly |
| Irrigation system maintenance | As required |
| Tree pruning | As required. |

Table 11: TRR maintenance service levels.

Generally, the delivery of the noted activities at the suggested frequencies will be ample for the classification of the venue. It is noted that the timing of such activities can have a bearing on the quality of the sport/use experience of user groups. MRC work closely with the various groups to coordinate times to suit scheduled use as best as possible. A prime example is that of preparing an oval playing surface for Cricket and mowing the surface as close to match day as possible to provide a shorter surface that facilitates the run of the ball.

The Committee of Management and respective club volunteers maintain the Main Oval Cricket wicket, and other elements of the reserve.

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 TRR user group Questionnaires
- General sport and recreation risks.

Following are the risks identified at the TRR:

- General debris around the site (i.e., drums, corrugated iron, etc.) – location for snakes and vermin, and hazard in high wind events. Also have the potential to be used in acts of vandalism.
- Netball player enclosures (glass is cracked) – possible injury risk if full failure occurs.
- Netball Court 3 surface is rough and uneven in places – possible slip/trip hazards.
- Uneven turf areas on Field 2 and at the Cricket nets – possible trip hazards.
- Worn sections of synthetic turf at the Cricket nets – possible trip hazards.
- Playground area softfall renewal – possible fall injury risk.
- Movement of players and spectators between the Netball Courts and Main Oval during events – possible conflict between pedestrians and cars.
- Former Tennis area – the state of disrepair of the Tennis area could be prone to attracting vandalism, and the pending failure of certain elements (i.e., water tank) could be an injury risk.



SECTION 4: SPORT SURFACES & FACILITIES ANALYSIS

4.1 Site Overview

Generally, the condition of the facilities at the TRR are in a good to fair condition. There is 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 is the standard 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 | <p>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:</p> <ul style="list-style-type: none"> • Top dressing (with the aim of reducing minor undulations) • Scarifying • Verti-drain application <p>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 Cricket and to further enhance the presentation of the facility.</p> <p>Drainage improvements such as gradual improvement of the soil profile to facility water absorption and camber run-off may be required.</p> <p>Slight raising of the cricket wicket area is recommended to address a minor height difference with the surrounding turf.</p> |
| Turf health | Excellent | |
| Weed presence | Good | |
| Roughness | Good | |
| Levelness | Good | |
| Hardness | Excellent | |
| Oval No. 2 | | |
| Surface characteristics | Condition ranking | Suggested works and priority ranking |
| Turf coverage | Good | <p>Improvements will include the continuation of general turf maintenance practices to maintain the surface in a good condition. The implementation of a program of the following measures is recommended to further enhance the condition of the surface:</p> <ul style="list-style-type: none"> • Top dressing (with the aim of reducing minor undulations) • Scarifying • Verti-drain application <p>Development of a mono-turf covering could be undertaken to ensure consistency in the playing surface appearance and performance characteristics.</p> <p>The condition of the synthetic turf on the cricket wicket was good at the time of inspection with no evidence of bare patches or significant wear.</p> |
| Turf health | Average | |
| Weed presence | Good | |
| Roughness | Good | |
| Levelness | Good | |
| Hardness | Good | |

| | | |
|--|--|--|
| | | Work to address minor level differences around the centre synthetic cricket wicket area and the surrounding turf is recommended to address minor unevenness. |
|--|--|--|

In the case of the Hardcourt 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.

| Netball Courts – 1 & 2 | | |
|-----------------------------------|--------------------------|---|
| 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, should continue to be monitored and any early signs of cracking be addressed as a matter of priority to avoid rapid surface deterioration through water ingress and weed growth.</p> <p>Further improvement of the surfaces could include the installation of an 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 | |
| Netball Court – 3 | | |
| Surface characteristics | Condition ranking | Suggested works and priority ranking |
| Levelness | Average | <p>The 3rd Netball Court is a rough bitumen surface and lacks the smooth finish of the other courts. There is major cracking in the court surface which is resulting in weed growth through the surface. These cracks should be treated as a priority to prevent further water ingress and accelerated deterioration of the surface.</p> <p>The loose bitumen stones on the surface are not conducive to providing safe playing conditions given the potential for them to create a slip risk.</p> <p>It is suggested that there is a need for a cost-benefit analysis to be drawn between renovating the Court 3 surface versus redeveloping the Cricket Nets near Courts 1 & 2 and providing a suitable warm-up space in that location instead.</p> |
| Cracking | Poor | |
| Slip/grip characteristics | Poor | |

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 | <p>The condition of the synthetic turf cover on the two cricket wickets is poor due to the synthetic grass pile having worn down significantly and there being worn patches at both the bowling and batting ends. There doesn't appear to be any failure of the underlying concrete surfaces.</p> <p>The synthetic turf is recommended for replacement if the cricket nets are to stay in the existing locations.</p> |
| Synthetic Grass coverage | Poor | |
| Turf surface | | |
| Surface characteristics | Condition ranking | Suggested works and priority ranking |
| Turf coverage | Average | <p>The following improvement are suggested if the cricket nets stay in the existing location.</p> <p>Implementation of an improvement program to enhance the condition of the turf surface consisting of the following:</p> <ul style="list-style-type: none"> • Improvement of the irrigation system to provide consistent irrigation coverage and to extend the coverage further. • Top dressing (with the aim of reducing the roughness and improving the surface levels. • Scarifying • Verti-drain application |
| Turf health | Average | |
| Weed presence | Average | |
| Roughness | Poor | |
| Levelness | Poor | |
| Hardness | Average | |

