Murray River Council

Moama Recreation Reserve Master Plan

Adopted – September 2022





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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 that took the time to contribute towards the plan places the Moama Recreation Reserve in a strong position to continue to be a highly valued community asset for the Moama community and those well beyond the town.

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



Vision for the Moama Recreation Reserve

The following Vision for the Moama Recreation Reserve was contained in the 2017 Moama Recreation Reserve Master Plan. As part of the development of the 2022 Master Plan the community and user groups were requested to consider the vision items further to determine if they are still applicable to the reserve in 2022 and beyond. All parties agreed to retain all vision elements. Consequently, the robust work that the previous master plan consultants did in developing these vision elements with the community and user groups is recognised.

The Moama Recreation Reserve Vision is for the site to:

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



Master Planning approach and the Vision

The development of the 2022 Moama Recreation Reserve Master Plan (MRRMP) 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 Moama Recreation Reserve Committee of Management was invaluable in helping to achieve this outcome and develop the MRRMP to achieve a level of integration that will be complimentary between facilities and activities, and strategic in its approach.

The challenge when developing such a plan is in forecasting the potential growth of user groups, providing space for possible new uses, and to accommodate sufficient areas for operational functions such as car parking, traffic movements landscaping, drainage, curatorial facilities, and more, as well as for aesthetic considerations. The preferred concept for the MRR 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 specific facilities/locations to be provided to cater for major events. The types of major events that have been hosted at the MRR previously include the likes of the following:

- Murray Football League Grand Final
- Goulburn Campaspe A Grade Cricket Final
- Epicentre Christmas Spectacular
- Echuca Moama Hot Rods
- Twin Rivers Touch Football Carnival
- Vacsal Junior Football/Netball Carnival
- Regional Schools Soccer Tournament

The hosting of these types of events and others in the future is not only an important consideration for the various user groups, but also one that is supported by MRC from an economic development and social capacity building perspective. The challenge this element presents is one relating to space and having the mix of core facilities suitable for the respective types of events and the level/standard of provision expected from the various sport peak bodies and others that determine the suitability of the venue/s.

Core facility requirements for sport major events include the quality of the playing surface, the standard of lighting, and the standard of change rooms (and other amenities). These elements are generally a high priority for Australian Rules Football, Cricket, Soccer and other types of major events. Other facility elements like spectator toilets, spectator seating, catering facilities 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 MRRMP 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 Moama Recreation Reserve (MRR) 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. Up until 2019, a section of the precinct was occupied by the Moama Sports Club under a lease agreement with the state government. While this section of land is still shown as Rich River Golf Club land, it is now also under the control of MRC. The reserve is comanaged by the Moama Recreation Reserve Committee of Management which has some delegated authority under Section 355 of the NSW Local Government Act. This committee is made up of representatives from the reserve user groups.

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 the body responsible for the management and majority funding contributor towards the reserve. It is noted that many of the users of the reserve have made significant contributions towards the development of infrastructure, and that this is likely to continue. Additionally, it is recognised that both the State and Federal Governments have both contributed significant funding and grant amounts towards the development of the reserve.

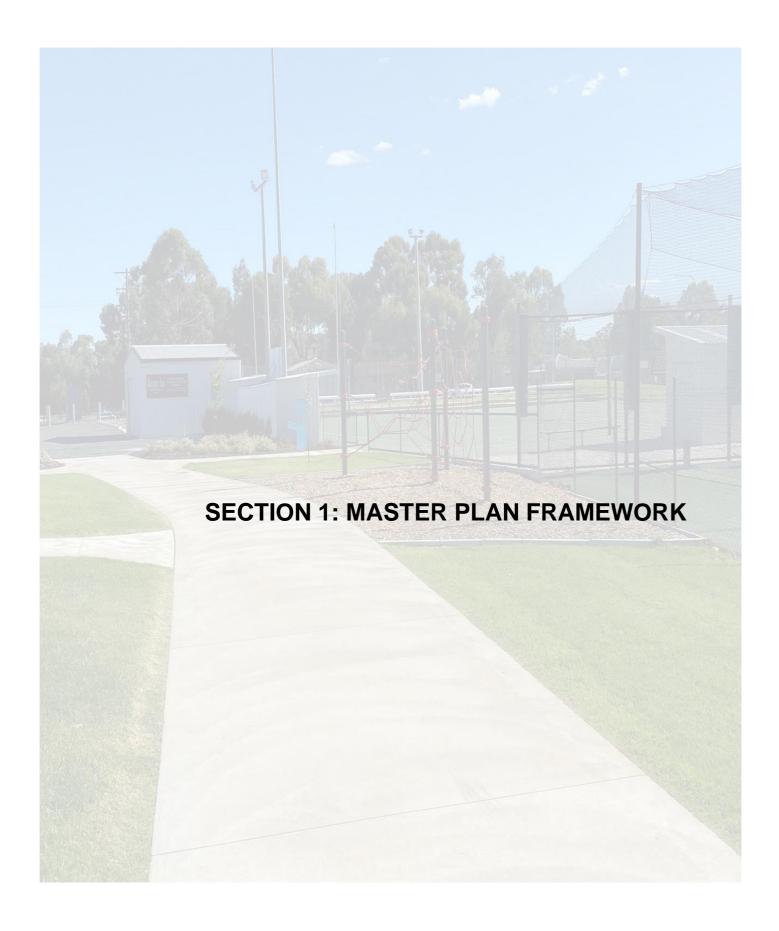
To optimise the above contributions MRC has recognised the value of re-developing the MRRMP so soon after the last iteration given the substantial level of development that has occurred at the site in the last 4 years. This master plan redevelopment has occurred to ensure the vision for the type and standard of facilities and the natural environments within the MRR are maintained and enhanced further. The challenge moving forward will be in integrating the many different types of usage currently within the reserve (both active and passive recreation), along with the proposed new uses and additional developments.

The significant size of the MRR represents both challenges and opportunities for the MRC community. The cost associated with maintaining and indeed enhancing the area can be significant. Additionally, given the diversity of usage within the reserve there are many (and sometimes competing) priorities between users and facility development desires. The MRRMP 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.

Further to the above, the priority of project recommendations for the reserve will be based upon the development of major infrastructure items to enhance the reserve, but primarily on addressing risk, asset management requirements, stakeholder priorities and more.

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







1.1 Purpose and Scope of the Master Plan

MRC engaged the services of an independent consultancy in 2020 to begin the development of the MRRMP. With the outbreak of the COVID-19 pandemic 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 MRRMP was reignited in early 2021. The development of the MRRMP 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 MRRMP 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 MRRMP project developed by MRC was as follows (in abbreviated form):

- 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 risks, 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 MRRMP are as follows:

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

1.2 The Project Area and Facilities Summary

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



Venue Size	Approximately 45 hectares
Position	1.5kms north of the Moama town centre
Proximity to Victorian border	2kms
Boundary defining streets	South: Perricoota Road East: Kirchhofer Street North: Boyes Street West: Lignum Road
Sport and Recreation Clubs	 Moama Australian Rules Football and Netball Club Moama Cricket Club Moama Echuca Border Raiders Soccer Association Inc. Echuca Moama Little Athletics Moama Echuca Touch Football Echuca Moama Cycling Club Moama Friends of the Botanic Gardens Friends of the Moama & Echuca Adventure Playpark
Sports Facilities & use types	 Main Oval - Australian Rules Football and Cricket (4 x turf wickets). Cricket Nets (x 3 pitches, synthetic grass) - Cricket Netball Courts (x 2) - Netball Brick Alley Oval - Touch Football, Australian Rules Football, Cricket (synthetic wicket) Jack Eddy Oval - Australian Rules Football, Soccer, Athletics. Cycling Velodrome and Criterium track - Cycling
Recreation Facilities	 Botanic Gardens Adventure Playpark BBQ and Picnic facilities Dog Park Walking tracks Outdoor Fitness Equipment stations Markets space
Other	 MRC Council Offices Pavilion/Multipurpose facility Solar Farm Stormwater storage Environmentally significant trees (Grey Box community) Car parking Curator and storage shed facilities

Table 1: MRR site summary and facilities details

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

1.3 Planning Zones

Within the 2017 MRRMP, the previous consultancy considered the MRR from a planning zones perspective, establishing 5 different zones for the precinct (see Image 1 below).





Image 1: 2017 MRRMP Former planning zones

The 2022 MRRMP has considered the value of the zone-based approach and retained elements of this planning method to provide some consistency between the two documents given the relatively short period of transition to the new MRRMP. However, the recent development of the Main Oval Pavilion/Multi-purpose Centre and surrounding improvements, accompanied by the redevelopment of the Moama Sports Club into the new Murray River Council offices provide the catalyst for a modification to the approach.

Furthermore, consideration of the site as the home for a new Indoor Multi-purpose Facility, and for the development of a new Pre-School also necessitates considering the area in a different way to ensure that each location is analysed within its own context, as well as within the context of the functionality of the precinct more broadly.

Firstly, it is important to understand the primary elements within the MRR in its' current state in 2021, from this starting point the further development of the options for the precinct will be explored. Refer to Image 2 for a visual representation of the 2022 MRRMP key venue elements.



Undeveloped open Cycling Velodrome Space, walking tracks & irrigation dams & Criterium Track Botanic Gardens, Protected remanent Grey Box Moama Anglican Adventure Playpark Gum trees community College & car parking **Brick Alley** Jack Eddy Oval Solar Farm Dog Park Murray River Council office Oval & Curator/storage sheds

Image 2: 2022 MRR facilities/areas

Main Oval – Netball Courts, Cricket nets, Pavilion



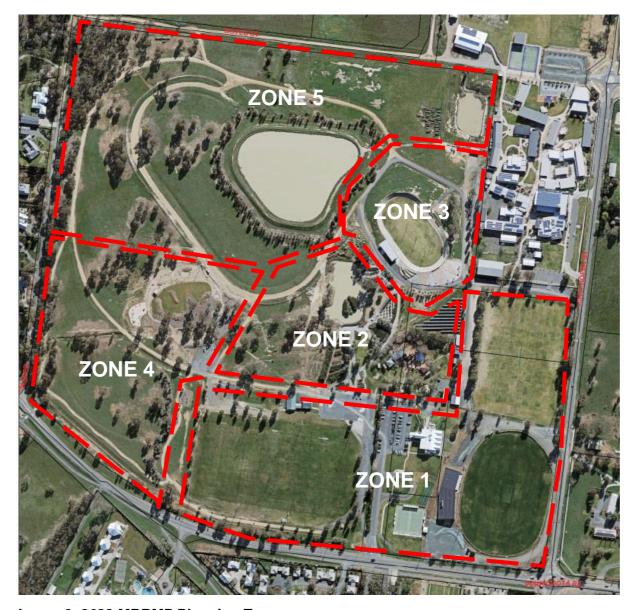


Image 3: 2022 MRRMP Planning Zones

- **Zone 1: Existing Sport Precinct and MRC Offices**
- Zone 2: Botanic Gardens, Adventure Playpark and expansion area
- Zone 3: Velodrome / Cycling area
- **Zone 4: Expansion area and Dog Park**
- Zone 5: Expansion area

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



1.4 Population and Demographic information

The following population and demographic information and commentary is provided relevant to the MRR 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	1.4%
between 2011-2016	
Murray River Council area median age	49 years

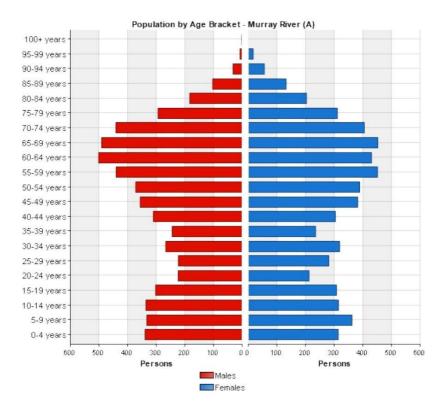
Table 2: Key MRC region statistics

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

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

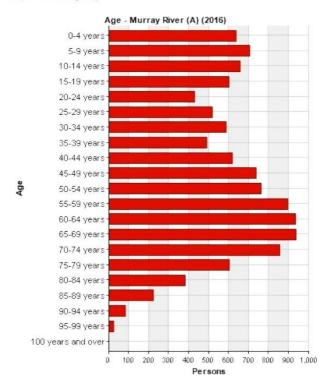
Further to the above data from the REMPLAN website, the following graphs have been taken from the ABS website to provide a snapshot of the age and gender make-up of the regional population. *Graph 1* from the 2016 ABS Census shows that the largest age bracket within the region is the 65-69 years age bracket (8.02% of the population), and there is a slightly higher ratio of males to females at 1 to 1.014. *Graph 2* further supports Graph 1 showing the overall trends for population by age. This graphical representation indicates that there is a large proportion of the Murray River region population above 50 years of age. These findings indicate the need to plan for the provision of sport and recreation facilities that cater for and support the middle-aged and elderly and their participation in an active lifestyle.





Graph 1: ABS Population by Age Bracket Male and Female (2018)





Graph 2: ABS Population by Age (2018)



1.5 Population Forecasting – Moama

According to the MRC Planning Department, Moama's population grew by 11% between 2011 and 2016. This equated to an increase of 121 residents annually, or a 2.2% average annual increase. This figure is in comparison to the ABS annualisation regional growth rate of 1.4%. The above calculations from the MRC Planning Department are based upon Development Application approvals, average household numbers and ABS population growth between 2011 and 2016 for Moama. Based upon these figures and trends it is estimated that the Moama population in 2020 was approximately 6,646 persons, which is well above the ABS estimated population for 2019 at 6,414 persons, and that noted within the MRC – Murray River Local profile (July 2018) which was notes at 6,307 persons for 2021. The real figures for Moama in 2021 according to the ABS 2021 Census, puts the Moama population at 6,930 persons.

Working on the assumption that Moama will continue to experience a population growth rate of approximately 2.2% annually the following table of estimated population figures is given as part of the expansion planning approach. The development of the MRRMP will be based upon the figures in *Table 3*, 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 and Public Exhibition period input.

Year	Estimated population
2021	6,930
2022	7,082
2023	7,238
2024	7,398
2025	7,560
2026	7,727
2027	7,897
2028	8,070
2029	8,248
2030	8,429
2031	8,615
2032	8,804
2033	8,998
2034	9,196
2035	9,398
2036	9,605
2037	9,816
2038	10,032
2039	10,253
2040	10,478
2041	10,709

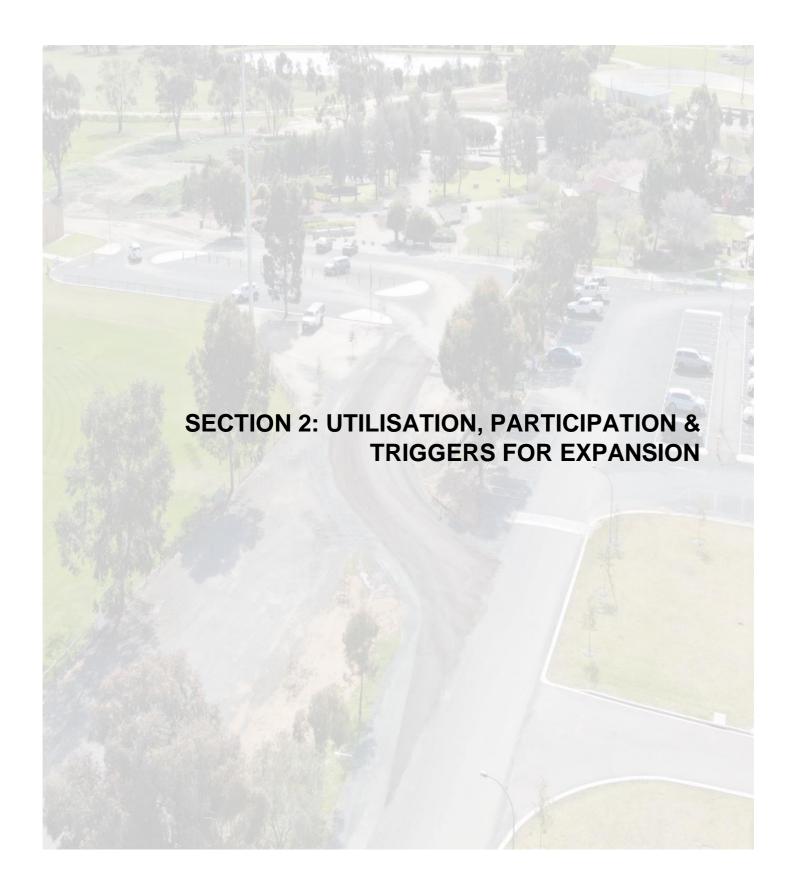
Table 3: Moama's estimated population growth up to 2041 based on 2.2% annual growth

Further to the above table, it should also be noted that within the MRC – Murray River Local profile (July 2018), the growth forecasts given for Moama are as follows:

Year	Population
2026	6,413
2031	6,519
2036	6,572

These figures are in stark contrast to the estimates based upon the 2.2% growth rate.







2.1 Utilisation

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

From a utilisation perspective the following section provides a summary of the utilisation recorded at the different venues within the MRR in 2019. It captures the 2019 winter sport season, and the summer sport season usage is captured from the last half of the 2018/2019 season, and the first half of the 2019/2020 season. The 2020 season booking/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 MRR 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. It will of course be necessary for MRC to monitor the participation and utilisation rates between the individual sports codes that use the MRR following the adoption of the MRRMP 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 MRR during 2019 taken from the MRC Online Venue Bookings system.

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Main Oval – Summer Sport	25hrs	10.5hrs/week
Main Oval – Winter Sport	40hrs	26hrs/week
Jack Eddy Oval – Summer Sport	36hrs	17hrs/week
Jack Eddy Oval – Winter Sport	35hrs	19hrs/week
Jack Eddy Oval – Western Soccer pitch – Summer Sport	15hrs	4hrs/week
Jack Eddy Oval – Western Soccer pitch – Winter Sport	7hrs	0.8hrs/week
Brick Alley Oval – Summer Sport	40hrs	18hrs/week
Brick Alley Oval – Winter Sport	41hrs	20hrs/week

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



It is noted that there were no bookings recorded in the booking system for the Cycling Velodrome and Criterium track in 2019. While the use of a cycling velodrome and the criterium track will not be significantly impacted by increased use, it is nonetheless recommended that formal booking data be collected. The collection of data in a central location will be necessary to ensure MRC have access to usage information providing the ability for analysis and planning for the area.