4.3 Facilities analysis

TRR 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 – Hall | |
|-------------------------|-----------------------------|
| | Primary elements |
| Amenities: | Function Room |
| | Kitchen |
| | Kiosk/Bar |
| | Toilets – Male, Female, PWD |
| | Storage |

The Main Oval Hall provides viewing amenity for the Main Oval, space for functions and for the provision of food/bar service.

| Main Oval – Amenities | |
|------------------------------|---------------------------------------|
| Primary elements | |
| Amenities: | Changerooms x 2 |
| | Umpires Rooms x 1 |
| | Announcers/Timekeepers box (combined) |
| | Match day office |
| | Storage |

| Main Oval – Western Toilet Blocks | |
|--|---------------------|
| Amenities: | Male toilet block |
| | Female toilet block |

| Main Oval – Northern toilet block | |
|--|-------------------------|
| Amenities: | Male and female toilets |

In addition to the above, the Main Oval also has a separate Building which functions as a gymnasium, and another separate building which functions as a Kiosk. There is also a manual scoreboard at the northern end of the oval, 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 user groups.

| Netball Courts | |
|-----------------------|--|
| Primary elements | |
| Amenities: | 3 x Netball Courts. |
| | Player shelters and officials shelters at the two main courts and a spectators shelter in between on the southern end. |
| | Court lighting (courts 1 and 2, there is also one light pole and light at court 3) |

| Oval No. 2 – Tribucs building | |
|--------------------------------------|-------------------------|
| Amenities: | 2 x Changerooms |
| | Kiosk |
| | Officials Room/Office |
| | Male and Female toilets |
| | Adjoining storage shed |
| | Outside BBQ area |

Oval No. 2 also has sportsground lighting at the front of the Tribucs building to provide some illumination on the oval, although this is unlikely to be suitable for sport activities. There are no formal sportsground lights on Oval No. 2.

| TRR Gatehouse | |
|---------------|----------------------|
| Amenities: | Ticket box/Gatehouse |

There is a small, corrugated iron ticket box/gatehouse at the main entry accompanied by a shelter reminiscent of a player reserve shelter.

| Tennis Courts | |
|--|---|
| Amenities (consisting of two buildings): | Club house building with kitchen |
| | Small shed structure which was likely used for equipment storage. |

There is also a shade structure between the two buildings and a shade shelter to the east.





Further to the above information, each of the amenity's buildings (and other structures within the TRR) 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 each of the noted facilities:

| TRR Building | Condition Rating Score |
|---|------------------------|
| Community Hall  | 2/5 (Good) |
| Gym  | 2/5 (Good) |

| TRR Building | | Condition Rating Score |
|---------------------|--|------------------------|
| Clubrooms |  | 2/5 (Good) |
| Kiosk |  | 3/5 (Average) |
| Tribucs Complex |  | 2/5 (Good) |
| Toilet block (east) |  | 4/5 (Poor) |

| TRR Building | Condition Rating Score |
|--|------------------------|
| <p>Toilet block (male – west)</p>  | <p>4/5 (Poor)</p> |
| <p>Toilet block (female – west)</p>  | <p>4/5 (Poor)</p> |
| <p>Tennis Clubrooms</p>  | <p>3/5 (Average)</p> |
| <p>Tennis Kiosk</p>  | <p>4/5 (Poor)</p> |




| TRR Building | Condition Rating Score |
|--|------------------------|
| <p>Tennis Shelter</p>  | <p>4/5 (Poor)</p> |
| <p>Main Entry Ticket Box and Shelter</p>  | <p>4/5 (Poor)</p> |
| <p>Water Utilities Room</p>  | <p>1/5 (Very Good)</p> |





Table 12: TRR Facilities – Buildings condition ratings.

4.4 Assessment of functional & 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 overall site risks and ensure the functional capacity of the TRR is maintained at a high standard.

| TRR Building | Condition Rating Score |
|---|------------------------|
| <p>Toilet block (east)</p>  | 4/5 (Poor) |
| <p>Toilet block (male – west)</p>  | 4/5 (Poor) |
| <p>Toilet block (female – west)</p>  | 4/5 (Poor) |
| <p>Tennis Kiosk</p>  | 4/5 (Poor) |

| TRR Building | Condition Rating Score |
|--|------------------------|
| <p>Tennis Shelter</p>  | 4/5 (Poor) |
| <p>Main Entry Ticket Box and Shelter</p>  | 4/5 (Poor) |
| <p>Netball Court 3 Light Pole</p>  | 4/5 (Poor) |
| <p>Northern Toilet Block bollards</p>  | 4/5 (Poor) |

| TRR Building | Condition Rating Score |
|--|------------------------|
| <p>Tennis Clubhouse tank</p>  | <p>5/5 (Very Poor)</p> |
| <p>Tennis Courts Posts</p>  | <p>4/5 (Poor)</p> |
| <p>Tennis Courts Fencing</p>  | <p>4/5 (Poor)</p> |
| <p>Tennis Shelter</p>  | <p>4/5 (Poor)</p> |

Table 13: TRR 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 TRR'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. 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 sport field 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.