Further to the above, the following additional commentary is provided in relation to the current booking system/process used for the MRR which may assist in future analysis of utilisation to ensure accurate planning and scheduling:

- Main Oval bookings for Cricket don't differentiate between usage of the Oval surface
 or the Cricket Nets within the booking details. The usage time for both areas is
 important to capture as it will provide a more accurate picture of the volume of use of
 the Oval playing surface in summer, as well as utilisation of the Cricket Nets. The
 capture of this information will greatly assist in the planning of maintenance and
 renewal requirements for both areas.
- Main Oval Netball Courts there were no bookings recorded for use of the 2 netball courts during 2019. It is recommended that utilisation be captured to determine if there is a need to develop more courts at the site in the future.
- Jack Eddy Oval booking information doesn't differentiate between the fields used for Soccer (i.e., Field 1 and 2) and thus doesn't assist in planning for the maintenance and improvement of that area. It is assumed that the Australian Rules Football Oval on Jack Eddy Oval only impacts on Soccer Fields 1 and 2.
- Jack Eddy Oval it is noted that the Athletics running track impacts on all three fields on Jack Eddy Oval.
- Utilisation hours All areas bar the Jack Eddy Oval Western pitch experience periods
 of utilisation above the recommended 30 hours week. Specifically, each of the areas
 have the occasional period when utilisation is very high. This predominantly
 corresponds with the hosting of additional infrequent events, as opposed to regular
 sports competitions.

2.2 Usage levels and the Primary User Groups

Following a survey of the MRR user groups each group provided information on the regular usage that they have of the respective locations within the MRR. 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 impact on facility provision requirements.

2.2.1 Main Oval

Primary users

User	Moama Australian Rules Football and Netball Club (Australian Rules									
group:	Football)									
Period of	Pre-seas	on training	: Novembe	er - March						
use:	Competit	Competition usage: April - September								
Main	Mon	Mon Tue Wed Thurs Fri Sat Sun								
hours of		4pm – 4pm – 9am – 5pm								
usage:		8pm 8pm (April to								
		-				September)				



Approximate total weekly hours of use - Winter: 10.8hrs average (based upon 9 home games being held at the Oval throughout the winter season).

Approximate total weekly hours of use - Summer: 7.7hrs average (based upon 3 trial match days being held at the Oval in the pre-season).

User group:	Moama Cricket Club									
Period of use:	Competiti	Competition usage: October to mid-March								
Main hours	Mon	Tue	Wed	Thurs	Fri	Sat	Sun			
of usage:	4-6pm (nets only)	5-7pm (nets only)	4-6pm (nets only)	5-7pm (nets), 6.30- 7pm Main Oval.	5-7pm Main Oval if U16's playing at home.	12noon – 6pm	10-11am (for Master Blasters and Junior Blasters)			

Approximate total weekly hours of use on the Main Oval: 5.5hrs average based on 10 Friday and Saturday fixtures throughout the season, and Sunday fixtures occurring right throughout the season.

Approximate total weekly hours of use of the Cricket Nets: 8hrs.

User	Netball Courts - Moama Australian Rules Football and Netball Club (Netball)									
group:										
Period of	Pre-seas	Pre-season training: November - March								
use:	Competit	Competition usage: April - September								
Main	Mon	Mon Tue Wed Thurs Fri Sat Sun								
hours of	4.15pm-	4.15pm- 4.15pm- 4.15pm- 6hrs								
usage:	6.30pm	7.00pm		7.00pm	5.15pm	(estimated)				

Approximate total weekly hours of use - Winter: 9.8hrs (based on 9 home matches per year).

Approximate total weekly hours of use - Summer: 7.25hrs (based on 3 trial matches in the preseason)

It should be noted that bookings for the Netball Courts during the 2019 season were not visible on the booking schedule. For the purpose of tracking Netball usage and the potential for further expansion in the future, it is recommended that all usage of the netball courts be booked.

While usage levels generally don't need to be monitored from a venue preservation perspective for hard courts, primarily due to these surfaces having a reasonably consistent asset life if constructed well, there is still the need for capturing the usage details to track and monitor impacts on the synthetic surface covering. Synthetic surface coverings generally have an asset life of 8-10 years before recoating is necessary (depending on the weather conditions, base surface and general wear and tear). Nevertheless, it is beneficial to monitor usage levels given they may have an impact on the renewal timeframes.

Main Oval Summary

The following average utilisation hours for the Main Oval are based upon the details obtained from the MRC online booking system. It is noted that the average hours of use increase greatly, particularly for the winter season, due to the large number of additional bookings received for usage and events outside of the primary user group utilisation. These activities



will need to be monitored moving forward to ensure that they don't being unsustainable for the playing surface.

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Main Oval – Summer Sport	25hrs	10.5hrs/week
Main Oval – Winter Sport	40hrs	26hrs/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, albeit primarily in summer. This comment is qualified by the following statement - the volume and type of usage needs to be monitored and kept at reasonable levels given the Main Oval is Moama's premier oval and likely to be the preferred venue for matches. This status requires Council and the Committee of Management to consider management of the Oval from a training perspective and thus consider limiting training activities on the surface (particularly during winter) to ensure the high standard of the surface is maintained for matchday activities. This will require spreading of the training workload amongst the other ovals within the MRR.

Further detailed analysis of space utilisation, numbers of teams and training and playing schedules is recommended to allow informed decisions to be made in conjunction with liaison with user groups to best manage the overall workload on the Main Oval, and to assess the potential need for further training space.



Image 4: Main Oval from the Pavilion



2.2.2 Brick Alley Oval

Primary users

User	Moama Australian Rules Football and Netball Club (Australian Rules							
group:	Football)							
Period of	Pre-seas	on training	: Novembe	er - March				
use:	Competit	Competition usage: April - September						
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun						
usage:	4pm –	4pm –	4pm –	4pm –		9am – 12pm (use is		
	7pm*	7pm*	7pm*	7pm*		ad hoc depending on		
			·			AFL warm-up		
						requirements)*		

^{*}note that the times are provided from the Moama Australian Rules Football and Netball Club, not the MRC online booking system.

Approximate total weekly hours of use - Winter: 13hrs (based on 10 home matches per year).

Approximate total weekly hours of use - Summer: 11hrs (based on 3 trial matches in the preseason)

User	Moama Echuca Border Raiders Soccer Association Inc.						
group:							
Period of		on training:					
use:	Competiti	on usage: A	April - Septe	ember			
Hours of	Mon						
usage:		4pm – 4pm – 8am –					
		9pm	7pm	9pm		3pm	

Approximate total weekly hours of use - Winter: 15.7hrs (based on 10 home matches per year).

Approximate total weekly hours of use - Summer: 9.3hrs (based on 3 trial matches in the preseason)

Note: from 2020 onwards Border Raiders ceased using Brick Alley Oval, and moved their activities to Jack Eddy Oval, thus the hours of utilisation will change from Brick Alley Oval to Jack Eddy Oval in future years.

User	Moama Cricket Club						
group:							
Period of	Comp	etition	usage	October to mid-	Marc	h	
use:			_				
Hours of	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
usage:			5-	5-7pm (if		12noon – 6pm	10-11am (for
		7pm U14's playing (if C Grade are Master Blasters					
		at home) playing at and Junior					
						home)	Blasters)

Approximate total weekly hours of use - Summer: 5.8hrs (based on 10 Thursday and 10 Saturday fixtures, and 24 Sunday fixtures).



User	Moama E	Moama Echuca Touch Football Club						
group:								
Period of	Septembe	er to M	arch/Ap	ril				
use:								
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun						
usage:	5pm –	5pm – Last Friday of the season:						
	8.30pm				5pm – 8.30pm			

Approximate total weekly hours of use - Summer: 3.6hrs.

User group:	Moama Anglican Grammar					
Period of	All vear-ro	All year-round during school terms (February – December).				
use:	, , , , , , , , ,	, in your round during control to the (i obtained).				
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun				
usage:		Daily usage of the oval				

Estimated total weekly hours of use: 10hrs.

Brick Alley Oval Summary

The following average utilisation hours for Brick Alley Oval are based upon the details obtained from the MRC online booking system. The average hours of utilisation are not reflective of the above details for the respective user groups given the movement of Soccer to Jack Eddy Oval. Additionally, the below summary notes the inclusion of additional bookings received for usage and events outside of the primary user group utilisation.

Venue/location and season		Average weekly utilisation hours throughout the given season
Brick Alley Oval – Summer Sport	40hrs	18hrs/week
Brick Alley Oval – Winter Sport	41hrs	20hrs/week

Based upon the hours of usage captured in the MRC Bookings system, and details from the user groups, there is sufficient capacity for additional utilisation of the Brick Alley Oval space. This is due to the above hours of average weekly usage falling below the 30hrs per week benchmark.

The above commentary is qualified by the need for further provision of actual booking information in MRC's online booking system so that usage times and hours for both the winter and summer sport seasons more accurately capture and track usage. Further to this point it is noted that in 2021 the oval was predominantly used for training, thus reducing usage further.

Given the additional capacity available on Brick Alley Oval it is recommended that where possible some of the workload from the Main Oval be moved to Brick Alley Oval, particularly training sessions to preserve that surface.