The above position also extends to the potential rationalisation of some venue elements if there is a reasonable opportunity to cater for the various sport activities within a consolidated facility/ies. A reduction in the number of facilities being used and therefore maintained has the potential to create cost savings across the TRR in the long-term. Maintaining and operating more assets than are required takes up valuable resources and results in an increased asset renewal burden for both Council and the user groups.

As noted in Section 2, the current levels of utilisation of the ovals within the TRR are below the optimum level of 30 hours per week (see Table 14).

| Venue/location and season | Average weekly utilisation hours throughout the given season |
|-------------------------------|--|
| Main Oval – Summer Sport | 16hrs/week |
| Main Oval – Winter Sport | 9hrs/week |
| Oval 2 – Summer Sport | 11hrs/week |
| Oval 2 – Winter Sport | 9hrs/week |
| Netball Courts – Summer Sport | 3hrs/week |
| Netball Courts – Winter Sport | 7hrs/week |
| Cricket Nets – Summer Sport | 3hrs/week |
| Cricket Nets – Winter Sport | 0hrs/week |

Table 14: TRR summary of average weekly hours of utilisation

Given the above utilisation hours there is a strong argument for the combination of uses into one facility, and for the rationalisation of some of those facilities, or scaling back of operations to achieve a more economical use of resources. As an example, the consolidation of usage of Oval 1 and Oval 2 into Oval 1 only will bring the Winter period usage up to approximately 27 hours a week, and the summer period utilisation up to approximately 18hrs a week. It is noted that for this pooling of resources to occur there is the requirement to work through specific scheduling requirements for each of the sports to ensure that their capacity to train and host matches is not significantly compromised to the detriment of their respective participant numbers.

An example of where there is a specific benefit in having the two ovals operational is when Tooleybuc Cricket Club host double-header cricket matches 4-5 times annually, thus operating both ovals at the same time.

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

5.2 Consultation

The consultation that occurred for the development of the TRRMP 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

In addition to the above consultation elements MRC commissioned the development of a Needs and Demand Assessment for Sport and Recreational facilities throughout the Murray River area. 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 the opportunity to comment on the TRR and other sports precincts throughout the MRC region.

Unfortunately, there was a low response rate to the above survey. There was only one response from a resident in the Tooleybuc area and their responses were not directed towards the TRR.

The following table (Table 15) provides a summary of the input received from the TRR user groups and Committee of Management relating to the elements that they would like to see improved or developed within the facility to enhance their respective sport offerings.

| User group | Consultation feedback |
|---|---|
| Tooleybuc Cricket Club | Renovation/freshen-up of the Oval 2 amenities (Tribucs Complex) |
| | Development of an outdoor area/BBQ at the Tribucs Complex. |
| | New/improved Cricket Nets area. |
| Tooleybuc Australian Rules Netball Club | Input pending. |
| TRR Committee of Management | Development of an Indoor Multi-purpose Court (proposed to contain the following: Court, Canteen, Change rooms, Office, Trainers Rooms, Timekeepers Box, Function area with Bar. It is suggested that the facility be located where the current Main Oval Canteen, Gym and Changerooms are located, and that it have viewing capacity towards the oval, veranda's, be landscaped and have/include a playground and Cricket Nets close-by. The proposal also considers moving the Netball Courts close to the building when they are due for renewal. |
| | Sportsground lighting upgrades for the Main Oval and Netball Courts. |

| User group | Consultation feedback |
|------------|---|
| | Movement of the Cricket Nets to the location where the children's sandpit is currently and develop with retractable nets so that the area can also be used as a Netball warm-up area. |
| | Installation of an Electronic Australian Rules/Cricket scoreboard at the Main Oval with storage capacity for the pitch roller and ground keeping equipment. |
| | Installation of an Electronic Scoreboard at the Netball Courts |
| | Nets behind the Main Oval Goal Posts. |
| | Concrete in front of the current facilities at the Main Oval (to prevent dirt and mud from being walked into the facilities) |
| | Development of a Public Pool |
| | Tennis Courts and associated buildings to be removed. |
| | Outside toilets to be upgraded. |
| | Fence line to be cleaned up and fences replaced. |
| | Open to considering the movement of the main entrance should it be required to facilitate reconfiguration of the venue. |

Table 15: TRR User Groups input elements.

Overall, the user groups of the TRR consider and rate the facilities within the precinct to be of a reasonable standard. There are of course many elements within the facility that the User Groups and Committee of Management would like to see improved. This is understandable given the desire of those users to have a grand vision for the further improvement and redevelopment of the facility in the future to enhance the sport experience that they are able to offer.

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. Time and effort spent on investigating the development of facility elements that may be excessive to requirements, 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 accept 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 TRRMP. However, MRC is advised to have these discussions with the TRR clubs and user groups in the future as part of the implementation of the TRRMP.

In addition to the above noted consultation, MRC released the draft TRRMP for Public Exhibition during June 2022 and called for input. No feedback was received from the community during the public exhibition period.

5.3 Ownership & Management of the Tooleybuc Recreation Reserve

The TRR 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.

In 2017 MRC developed a Review of Section 355 Committees of Management document. 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 TRR and the Committee of Management function moving forward. MRC will likely consider those recommendations in consultation with the TRR Committee of Management in due course should Council determine that the document is still current and one which they wish to implement the findings from.