It is noted that the quality of the Brick Alley Oval playing surface is not at the same standard as the Main Oval and Jack Eddy Oval. This may be an area of consideration in the future as the number of hours use of the oval increases and the need for a higher performing surface in terms of turf type and coverage, field levels and drainage etc. come under scrutiny. It could be advantageous for MRC to budget for upgrading of the Brick Alley Oval surface to a higher standard to help accommodate removing traffic off the Main Oval.





Image 5: Brick Alley Oval

2.2.3 Jack Eddy Oval

Primary users - Oval/Fields 1 & 2

User		Moama Australian Rules Football and Netball Club (Australian Rules					
group:	Football)						
Period of		on training					
use:	Competit	ion usage:	April - Se	otember			
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun					
usage:		4pm –		4pm –		9am – 10pm	
		8pm		8pm		(predominantly	
		Äpril to					
		September					
						only)	

Approximate total weekly hours of use - Winter: 10.8hrs average (based on 9 season matches x 8hrs held on Saturday's).

Approximate total weekly hours of use - Summer: 7.4hrs average (based on 8 x 2hr preseason matches held also).

User group:	Moama Echuca Border Raiders Soccer Association Inc.						
Period of		on training:					
use:	Competiti	on usage: A	April - Septe	ember			
Hours of	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
usage:		5pm –		5pm –	6pm –	9am –	9am –
		8:30pm 8:30pm 1pm 5:30pm					
	(summer)						
	Note: tryir	ng to move	all match-b	ased facility	usage to S	undays.	

Approximate total weekly hours of use - Winter: 11.8hrs average (based on 10 season matches held on Saturdays and Sundays).

Approximate total weekly hours of use - Summer: 6hrs average.

User group:	Echuca M	Echuca Moama Little Athletics					
Period of use:	October to	October to March					
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun					
usage:	6pm – 6pm- 7:30am-						
		7pm		7pm	11:30am		

Approximate total weekly hours of use - Summer: 6hrs average.



Primary users – Field 3 (Western Pitch)

User group:	Moama Echuca Border Raiders Soccer Association Inc.						
Period of		on training:					
use:	^Juniors (Competition	usage: Ap	ril – August			
Hours of	Mon	Tue	Wed	Thurs	Fri	Sat	Sun
usage:		*5pm –		*5pm –		^9am –	
		8pm 8pm 11am					
	Note: tryir	ng to move	all match-b	ased facility	usage to S	undays.	

Approximate total weekly hours of use - Winter: 0.8hrs average

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

Jack Eddy Oval Summary

The following average utilisation hours for Jack Eddy Oval are based upon the details obtained from the MRC online booking system and input from the User Groups. Additionally, the below summary notes the inclusion of additional bookings received for usage and events outside of the primary user group utilisation.

Venue/location and season	Highest utilisation hours in a given week	Average weekly utilisation hours throughout the given season
Jack Eddy Oval – Summer Sport	36hrs	17hrs/week
Jack Eddy Oval – Winter Sport	35hrs	19hrs/week
Jack Eddy Oval – Western Soccer pitch – Summer Sport	15hrs	4hrs/week
Jack Eddy Oval – Western Soccer pitch – Winter Sport	7hrs	0.8hrs/week

There is sufficient capacity for additional utilisation of the Jack Eddy Oval area given the above hours of average weekly usage fall below the 30hrs per week benchmark. Similar to previous comments, it is recommended that where possible some of the workload between the Ovals, and particularly the Main Oval be shared to preserve surfaces.

It is noted that there is a need to provide further detail in the booking system on the fields used for Soccer versus use of the Oval for Australian Rules Football. This requirement stems from the way the facility is laid out given there are two Soccer pitches within the one Australian Rules Oval. Currently, Soccer bookings don't distinguish between Pitch 1 or Pitch 2 for Soccer, versus the entire Oval for Australian Rules. This has the potential to provide greater insight on the overall utilisation of the space, and whether/when there is a need to consider possible expansion of the site.





Image 6: Jack Eddy Oval

2.2.4 Cycling Velodrome and Criterium Track

User	Echuca M	Echuca Moama Cycling Club					
group:							
Period of	Septembe	er to April					
use:							
Hours of	Mon	Mon Tue Wed Thurs Fri Sat Sun					
usage:					4-8pm		

Approximate total weekly hours of use: 4hrs.

The amount of usage of the cycling velodrome and criterium track appear to be very low. It is likely that there will be other use of the areas for casual training activities or otherwise, however the low level of usage indicates the need to further activate the area to make better use of the assets.



Image 6: Cycling Velodrome



2.2.5 Botanic Gardens and Adventure Playpark

There was no record of bookings for the Botanic Gardens and Adventure Playpark areas. This is not to suggest that there is no usage of the area. Rather, it is evident that the areas are well used for casual and passive recreation purposes. The Botanic Gardens are an ideal location for quiet enjoyment and for hosting events such as markets. Similarly, the Adventure Playpark area has many attractions that are able to be used by the community for both individual and family outings, such as the abundance of play equipment, outdoor fitness equipment, and the BBQ's, shelters and lawn areas in the southern section of the park.

It would be beneficial to obtain a record of usage for functions, parties, markets and other formal activities within the area to better understand the type and frequency of usage. Obtaining this information and the contact details of regular users would allow Council to request details on those elements within the respective areas that perhaps require modifying or supplementation to further enhance use and attract other types of events. The collection of this data would also provide key information when submitting funding applications for future enhancements or renewals of assets.



Image 7: Adventure Playpark

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 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 MRR facilities.

User Groups	Number of teams fielded	Competitions
MARF&NC	4 Senior teams	Murray Football/Netball League,
(Australian Rules	4 Juniors teams	Campaspe Junior/Shepparton
Football)		Junior leagues
MARF&NC	8 Senior teams	Murray Football/Netball League,
(Netball Club)	2 Juniors teams	Campaspe Junior/Shepparton
		Junior leagues



Moama Cricket Club	3 Senior. U16, U14, U12 (x2), Master Blasters (35 kids), Junior Blasters (50 kids)	Goulburn Murray Cricket
Moama Echuca Border Raiders Soccer Association	17-23	Bendigo League, FFA Cup, MESA juniors
Echuca Moama Little Athletics	Age groups from U6-U16	Little Athletics Victoria
Moama Echuca Touch Football	12-14	Echuca-Moama competition (affiliated to NSW Touch)
Echuca Moama Cycling Club	N/A - Membership consists of 70 Adults, 20 Juniors, 30 Social members.	N/A
Friends of the Botanic Gardens	N/A	N/A
Moama-Echuca Playpark Committee	N/A	N/A
Moama Anglican Grammar	N/A	N/A

Table 5: MRR 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 the user groups have had over the past 5 years (see Table 6).

User	Year					
Groups	2016	2017	2018	2019	2020	2021
MARF&NC (Australian Rules Football)	400	420	450	450	500	Adults: 160 Juniors: 265 (including 120 Auskick participants) Social: 300 Total players: 340
MARF&NC (Netball Club)	Note: Netball is included in the above figures.				Adults & Juniors: 145 Coaches: 8+	
Moama Cricket Club	200	220	220	210	210	Adults: 40 Juniors: 150 Social: 20 Total players: 190
Moama Echuca Border Raiders Soccer Association	307	302	313	340	Covid- 19 impact.	Adults: 68 Juniors: 230 Social: 40 Total players: 298
Echuca Moama Little Athletics	160	165	145	184	201	Juniors: 201
Moama Echuca Touch Football	160	190	180	160	180	Adults: 144 Juniors: 35 Total: 179



User	Year					
Groups	2016	2017	2018	2019	2020	2021
Echuca Moama	73	68	93	83	90	Adults: 70 Juniors: 20
Cycling						Social: 30
Club						Total cyclists: 90
Friends of the Botanic Gardens	Note: usage has not been monitored previously. This is an area of opportunity in the future to gauge the levels of use of the areas within the Botanic Gardens and Adventure Playpark through both formal means (i.e. collecting booking information for events), and through obtaining data through usage counts at different times/days/periods to extrapolate figures for the approximate levels of community use of the area.					
Moama &	As above.					
Echuca Playpark						
Committee						
Moama	630 stude	ents				
Anglican Grammar						

Table 6: MRR User groups participation figures

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

In addition to the above, it is noted that Moama Echuca Border Raiders Soccer Association specifically noted during consultation that they are implementing measures to increase participation numbers further as part of their strategic approach to growth. This proactive move, combined with the efforts of other clubs to increase participation may result in a more substantial increase in utilisation than the current figures indicate.

Looking at the above figures in percentage terms to capture the possible future growth impacts on the MRR, the following table has been developed for the respective user groups to consider the need for facilities into the future (see Table 7).

User group	Average growth rate between 2016-2020	
MARF&NC	10.02% (combined growth rate – subject to	
(Australian Rules Football)	further development following a split of	
MARF&NC (Netball Club)	membership figures between AFL & Netball)	
Moama Cricket Club	1.1%	
Moama Echuca Border Raiders Soccer	2.02%	
Association		
Echuca Moama Little Athletics	5.42%	
Moama Echuca Touch Football	2.85%	
Echuca Moama Cycling Club	6.7%	

Table 7: Average growth rate/percentage by user group.



The above table shows that the highest growth rate belongs to the Moama Australian Rules and Netball Club, followed by Little Athletics, Touch Football and Soccer.