MRC work closely with the Tooleybuc 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, albeit they struggle to get member numbers to assist with running the committee. There is no consideration by MRC of changing this approach to the venue management model currently.

5.4 Water usage/demand & climate change

TRR receives town raw water supply to the tanks behind the Main Oval Pavilions from the Tooleybuc Town Water supply. At the time of developing the TRRMP the water source had only been metered from December 2019 onwards. As such there was not a sufficient continuity of water data to allow for analysis. Nevertheless, it is noted that the amount of usage for the given period (in Table 16 below) is significant for a two-oval facility. Consequently, it is recommended that the level of water usage at the site be investigated further to determine if there may be issues with the metering, water leaks or other anomalies which may be contributing to such a high reading, or if the amount of irrigation application is excessive.

In addition to the above, it is recommended that MRC install suitable metering devices at key locations at the TRR to enable monitoring of water usage throughout the site, such as at the Main Oval, Oval 2 and surrounds, and at the Cricket Nets.

| Period | Raw water (mega litres) |
|-------------------------------|-------------------------|
| December 2020 – to – 4/5/2021 | 72.372 |

Table 16: TRR water usage figures

It is noted that the above water usage level was excessive for the given period due to over irrigation of the ovals occurring following the areas not receiving irrigation for the prior two years and suffering from drought stress. An upgrade of the irrigation system in 2019 enabled the over irrigation to occur to allow MRC to rejuvenate the turf quality on the ovals. 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.

Further to the above it is noted that the Main Oval consists of cool-season turf variety which is recommended for conversion to a hybrid couch grass base to help reduce water use. It is estimated that undertaking the conversion of the turf species would cost approximately \$30,000 to \$40,000 and would take approximately two years to complete fully. This undertaking would improve the overall surface maintenance costs and water usage. The payback period for the conversion needs to be calculated to allow MRC to understand when they are likely to see a return on investment from the conversion in the form of the water cost savings.



6.1 Consultation consideration

It is noted that the master planning consultant considered all of the consultation input provided from the user groups and Committee of Management through the completed Questionnaires and the input received in meetings. Furthermore, the time and effort that each group invested in the process and their assistance to help refine the first draft and subsequent drafts of the master plan were invaluable.

Nevertheless, all of the research, consultation perspectives, and site review and assessment works combined provide a strong argument for taking a conservative approach towards the suggested development items from the user groups and Committee of Management. This is not to say the items should be disregarded. Rather there is a need for prudent prioritisation of those items that are most needed and logical in the short term, while keeping an eye towards the future and working towards the greater vision for the site should population, participation growth and funding opportunities provide the catalyst for action towards the grander vision.

Without a vision and a plan to work towards progress inevitability halts. Thus, the following recommendations seek to maximise the use of the existing facilities, extract as much value as possible out of the functional assets during their respective remaining lives and seek to rationalise those elements that are not used or excess to requirements. Removal of unused/seldom used assets or putting them into a state of hibernation until there is justification to reactivate them is a means of saving money and allowing resources to be redirected towards those elements that require the funds or towards the future vision items.

6.2 Master Plan visual representation

The following visual overlay of the TRRMP provides an indication of the primary modification and improvement elements suggested for the site based upon the findings of the analysis, consultation and independent assessment of the site and utilisation. It is noted that the proposed modification to the Oval 2 area is only subject to consideration in the event that the existing levels of utilisation of the overall area warrant a further review of the allocation of space within the site.

Based on the current utilisation levels, there is capacity within both ovals for additional usage. While the initial analysis of the hours of use indicate that it would be feasible to combine the usage into the one location (i.e., on the Main Oval), it is recognised that this doesn't take into consideration the current operation of the site by Cricket and Australian Rules. Previous comments regarding Cricket hosting B & C Grade fixtures on the Main Oval and Oval 2 at the same time are again recognised. So long as this practice continues and there is a demonstrated need to operate 2 ovals then it is recommended that Oval Number 2 remains operational.

Further to the above, if participation in Cricket drops and the number of teams or matches within the competition declines to the point that it is no longer necessary for TRR to maintain both ovals, then further consideration of the proposed plan is recommended.

Ideally, further activation of both ovals is encouraged and preferred to avoid downsizing the venue. However, the feasibility of maintaining 2 ovals if the utilisation of both is at medium to low levels needs to be considered seriously to ensure that Council is not paying for the maintenance of additional spaces unnecessarily.



Image 4: Proposed TRR site Master Plan

6.3 Recommendations for the 2022 TRRMP

The following facility improvement and development recommendations are based upon consideration of a combination of factors gathered through the TRRMP process. Specifically, the recommendations consider the current/recent past utilisation levels, estimated population growth for Tooleybuc and surrounds, the facility gap analysis, the potential to hold major events at the facility, Peak Sporting bodies consultation and consultation with the TRR user groups, 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 for the site is that if feasible for the user groups, consolidation of all field sport usage onto Oval 1 occur, and that consideration be given to placing Oval 2 into hibernation or developing it for alternative purposes. As noted earlier this option will require further discussion and coordinating of scheduling requirements to fully understand if it has the potential to work. However, the benefits that may be realised if this item is able to come to fruition will include the reduced operational and maintenance expenditure from Oval No. 2, and the potential future decommissioning of the Tribucs Building when it reaches the end of its' asset life (subject to the development of suitable replacement change facilities for Netball at the Main Oval facilities).

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: Former Tennis area**
- **Zone 2: Main Oval - Australian Rules Football / Cricket, Pavilions, Toilet blocks, Caravan Dump point, water tanks, venue entry points, play equipment.**
- **Zone 3: Netball Courts/Cricket Nets – and play sand pit/fence/shade.**
- **Zone 4: Oval 2 – Cricket (and Australian Rules Football capacity), Tribucs Pavilion.**
- **Zone 5: Vacant land.**



Image 4: TRR planning zones.

The following table (Table 15) recognises the above comments and seeks to provide a list of recommendations that will assist in guiding the development of the TRR over the next 10 years. The recommendations are geared towards providing MRC and the TRR Committee of Management with flexibility to respond to future growth impacts or funding opportunities that may provide the means to undertake those works items that are more costly and involved.

| | KEY ACTIONS | COST ESTIMATES AND PRIORITIES | | | | | |
|-----------------------------------|---|-------------------------------|-----------------|-----------|-------------|-----------|------------|
| | | TOTAL | YEARS 1-2 | YEARS 3-4 | YEARS 5-6 | YEARS 7-8 | YEARS 9-10 |
| ZONE 1: FORMER TENNIS AREA | | | | | | | |
| 1 | Demolition and removal of all Tennis infrastructure. | \$20,000 | \$20,000 | | | | |
| 2 | Leave the area vacant and flat for overflow car parking and ready for future development/facilities should population growth and sport development/demand require the area to be used. | | - | - | - | - | - |
| | SUB TOTAL | \$20,000 | \$20,000 | | | | |
| ZONE 2: MAIN OVAL | | | | | | | |
| 3 | 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) | \$140,000 | \$20,000 | \$40,000 | \$20,000 | \$40,000 | \$20,000 |
| 4 | Installation of new sportsground lighting (LED) providing a higher lux capacity and energy savings. | \$200,000 | \$200,000 | | | | |
| 5 | Install nets behind the Goal Posts. | \$150,000 | | \$150,000 | | | |
| 6 | Installation of an Electronic Australian Rules/Cricket scoreboard at the Main Oval with storage capacity for the pitch roller and ground keeping equipment. | \$100,000 | | \$100,000 | | | |
| 7 | Replacement of the Main Oval post and rail perimeter fence with a white picket style fence or similar. | \$75,000 | | | \$75,000 | | |
| 8 | Sealing the entry lanes (north and south) into the venue, and car parking on the western side of the oval. | \$2,000,000 | | | \$2,000,000 | | |
| 9 | Move existing play equipment to an area between Oval 1 and Oval 2 – include sofffall renewal and edging, fencing and seats. | \$40,000 | \$40,000 | | | | |
| 10 | Minor upgrade renovation of the northwest toilet block. | \$25,000 | \$25,000 | | | | |
| 11 | Removal of the western male and female toilet blocks at the rear of the Hall noting the ability to utilise the new Hall toilets. | \$15,000 | | \$15,000 | | | |

| | KEY ACTIONS | COST ESTIMATES AND PRIORITIES | | | | | |
|--|--|-------------------------------|------------------|------------------|--------------------|-----------------|------------------|
| | | TOTAL | YEARS 1-2 | YEARS 3-4 | YEARS 5-6 | YEARS 7-8 | YEARS 9-10 |
| 12 | Signage to direct patrons to the new toilets at the rear of the Hall, on the toilet entry. | \$1,000 | | \$1,000 | | | |
| 13 | Treatment of the Caravan Dump Point area following removal of the toilet blocks – i.e., signage, bollards etc. | \$1,500 | | \$1,500 | | | |
| 14 | Install Solar panels on the Pavilion/s to provide cost effective electricity during day light hours. | \$50,000 | | \$50,000 | | | |
| 15 | Development of a concept design and cost estimates for the redevelopment of the Clubrooms, Gym and Kiosk into one combined facility with the inclusion of Netball Changerooms, or potentially into an Indoor Court/New Hall and including all of the noted components. Facility to be moved back slightly from the Oval to allow for the inclusion of spectator seating. | \$50,000 | | | | | \$50,000 |
| 16 | Installation of removable bollards to provide a pedestrian only area between to Netball Courts and the Main Oval facilities to provide safety for safe pedestrian movement. | \$25,000 | \$25,000 | | | | |
| 17 | Replacement of the Entry Gate Ticket Box and Shelter | \$20,000 | | \$20,000 | | | |
| 18 | Renew the Players and Officials sideline shelters | \$30,000 | | | | | \$30,000 |
| 19 | Install a drinking station | \$1,500 | \$1,500 | | | | |
| 20 | Slight raising of the cricket wicket area to address a minor height difference with the surrounding turf | \$20,000 | \$20,000 | | | | |
| | SUB TOTAL | \$2,944,000 | \$331,500 | \$377,500 | \$2,095,000 | \$40,000 | \$100,000 |
| ZONE 3: NETBALL COURTS AND CRICKET NETS | | | | | | | |
| 21 | Netball courts lighting upgrades (LED to provide energy efficiency) | \$50,000 | | | \$50,000 | | |
| 22 | Installation of an Electronic Scoreboard at the Netball Courts | \$20,000 | | | \$20,000 | | |
| 23 | Movement of the Cricket Nets to a location between Murray Street and the Netball Courts and redevelop with | \$120,000 | \$120,000 | | | | |