2.5 Triggers for expansion

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

- Real and anticipated population growth within Moama and surrounds.
- The introduction of new sports/activities to the MRR 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 MRR is to combine the anticipated growth rate for Moama (noted as 2.2% annually based upon the position noted in Section 1.5), 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. Utilising this approach, it may be possible to calculate the potential timeframe in which the facilities will reach capacity, and thus require expansion/the provision of supplementary facilities (albeit it is not an exact method and growth rates will require constant monitoring).

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

Sport	Anticipated growth rate
Australian Rules Football	6.11% (combined – subject to further development
Netball	following a split of membership figures between AFL &
	Netball)
Cricket	1.65%
Touch Football	2.53%
Cycling	4.45%
Soccer	2.11%
Athletics	3.81%
OVERALL AVERAGE	3.4%

Table 8: Anticipated growth rates for MRR user groups.

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



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.

Table 9 below provides an indicative estimate of expansion requirements for oval space (i.e., excluding consideration of the Jack Eddy Oval Western pitch) based upon the following:

- Winter season: overall spare capacity of 25hrs of use per week in 2021.
- Summer season: overall spare capacity of 44.5hrs of use per week in 2021.
- Anticipated average winter sport growth rate of 4.11% per annum (based upon an estimated 2.2% annual population growth rate, and the average of the winter sport user groups)
- Anticipated average summer sport growth rate of 2.7% per annum (based upon an estimated 2.2% annual population growth rate, and the average of the summer sport user groups)
- Target level of average hours of oval usage of 30hrs/week for each oval.

Year	Winter season average hours of	Summer season average hours of
	use capacity decrease	use capacity decrease
2021	25hrs capacity – 4.11% =	44.5hrs capacity – 2.7% =
	Approximately 1hr less capacity	Approximately 1.2hr less capacity
	annually. This standard of a 1hr	annually. This standard of a 1.2hr
	decrease in capacity will be applied	decrease in capacity will be applied
	to all subsequent years	to all subsequent years
2022	24hrs	43.3hrs
2023	23hrs	42.1hrs
2024	22hrs	40.9hrs
2025	21hrs	39.7hrs
2026	20hrs	38.5hrs
2027	19hrs	37.3hrs
2028	18hrs	36.1hrs
2029	17hrs	34.9hrs
2030	16hrs	33.7hrs
2031	15hrs	32.5hrs
2032	14hrs	31.3hrs
2033	13hrs	30.1hrs
2034	12hrs	28.9hrs
2035	11hrs	27.7hrs
2036	10hrs	26.5hrs
2037	9hrs	25.3hrs
2038	8hrs	24.1hrs
2039	7hrs	22.9hrs
2040	6hrs	21.7hrs
2041	5hrs	20.5hrs
2042	4hrs	19.3hrs
2043	3hrs	18.1hrs
2044	2hrs	16.9hrs
2045	1hr	15.7hrs
2046	0hrs	14.5hrs

Table 9: Estimated oval capacity reduction in Winter and Summer based upon the anticipated percentage growth rates for MRR winter and summer sport user groups.



It is recognised that the above approach is simplistic in nature and that the following factors will need to be taken into consideration when planning the timing of a new oval development to provide additional capacity:

- Rate of decrease of hours of available capacity may well occur more rapidly
- Participation growth rates will not necessarily translate into an increase in the number
 of teams fielded in a given sport until a certain critical mass has been reached, thus
 not requiring more playing space. This may then translate into a more noticeable
 increase in utilisation time at the given venues as a result of the need for further match
 bookings or training space.
- Use expansion may be contingent upon expansion of the competitions that the user groups participate in.
- Perfectly spread utilisation amongst the ovals to achieve optimal use up to 30 hours at each facility is highly unlikely given scheduling challenges and the different venue configuration requirements of the respective sports.
- There is the likely requirement to need additional training and playing space capacity to accommodate the high levels of additional use by groups which on occasion increases the weekly usage times well above the 30hrs per week benchmark.

Nevertheless, it is a useful exercise to demonstrate the need for MRC to monitor club participation figures, bookings data and the number of teams fielded by the respective clubs. From the position of having this data MRC are then able to consider the impact on the current facilities in terms of the overall usage workload, to then extrapolate out an estimated timeframe for development of new oval space.

2.6 Possible new users/activities

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

- Indoor Gymnastics facility in Moama (2 requests)
- Athletics running track (synthetic tartan style track) (1 request)
- Indoor Basketball Stadium/Indoor Pool and obstacle course type fitness circuit (1 request)
- Water play facilities (1 request)

It is also noted that the consultation with the MRR user groups received requests for the inclusion of an Indoor Stadium, synthetic Athletics track, and a Water play facility.

Given the low participation rate in the community survey and lack of requests for the above noted items, it could be argued that there is not currently a significant enough desire or demand within the community to warrant consideration of these items being added to the facility mix. It is noted that the inclusion of a new Indoor Stadium at the MRR is being considered as a separate feasibility study item which is discussed later in this document.

The release of the MRRMP on public exhibition may elicit further responses and ideas from the community regarding elements for inclusion in the MRR footprint. This is part of the purpose for making the document publicly available for comment. Following receipt of any



further suggestions via the public exhibition period, further consideration will be given to additional elements for inclusion in the MRR area.

2.7 Major Events

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

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

- The report noted the capacity for the MRR to host major events at a regional and state level, particularly given the vast expanse of land within the venue and number of fields/ovals that can be utilised within relatively close proximity to one another.
- The following sports were noted as having a high event opportunity and capacity to host major events within the region, along with the specific venues which may support the events:
 - AFL Main Oval and Jack Eddy Oval
 - Touch Football Brick Alley Oval (and the use of the other ovals for large carnivals)
 - o Cycling Velodrome
 - Soccer Jack Eddy Oval
 - Athletics Jack Eddy Oval
 - Netball Main Oval
- The report noted the following event suitability level rating for the various locations within the MRR. This rating is for the types of events that they were capable of being hosting in the condition/configuration noted in 2018:
 - Brick Alley Oval Touch Football State level rating.
 - Main Oval AFL, Cricket, Netball Regional level rating (note: this rating was provided prior to the venue upgrade/new Pavilion, thus it would be likely that the venue would receive a much higher rating now).
 - Jack Eddy Oval Soccer / Athletics Regional level rating.
 - Velodrome Cycling Regional level rating.

It is noted that Cricket was a sport not specifically captured within the report, however given MRR has hosted State level Cricket fixtures recently, it is deemed appropriate and necessary to include Cricket in the mix for consideration for major events at the MRR.



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

Event/sport type	Feedback/improvement requirements
Australian Rules Football	At the time of the development of the MRRMP the Murray Football League noted that the holding of representative fixtures was on hold due to COVID-19 impacts. Nevertheless, they confirmed that the venue is suitable for holding future fixtures. The Leagues' general comments in relation to the suitability of the facility was as follows: • The redevelopment of the facility has provided an improved venue which the AFL intend to use for Finals/Grand Finals. • Supplementary seating for spectators on the eastern side of the oval would be welcomed to help spread the crowd and obtain the best use of available space. • The Game Day Secretaries room is poorly positioned given there is no view of the Oval from the current locations, thus another facility for the Game Day Secretary would be ideal. • The Timekeepers Box is also poorly positioned given the view from the current location is obstructed, thus another location for the Timekeepers Box would be ideal. • Oval Lighting will likely need to be upgraded to cater for night/twilight matches.
Netball	No specific comments were provided from the Murray Football League regarding the Netball facilities.
Cricket	Input pending.
Touch Football	The MRR venue is too small for representative Touch Football tournaments given 20+ fields are required. However, the MRR would be suitable for hosting a regional gala day in a knockout format.
Cycling	Input pending.
Soccer	MRR has the potential to host Senior Grade Finals with the improvement of the amenities and the addition of seating around the ground (i.e. transportable tiered seating would be suitable).
Athletics	Input pending.

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

In addition to the above it is noted that the Moama Echuca Border Raiders Soccer Association currently host an annual secondary school's soccer tournament and an annual primary schools soccer tournament. Furthermore, they have made enquiries regarding hosting the Soccer Country Championships in the future for the Victorian Soccer League, as well as other events.

This is a 3-day event involving several thousand junior players. For such an event to be held at the MRR there will be a need to provide additional rectangular fields and supporting amenities.