| | KEY ACTIONS | COST ESTIMATES AND PRIORITIES | | | | | |
|----------------------------|---|-------------------------------|------------------|----------------|-----------------|-----------|------------|
| | | TOTAL | YEARS 1-2 | YEARS 3-4 | YEARS 5-6 | YEARS 7-8 | YEARS 9-10 |
| | retractable nets so that the area can also be used as a Netball warm-up area. | | | | | | |
| 24 | Minor remediation works (crack sealing) to Netball Court 3. | \$10,000 | \$10,000 | | | | |
| 25 | Remove the light pole at Netball Court 3 | \$2,000 | | \$2,000 | | | |
| 26 | Renewal of the Netball Courts spectator shelters (southern end of the courts) | \$2,000 | | | \$20,000 | | |
| 27 | Install a drinking station | \$1,500 | \$1,500 | | | | |
| | SUB TOTAL | \$223,500 | \$131,500 | \$2,000 | \$90,000 | | |
| ZONE 4: OVAL NO. 2 | | | | | | | |
| 28 | Monitor the need for use of the Oval 2 space/playing surface – if justified scale back the use/maintenance of the area or put the oval into hibernation until usage demand/numbers warrant reactivation and use the Main Oval for all activities. | | - | - | - | - | - |
| 29 | If deemed suitable to move all Oval 2 activities to the Main Oval – develop the Outdoor BBQ area for Cricket at the Main Oval Hall. | | - | - | - | - | - |
| | SUB TOTAL | | | | | | |
| ZONE 5: VACANT LAND | | | | | | | |
| 30 | Hold the eastern section of land in reserve. If population and sport growth in Tooleybuc necessitate development in the future investigate development opportunities further. | | - | - | - | - | - |
| 31 | Investigate lease options to obtain income that will supplement improvement of the sports facilities. | \$2,000 | \$2,000 | | | | |
| | SUB TOTAL | \$2,000 | \$2,000 | | | | |

| KEY ACTIONS | | COST ESTIMATES AND PRIORITIES | | | | | |
|-------------------|---|-------------------------------|------------------|------------------|--------------------|-----------------|------------------|
| | | TOTAL | YEARS 1-2 | YEARS 3-4 | YEARS 5- 6 | YEARS 7-8 | YEARS 9-10 |
| WHOLE SITE | | | | | | | |
| 32 | Signage – Directional, fitness circuit/distance signage around the site to create walking/running paths. | \$20,000 | | | \$20,000 | | |
| 33 | 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 | | |
| 34 | Tree planting and creation of a consistent palette of trees and plantings within the site. | \$30,000 | \$10,000 | \$10,000 | \$10,000 | | |
| 35 | Installation of a consistent palette of park furniture throughout the site | \$30,000 | | \$15,000 | \$15,000 | | |
| 36 | Install water meter devices at key locations - Main Oval, Oval No. 2, Cricket Nets area. | \$10,000 | \$10,000 | | | | |
| 37 | Renew the site perimeter fence | \$75,000 | | \$75,000 | | | |
| 38 | Install entry announcement signage | \$20,000 | | \$20,000 | | | |
| | SUB TOTAL | \$285,000 | \$20,000 | \$120,000 | \$145,000 | | |
| | GRAND TOTAL | \$3,474,500 | \$505,000 | \$499,500 | \$2,330,000 | \$40,000 | \$100,000 |

Table 17: TRRMP recommendations



APPENDICES

APPENDIX 1 – TRR VENUE AND FACILITY DETAILS

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

| Main Oval | |
|---|---|
| Usage capacity and capability: | 1 Australian Rules Oval or 1 Cricket 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, Rugby Union or Soccer, and there is no known demand for such. |
| Spectator capacity: | Hall/Pavilion (i.e., function space etc.): TBC Bench seating around the perimeter of the oval (15 seats – approximately 75 persons). |
| Playing surface: | Couch grass surface with a rye oversow in winter. |
| | Drainage – natural camber to the sidelines. |
| | Cricket wicket – Clay wicket which is large enough to accommodate 4-5 pitches. |
| | Pop-up sprinkler irrigation system. |
| Fencing | Oval fence (post and rail) and sponsorship signage |
| Player boxes/Reserve benches | Home and Away team players boxes on the western sideline, and an Officials box. |
| Lights: | Lux level: less than 50lux |
| | Type of system: Halogen. |
| Hall/Clubhouse: | Function space and used as a Hall also. Contains a Kitchen and servery. Newly constructed male, female and PWD toilets at the rear of the building, including a PWD accessible ramp |
| Changeroom Amenities: | Changerooms x 2 (Home and Away teams) |
| | Umpires Room |
| | Announcers box/Timekeeper box (combined)(upper level) |
| | Officials Room/Match Day office (lower level) |
| Gym building: | Gym equipment / exercise area. |
| Kiosk Building: | Kiosk equipment, food preparation area and serving areas. |
| North eastern toilet block | Male and Female toilets. |
| Western toilet blocks (Male and Female) | Male toilet block – 4 stall urinal and 2 toilet cubicles. Female toilet block – 4 toilet cubicles. |
| Scoreboard: | Manual Scoreboard Eastern side of the oval. |
| Other elements: | Ticket box/entry point on Murray Street. |