SECTION 3: COST AND RISK ANALYSIS



3.1 Cost analysis – maintenance and operation

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

Budget item name	2019/20 Financial	2020/21 Financial
	Year	Year
Capital Works:	1 00.1	I out
Botanic Gardens Contribution for Capital Renewal	-	\$100,000
General item for the MRR	-	\$10,000
Parks and gardens storage shed	\$50,000	
Reserve Fencing (grant funding)	\$10,000	\$75,000
Oval Lighting Upgrade (grant funding)	\$170,000	-
Netball Court Lighting Upgrade	\$50,000	-
Multi-purpose Scoreboard (grant funding)	\$100,000	\$35,000
Ground seating	-	\$115,000
Dog Park	-	\$243,000
New Office Complex entry road & car parking	\$450,000	-
Moama Office (Sporties) Refurbishment	\$1,700,000	-
TOTAL:	\$2,530,000	\$578,000
Operating Expenses:		
MRR general	-	\$112,000
General administration	\$13,000	-
General operating expenses across all MRR sites	\$8,000	\$4,500
MRC New Office Complex	\$183,000	\$126,000
All MRR Buildings	\$28,000	\$14,000
TOTAL:	\$232,000	\$256,500
Danaira and Maintananaa		
Repairs and Maintenance: General	\$7,400	\$12,000
Adventure Playpark	\$34,600	\$26,300
Botanic Gardens	\$25,200	\$7,500
Velodrome	\$4,700	\$3,200
Jack Eddy Oval	\$70,000	\$28,000
Brick Alley Oval	\$25,000	\$9,000
Main Oval	-	\$49,000
Dog Park	\$15,200	\$6,000
Open Space	\$15,300	\$6,500
Netball Courts	\$300	\$900
MRC New Office Complex	\$25,000	\$23,000
MRR – Brick Alley	\$3,600	-
All MRR Buildings	\$6,000	\$7,000
TOTAL:	\$232,300	\$178,400
GRAND TOTAL:	\$2,994,300	\$1,012,900
ORARD TOTAL	Ψ <u>-</u> ,007,000	Ψ1,012,000

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

Taking out the MRC Office Complex expenses, an average of \$212,250 is being spent on operational elements, repairs and maintenance over the last 2 years.



3.2 Cost for service assessment and analysis

Based upon the site inspections undertaken as part of the venue assessments, the comments received from the MRR user groups in the Consultation Questionnaires, along with the input received from the community through the Needs and Demand Assessment, it is evident that the MRR is serviced and maintained to a high standard. While there are some areas that require improvement, overall the facility embodies a level of service befitting a regional level venue.

The MRR has its' own set of fees and charges in place for the Reserve based upon the individual user groups, as well as for private ground hire. The fees in place in the 2020/21 Financial Year are as follows:

User Group / Hire type	2020/21 Fee (including GST)
Echuca-Moama Cycling Club	\$1,935
Echuca-Moama Little Athletics	\$1,650
Moama Anglican Grammar School	\$10,995
Moama Cricket Club	\$3,470
Moama Football Netball Club	\$9,350
Moama-Echuca Border Raiders Soccer Club	\$6,158
Moama-Echuca Touch Association	\$1,924
Private Ground Hire	
Full Day – per Oval	\$300
Half Day (4hrs) – per Oval	\$150
Events	By negotiation
General School Utilisation (per use)	\$130
Moama Echuca Community Botanic Gardens Hire – per	\$272
event	
Multi-purpose Pavilion – Full Day	\$160
Multi-purpose Pavilion – Half Day	\$80

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

The above figures were generated by the former Murray Shire Council based on a 20% cost recovery of full operating costs and apportioned based on the known percentage of use by each user group. This formula has not been reviewed since 2016 (following the creation of Murray River Council) and has only increased based on CPI yearly. The intention of MRC is for the system and percentage collected to be reviewed for all Recreation Reserve users moving forward.

Based upon the average operational maintenance costs incurred over the 2019/20 and 2020/21 Financial years of \$212,250 and the expected income from club fees of \$35,482, the current fee structure is collecting approximately 16.7% of the maintenance costs associated with the upkeep of the facility. The issue for further consideration with this item is that MRC doesn't receive any of these funds, as all income from fees are received by the Recreation Reserve Committee of Management.

The above position of seeking to collect fees equating to a 20% cost recovery target is endorsed given it is common practice within Local Government for Council's to seek to recoup this amount from the user groups. Further discussion regarding the fees & charges model is provided in the MRC Needs and Demand Analysis document.



While there can be numerous factors to take into consideration when determining a fees and charges model that is appropriate for a given venue, or overall for application within an LGA, the following table (see Table 13) indicates that on a participant numbers basis, the fees and charges system appears to be reasonably equitable across the majority of users (with the exception of Athletics and Touch Football).

User Group / Hire type	2021/22 Fee (including GST)	Number of club members 2021	Average price per member
Echuca-Moama Cycling Club	\$1,935	90	\$21.50
Echuca-Moama Little Athletics	\$1,650	201	\$8
Moama Anglican Grammar	\$10,995	630	\$17.10
School			
Moama Cricket Club	\$3,470	190	\$17.88
Moama Football Netball Club	\$9,350	340	\$26.95
Moama-Echuca Border Raiders Soccer Club	\$6,158	298	\$20.26
Moama-Echuca Touch Association	\$1,924	179	\$10.54

Table 13: MRR Fees and Charges – average cost per participant.

While there is a reasonable level of variability in the fees and cost per participant by club, there are numerous factors to take into consideration when reviewing this item. Issues such as the following need to be factored in amongst others:

- The standard of the facilities that they have access to.
- The amount/number of facilities that they have access to.
- The frequency and volume of use of the facilities.
- The impact that they have on the facilities (i.e., playing surfaces).
- The cost incurred by MRC in maintaining the facilities that are used by the different user groups.
- The cost incurred by MRC to develop the facility (capital outlay).
- Potential preferential use of a facility/ies.
- Sport specific requirements and costs incurred by MRC unique to the user group.

Further investigation into the potential for development of the fees and charges model for the MRR is outside of the scope of the document. It may be an item that MRC wishes to investigate 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 MRC managing bookings based upon scheduled usage and the condition of the respective venues. Nevertheless, it is worth mentioning and if the practice doesn't currently occur MRC should consider reviewing their management position for the facility.

In terms of the cost recoupment achieved for the MRR, as noted earlier MRC does not collect the hire fees for the facility. All income goes to the MRR Committee of Management, and they



hold the funds in their Section 355 Committee bank account. While it is appreciated that this system is a traditional method of operation for many Crown Land Parcels, it is recommended that it be reviewed in the case of the MRR. Given MRC conduct all maintenance activities at the site there is a case for the fees to be collected by MRC to support the delivery of those activities.

It is recommended that MRC continue to monitor the level of fee collections in comparison to the maintenance costs incurred on a percentage basis and seek to adjust the balance accordingly if the cost recoupment percentage drops.

3.3 Analysis of MRC budget allocation and Service Levels

The following general analysis of the current service levels in place for the MRR 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 for the precinct and noted locations. It is recognised that there are numerous other maintenance activities that occur on a less frequent basis 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 / Jack Eddy Oval / Brick Alley O	
Mowing the playing surface	Summer – Weekly
	Winter – Fortnightly
Whipper snip around fences, light poles etc.	Summer – Fortnightly
	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Velodrome	
Mowing	Summer – Weekly
	Winter – Monthly
Whipper snip around fences, light poles etc.	Summer – Weekly
	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Dog Park	
Mowing	Summer – Weekly
	Winter – Monthly
Whipper snip around fences, light poles etc.	Summer – Fortnightly
	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Botanic Gardens	
Mowing	Summer – Weekly
	Winter – Monthly
Whipper snip around fences, light poles etc.	Summer – Weekly
	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Other general maintenance activities	Fortnightly or as required
Adventure Play Park	
Mowing	Summer – Weekly
	Winter – Monthly
Whipper snip around fences, light poles etc.	Summer – Weekly



	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Other general maintenance activities such	Weekly
as blowing down paths, BBQ cleaning,	
playground maintenance etc.	
Open space areas	
Mowing	Summer – Quarterly
	Winter – Quarterly
Whipper snipping	Summer – Fortnightly
	Winter – Monthly
General areas around the Recreation Rese	erve
Mowing, edging etc.	Summer – Monthly
	Winter – Fortnightly
Blowing down paths and other standard	Summer – Fortnightly
maintenance activities.	Winter – Fortnightly
Rubbish removal	Summer – Weekly
	Winter – Weekly
Tree pruning	Once annually, or as required.
Office and Entry area	
Mowing	Summer – Weekly
	Winter – Monthly
Whipper snip around fences, light poles etc.	Summer – Weekly
	Winter – Monthly
Irrigation system maintenance	Fortnightly or as required
Blowing down paths.	Weekly

Table 14: MRR Maintenance Service Levels – primary maintenance elements

Generally, the delivery of the noted activities at the suggested frequencies is considered 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/experience of user groups, and MRC is encouraged to work 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.

Considering the service level information against the MRR budget it appears that the current budget allocation for the maintenance of the venue is sufficient given the standard of presentation. This comment is based upon the visual inspections of the facilities within the MRR during the development of the MRRMP in 2020 and 2021 and based upon the predominantly positive comments received from the MRR user groups in the questionnaires that they completed in April 2021.

With the collection and subsequent provision of meaningful data on the levels of service delivered in the MRR, further detailed budget information, and customer service feedback, there may be an opportunity to conduct a more detailed analysis on whether the current budget allocation for the MRR requires modification.