| Oval No.2 | |
|--------------------------------|--|
| Usage capacity and capability: | 1 Australian Rules Oval or 1 Cricket 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, Rugby Union or Soccer, and there is no known demand for such. |
| Spectator capacity: | 2 bench seats at the Tribucs Complex and one bench seat near the sideline (approximate capacity for 12 people) |
| Playing surface: | Santa Ana couch. |
| | Drainage – natural camber to the sidelines. |
| | 1 synthetic cricket wicket. |
| | Pop-up sprinkler irrigation system. |
| Fencing | No Oval perimeter fence. |
| Player boxes/Reserve benches | None |
| Lights: | Two small poles at the front of the Tribucs facility each with two lights to provide some illumination in front of the facility. Not intended for use for sports training or otherwise. |
| | Lux level: not to Australian Standard for training, provided for general use only. |
| | Type of system: Halogen |
| Tribucs Complex - Amenities: | 2 x Changerooms |
| | 1 x Referees Room |
| | Kiosk |
| | Male / Female toilets |
| | Outdoor BBQ area. |
| | Storage shed |
| Scoreboard: | None. |
| Other elements: | - |



| Netball Courts | |
|--------------------------------|---|
| Usage capacity and capability: | 3 Netball Courts (2 in good/excellent condition, 1 in poor condition) Courts 1 and 2 – hotmix bitumen surface Court 3 – rough bitumen surface |
| Player boxes/Reserve benches | Court 1 – Home and Away team shelters/bench seating (capacity for approximately 8 persons)(western side of the court) Officials shelter and bench seating (capacity for approximately 5 persons) Court 2 – Home and Away team shelters/bench seating (capacity for approximately 8 persons) Officials shelter and bench seating (capacity for approximately 5 persons) (eastern side of the court) Court 3 – Home and Away team shelters/bench seating (capacity for approximately 8 persons) Officials shelter and bench seating (capacity for approximately 5 persons) |
| Spectator capacity: | 4 x spectator shelters/bench seating on the northern side of the courts (capacity for approximately 16 persons). 1 moveable bench seat at Court 2 (capacity for 4 persons). |
| Fencing | No fencing around the courts. |
| Amenities: | Netball use the Tribucus Complex facilities on match day. See the Oval 2 details. |
| Other elements: | - |



| Cricket nets | |
|--------------------------------|--|
| Usage capacity and capability: | 2 synthetic cricket wickets and synthetic netting. Irrigated turf run-up areas Ability for the side nets to be retracted. No netting behind the bowlers (appears to have deteriorated over time or been removed). |
| Fencing | Low level mesh fence behind the bowlers. |
| Lights: | No lights |
| Other elements: | - |



| Play facilities | |
|-------------------------------|--|
| North western play equipment: | One combination play equipment element. Takura bark sofffall. Shade sail |
| Netball Court area – Sand pit | Sand pit area. Playground fencing. Shade sail. |



| Tennis Courts | |
|--------------------------------|---|
| Usage capacity and capability: | No longer operational/in use. Former capacity for 9 tennis courts. |
| Facilities within the area: | Tennis Courts fencing – split into two sections – eastern section consisting of 4 courts, western section consisting of 5 courts. |
| | Eastern section players shelter. |
| | Western section – Clubhouse |
| | Western section – Players’ shelter and Kiosk |
| | 9 steel bench seats on the northern side of the courts Poles for a shade sail. |



APPENDIX 2 – CONSULTATION

The consultation undertaken as part of the development of the TRRMP 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 TRR, but the current and future level of provision of facilities and recreation space/assets throughout the Tooleybuc area as part of MRC's approach to sport and recreational provision. In this respect the TRRMP 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 TRR user groups were provided with a questionnaire regarding their use and experience associated with the TRR. 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 TRR 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 |
| Tooleybuc Manangatang Australian Rules Netball Club (Australian Rules Football) | Input pending. | | |
| TMARNC (Netball) | Input pending. | | |
| Tooleybuc Cricket Club | 2 – Good to 3 - Average | 3 – Average | The Tribucs Complex requires renovation and improvement. |
| Tooleybuc Recreation Reserve Committee of Management | Input pending. | | |

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 MRR. 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 | Quality of facilities | Question/focus area | | | | | | | | |
|--|-----------------------|---------------------|---------------|---------------------|----------------------|-------------------------------|-------------------|--------------------|--------------------|-------|
| | | Financial pressure | Utility costs | Facility hire rates | Access to facilities | Member attraction / retention | Income generation | Regulatory burdens | Lack of volunteers | Other |
| Tooleybc Manangatang Australian Rules Netball Club (Australian Rules Football) | Input pending. | | | | | | | | | |
| TMARNC (Netball) | Input pending. | | | | | | | | | |
| Tooleybc Cricket Club | H-M | M | L | L | L | M | M | M | H-M | None. |
| Tooleybc Recreation Reserve Committee of Management | Input pending. | | | | | | | | | |

Peak Sporting Bodies

| Peak Sporting Body name | Summary of consultation feedback |
|--|---|
| Central Murray Football League | <p>Noted that the amenities facilities are older, but still functional. The League is considering the option of running a Female Australian Rules Football competition in the near future which will likely require the development of separate toilets, showers, cubicles etc. to meet AFL standards.</p> <p>Noted that the participation numbers in the competition can be subject to fluctuation which impacts the growth or decline of the competition.</p> |
| Swan Hill & District Cricket Association | <p>Noted that the venue was in its' best continue approximately 15 years prior when being maintained by the Sports Club. The standard of the playing surface has dropped in recent years. It would be ideal if the standard of oval surface and cricket wicket were raised back to the former standard.</p> <p>Noted that the Cricket Club is going well in relation to building numbers. If the club wishes to pursue the potential to field a Team in the A-Grade competition in the future then the standard of the playing surface will need to increase.</p> <p>Noted the efforts of the club in trying to improve the training facilities via making funding applications for these improvements.</p> <p>The competition will grow in 2021/22 with teams from the Northern Districts competition entering the Swan Hill & District Competition. This may provide challenges and opportunities for match scheduling and increase the potential use of Oval Number 2.</p> <p>The Association would support the improvement of facilities at the venue to support the operation of the Cricket Club.</p> |

APPENDIX 3 – ASSET ASSESSMENT INFORMATION

The following table provides a summary of the 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 |
|------------------|---|-----------------------|
| Main Oval | Amenities bollards | 3 |
| Main Oval | Coaches Boxes | 2 |
| Main Oval | Goal Posts | 1 |
| Main Oval | Sportsground Lighting | 2 |
| Main Oval | Fencing (Post and Rail) | 2 |
| Main Oval | Bench seating | 1 |
| Main Oval entry | Internal Road | 2 |
| Behind Main Oval | Internal Road (2) | 3 |
| Main Oval | Timber post and rail fencing (sideline) | 3 |
| Main Oval | Oval Flagpole | 3 |
| Main Oval | Storage bay fence near toilet blocks | 3 |
| Main Oval | Toilet Block (Male) | 4 |
| Main Oval | Toilet Block (Female) | 4 |
| Main Oval | Toilet Block (Male/Female) | 2 |
| Main Oval | Toilet Block (North/east) | 4 |
| Main Oval | Toilet Block (North/east) - bollards | 4 |
| Main Oval | Water Tank (1) | 1 |
| Main Oval | Water Tank (2) | 1 |
| Main Oval | Water Utilities Room | 1 |
| Main Oval | Community Hall | 2 |
| Main Oval | Community Hall - Amenities PWD Carpark | 1 |
| Main Oval | Community Hall - Amenities Ramp | 1 |
| Main Oval | Community Hall - North Ramp | 2 |
| Main Oval | Community Hall - Pavilion Seats | 3 |
| Main Oval | Community Hall - South Ramp | 2 |
| Main Oval | Community Hall - Veranda Hardstand | 2 |
| Main Oval | Clubrooms/Changerooms | 2 |
| Main Oval | Clubrooms/Changerooms - Hardstands | 2 |
| Main Oval | Gym & Clubrooms | 2 |
| Main Oval | Gym & Clubrooms - Hardstands | 2 |
| Main Oval | Gym - Pavilion Seats | 2 |
| Main Oval | Kiosk | 3 |
| Main Oval | Kiosk Water Tank | 2 |
| Main Oval | Playground (2) | 1 |

| Asset location | Asset name | Asset Condition Score |
|--------------------|--|-----------------------|
| Main Oval | Scoreboard | 3 |
| Main Oval | Playground (2) Shade Sail | 1 |
| Main Oval | Playground (2) Softfall | 2 |
| Murray Street | Ticket Box/shelter | 4 |
| Murray Street | Boundary Fence | 3 |
| Murray Street | Entry Bin | 3 |
| Murray Street | Entry Bollards | 3 |
| Murray Street | Entry Light | 2 |
| Murray Street | Entry Signs | 3 |
| Netball Courts | Netball Court 3 | 3 |
| Netball Courts | Netball Court 3 light pole | 4 |
| Netball Courts | Netball Courts 1 & 2 | 1 |
| Netball Courts | Netball Courts 1 & 2 lights | 1 |
| Netball Courts | Netball Courts spectator shelters | 3 |
| Netball Courts | Netball Courts players and officials' shelters | 1 |
| Netball Courts | Sand Pit Fence | 2 |
| Netball Courts | Sand Pit | 2 |
| Netball Courts | Sand Pit Shade Sail | 2 |
| Tribucs Building | Bollards | 2 |
| Tribucs Building | Cricket Club BBQ | 3 |
| Tribucs Building | Tribucs Complex | 2 |
| Tribucs Building | Tribucs Complex - Hardstands | 2 |
| Tribucs Building | Tribucs Complex - Lights | 2 |
| Tribucs Building | Tribucs Complex - Seats | 1 |
| Tennis Courts area | Tennis Clubrooms | 3 |
| Tennis Courts area | Tennis Clubrooms - Water Tank | 5 |
| Tennis Courts area | Tennis Court Posts | 4 |
| Tennis Courts area | Tennis Fencing | 4 |
| Tennis Courts area | Tennis Kiosk | 4 |
| Tennis Courts area | Tennis Seats | 3 |
| Tennis Courts area | Tennis Shelter | 4 |
| | | |

APPENDIX 4 – TRR MASTER PLAN IMAGE