3.4 Risk Analysis

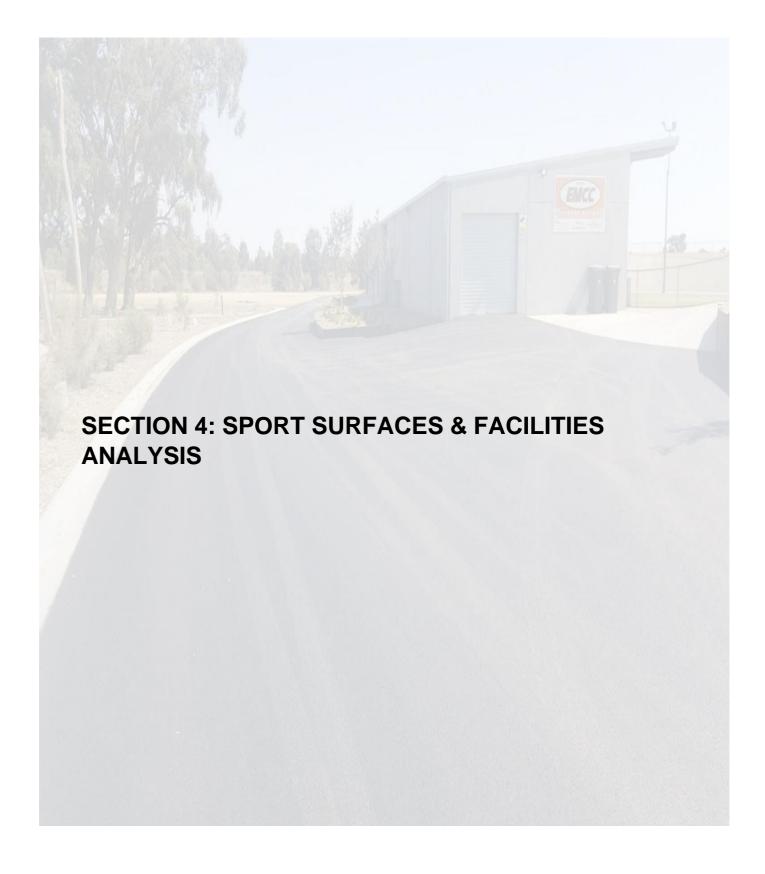
The following risk analysis has been conducted using data from the following sources:

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

Following are the risks identified at the TRR:

- Netball Courts wooden seating slats broken/splintering which may cause injury.
- Vehicle pitch-points between Jack Eddy Oval and the Botanic Gardens which may cause traffic conflict when large volumes of traffic are moving around the venue.
- Adventure Playpark aging wooden play elements and surrounding fence with panels starting to crack and splinter which may cause injury.
- Adventure Playpark all original areas and wooden elements recommended for structural review and Level 3 Playground assessment to determine structural safety and compliance with current playground standards.
- Main Oval Southern scoreboard/timekeepers box stairs to be reviewed for access safety requirements.
- Main Oval Handrails recommended for installation beside the steps and in front of the seating area to prevent possible falls into the garden bed/lower level path.
- Velodrome area traffic calming devices/requirement around the Velodrome/Criterium track to assist with cyclist safety.
- Velodrome concrete cracking and rust stains to be monitored and where necessary remediated to ensure the riding surface remains suitable.
- Botanic Gardens water safety review for the Billabong and Dry Billabong area.
- Botanic Gardens exercise equipment signage renewal to ensure correct use instruction.
- Athletics replace worn long jump area elements, possible trip hazard.
- Athletics Shot Put area requires separation from pedestrians to avoid injury potential.







4.1 Overview

Generally, the condition of the various playing surfaces throughout the MRR are of a high standard. There are opportunities to further enhance the condition of some of the surfaces to further raise the level of provision, although consideration of these opportunities requires analysis. Development of a cost-benefit analysis is recommended to help determine if the expense of undertaking some of the possible surface works may be suitably beneficial to ensure funds are used prudently if the improvements may only provide minimal additional benefit.

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. Although based on the current condition of the MRR playing surfaces it is not suggested that this is an urgent requirement. However, the establishment of a brief ground maintenance standard which provides guidance to MRC 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 employee 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	Condition	Suggested works and priority ranking
characteristics	ranking	
Turf coverage	Excellent	Improvements will include the continuation of
Turf health	Excellent	general turf maintenance practices to maintain the
Weed presence	Excellent	surface in an excellent condition. Top dressing,
Roughness	Excellent	aeration and other treatments are recommended to
Levelness	Excellent	condition.
Hardness	Excellent	MRC may wish to develop a cost-benefit analysis for the installation of sub-surface drainage/sand slit drainage to further improve the performance of the surface during wet periods.
Brick Alley Oval		
Surface	Condition	Suggested works and priority ranking
characteristics	ranking	
Turf coverage	Good	Improvements:
Turf health	Good	Top dressing (with the aim of building the profile
Weed presence	Good	and reducing hardness)
Roughness	Good	Scarifying
Levelness	Good	Verti-drain application
Hardness	Average	Turf coverage improvement (predominantly at
		the edges of the oval)
		Modification of the turf species to Couch grass to be consistent with the other ovals and provide
		better surface performance.
Jack Eddy Oval		better surface performance.
Surface	Condition	Suggested works and priority ranking
characteristics	ranking	- Suggested works and priority running
Turf coverage	Excellent	Continuation of general turf maintenance practices
Turf health	Excellent	to maintain the surface in an excellent condition,
Weed presence	Excellent	such as:
Roughness	Excellent	Top dressing
Levelness	Excellent	Scarifying
Hardness	Excellent	Verti-drain application
		MRC may wish to develop a cost-benefit analysis for
		the installation of sub-surface drainage/sand slit
		drainage to further improve the performance of the
		surface during wet periods.

Table 15: MRR Turf playing surfaces assessments

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



Main Oval Netball Courts		
Surface	Condition	Suggested works and priority ranking
characteristics	ranking	
Levelness	Excellent	There are some minor/small cracks appearing in
Acrylic coverage	Excellent	areas of the playing surface. These are
Cracking	Excellent	recommended as a high priority for treatment to
Slip/grip	Excellent	prevent water ingress and accelerated deterioration
characteristics		of the surface.
		There are some small rust type stains on the surface in limited locations. These are recommended as a medium priority for further investigation with an acrylic surface specialist to determine if they have the potential to impact on the acrylic surface or are an indication of underlying issues.

Table 16: MRR Netball Court surfaces assessment

The Cricket Nets playing surfaces assessment includes a combination of a turf surface and hard-court surface assessment approach given the presence of natural turf and synthetic turf. The following table captures the visual assessment results from February 2021 of the primary surface characteristics for the Cricket Nets. The same approach to suggested improvement opportunities and the application of rankings has been applied.

Main Oval Cricket Nets		
Surface	Condition	Suggested works and priority ranking
characteristics	ranking	
Turf coverage	Good	At the time of inspection there were some trenching
Turf health	Excellent	lines that from irrigation installation that were under
Weed presence	Excellent	repair and recovery. It is expected that these areas
Turf roughness	Good	with fill in and be treated to bring the turf coverage
Turf levelness	Excellent	and roughness scores up to excellent.
Turf hardness	Excellent	Improvements will include the continuation of general turf maintenance practices to maintain the surface in an excellent condition. Top dressing, aeration and other treatments are recommended to condition.
Synthetic turf levelness	Excellent	Given the completion of construction of the cricket nets and synthetic surfaces in 2020 their condition is
Synthetic turf condition	Excellent	excellent and not in need of any attention in the foreseeable future.

Table 17: MRR Cricket Nets surfaces assessment

For the Velodrome and Criterium track the assessment of the quality of the surfaces 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. The same approach to suggested improvement opportunities and the application of rankings has been applied. Given the central turf area of the Velodrome is not known to be used for any sport related activities the condition of this surface has not been assessed.



Velodrome		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Levelness	Good	There is an abundance of cracks in the concrete
Cracking	Average	surface the majority of which have been sealed. It is
Smoothness	Good	recommended that future cracking be monitored on a regular basis and that further cracking seal occur as a matter of priority when found to prevent water ingress and accelerated deterioration of the surface. There are numerous rust type stains on the surface in several locations. These are recommended for inspection and further investigation with a concrete specialist as a high priority to determine if they have the potential to impact on the surface or are an
		indication of underlying issues.

Table 18: MRR Velodrome surface assessment

Criterium track		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Levelness	Excellent	There are some minor/small cracks appearing in
Cracking	Excellent	areas of the playing surface. These are
Smoothness	Excellent	recommended as a high priority for treatment to prevent water ingress and accelerated deterioration of the surface.
		There are some small rust type stains on the surface in limited locations. These are recommended as a medium priority for further investigation with an acrylic surface specialist to determine if they have the potential to impact on the acrylic surface or are an indication of underlying issues.

Table 19: MRR Criterium track surface assessment

For the Athletics area consisting of the Long Jump tracks and Shot-Put areas the playing surfaces assessment includes a combination of a turf surface and hard court surface assessment approach given the presence of natural turf and synthetic turf. The following table captures the visual assessment results from February 2021 of the primary surface characteristics for the Athletics area. The same approach to suggested improvement opportunities and the application of rankings has been applied.

Jack Eddy Oval Athletics area		
Surface characteristics	Condition ranking	Suggested works and priority ranking
Turf coverage	Good	There are some roughness, levelness and hardness
Turf health	Good	issues within the turf area that are recommended to
Weed presence	Good	be addressed through general turf maintenance
Turf roughness	Average	practices to raise the surface level condition rating.
Turf levelness	Average	These measures are suggested to include:
Turf hardness	Average	Top dressing
		Scarifying
		Verti-drain application



Synthetic turf	Good	Note: Little A's have suggested that replacement of
levelness		long jump run-up is needed due to general wear and
Synthetic turf	Good	tear.
condition		

Table 20: Athletics area surface assessment

4.3 Facilities analysis

MRR contains numerous facilities that support the sport and recreation activities that occur within the precinct. The MRC Offices have been excluded from consideration as they are a standalone facility that serves a different function to rest of the precinct facilities.

Main Oval - Pavilio	n
	Primary elements
Amenities:	Changerooms x 2
	Female Changerooms x 2
	Umpires Rooms x 2
	Announcers box/Scorers box (combined)
	Meeting Room
	Coaches Boxes x 2
	Timekeepers box
	Kiosk
	Toilets – Male, Female, PWD
	Storage

The Main Oval Pavilion development was completed in 2020 and is a state-of-the-art facility that provides an excellent level of amenity for the Main Oval activities. In addition to the new Pavilion, the Main Oval also has an Electronic Scoreboard, sportsground lighting, fencing, and reserve shelters. The facility mix in place at the Main Oval is fit for purpose and meets the needs of the different user groups.

Jack Eddy Oval	
Amenities:	2 x Changerooms
	Kiosk
	Male / Female and PWD toilets
	Storage
	Separate Storage shed for Little Athletics

The Jack Eddy Oval amenities need either redevelopment or to be supplemented with additional facilities to cater for the growth of Soccer and Athletics and to ensure that a suitable level of amenity is provided. There is a need for additional change room capacity, particularly to cater for female participants, officials rooms, larger kiosk facilities and additional covered spectator areas at the front of the amenities amongst other elements. It is recommended that further discussion occur with the primary users of Jack Eddy Oval to develop a concept of what the preferred amenities development at the site will need to include to be functional.

Jack Eddy Oval also has a large storage shed, sportsground lighting, and fencing. These facility elements are fit for purpose and meet the needs of the different user groups.



Brick Alley Oval		
Amenities (consisting of	Changeroom x2	
three buildings):	Kiosk	
	Male / Female and PWD toilets	
	Meeting Room	
	Storage	
	Large shade shelter	

The Brick Alley Oval facilities provide a good level of amenity for the Oval activities. It is noted that Touch Football have requested kiosk and meeting room upgrades within the existing facility. It is recommended that these elements be scoped with the Touch Football Club to determine the extend of development required. In addition to the above amenities Brick Alley Oval also has sportsground lighting, fencing, and some seating. The facility mix in place at Brick Alley Oval is fit for purpose and meets the needs of the different user groups.

It is noted that the toilets that service Brick Alley Oval also service the whole site as public toilets, particularly catering for users of the Botanic Gardens and Adventure Playpark.

Cycling Velodrome	
Amenities:	Kiosk
	Toilets - Male / Female and PWD toilets
	Clubhouse/Meeting/Function Room
	Storage
	Outdoor undercover area

The Velodrome facilities provide a good level of amenity for the Cycling Club activities. In addition to the amenities the Velodrome also has sportsground lighting, fencing, and some seating. The facility mix in place at the Velodrome is fit for purpose and meets the needs of cycling.

It is noted that the Botanic Gardens and Adventure Playpark areas are serviced by the toilet amenities mentioned previously for Brick Alley Oval.

With the recent addition of the Dog Park to the western side of the precinct and the development to expand the Botanic Gardens to the west effectively behind the Jack Eddy Oval amenities there is a case for the development of an additional set of public toilets in the precinct to service the usage that occurs in the west of the MRR. The addition of a toilet block in this area would also service the many people that use the western tracks for walking, and the fitness equipment in that area. In the interests of consolidating facilities and obtaining a more cost-effective outcome, it is suggested that the option of combining the public toilets development with the development of new/additional amenities at Brick Alley Oval be considered, as opposed to constructing a standalone facility.

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

- 1 Very Good: only planned maintenance required.
- 2 Good: minor maintenance required plus planned maintenance
- 3 Fair: significant maintenance required
- 4 Poor: significant renewal/rehabilitation required



• 5 – Very Poor: physically unsound and/or beyond rehabilitation.

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

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

Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 30624	Council Office Complex	2/5 (Good)
1272020 41809	Main Oval Pavilion	1/5 (Very Good)
1262020 22026	Main Oval Gatehouse	2/5 (Good)



Site Asset ID #	MRR Building/Structure	Condition Rating
15 "		Score
1262020 24453	Main Oval Scoreboard – Electronic	1/5 (Very Good)
1262020 32237	Main Oval Scoreboard **The state of the sta	2/5 (Good)
1262020 23916	Main Oval Scoreboard Your Club. Our Community. BENNETT'S ECHUCA KYABRAM DENILIQUIN VISITORS WOAMA OVERS WICKETS RUNS 23 5482 6262	1/5 (Very Good)
1262020 30758	Main Oval Timekeepers Box The NICK EDDY And And WISITORS And	3/5 (Fair)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1262020 24650	Main Oval Light Towers	1/5 (Very Good)
1272020 110222	Velodrome	2/5 (Good)
1272020 110444	Velodrome Lighting	2/5 (Good)
1272020 101119	Velodrome Building – Storage	1/5 (Very Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 101119	Velodrome Clubrooms	1/5 (Very Good)
1272020 114454	Jack Eddy Oval Amenities ECHUCA MOAMA S Eittle Athletics Centre	2/5 (Good)
1272020 120211	Jack Eddy Oval BBQ Structure	2/5 (Good)
1272020 120614	Jack Eddy Oval – Athletics Shed	2/5 (Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 124513	Little Athletics High Jump mats shed	1/5 (Very Good)
1272020 125448	Jack Eddy Oval Sportsground Lighting	1/5 (Very Good)
1262020 93323	Brick Alley Oval Shelter	2/5 (Good)
1272020 93452	Brick Alley Oval Changerooms	1/5 (Very Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 91314	Brick Alley Oval Toilets/Kiosk Building Moams-Echuca Touch Association	1/5 (Very Good)
1211202 091612	Botanic Gardens – Gardeners Shed	3/5 (Fair)
1272020 21058	Merv's Shed (Curators Shed)	3/5 (Fair)
1272020 20009	Parks and Gardens Storage Shed	1/5 (Very Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 24840	Pump Shed	1/5 (Very Good)
1262020 81114	Adventure Play Park (overall)	2/5 (Good)
(see the individual asset numbers)	Dog Off Leash Park (overall) Plans plek up after your dog. The plans of the provided.	1/5 (Very Good)
1272020 83247	Cricket Nets area	1/5 (Very Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
1272020 71327	Netball Courts I was a second of the second	2/5 (Good)
1272020 73025	Netball Courts Light Towers	2/5 (Good)
1272020 71930	Netball Players Shelters Moama	2/5 (Good)
1272020 65532	Netball Viewing Shelter Recommendation of the state of t	2/5 (Good)



Site Asset ID #	MRR Building/Structure	Condition Rating Score
12702020 75320	Netball Courts Storage Shed TELSTRA STORES SHEPPARTON & ECHUCA Andy's Garage Doors 0417 5390:7	1/5 (Very Good)

Table 21: MRR Buildings asset condition assessments

4.4 Assessment of functional and physical obsolescence

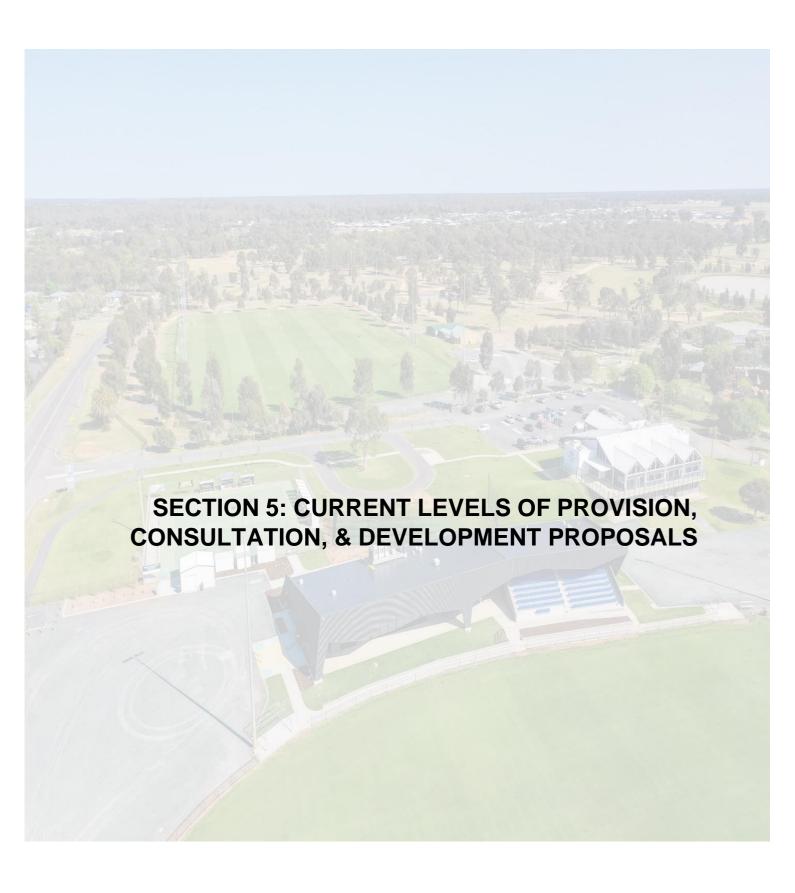
The condition rating scores for each of the buildings and other assets provided during the late 2020 asset condition inspections highlighted that some assets may be approaching the end of their useful life. There was only one asset that received a score of 4 (poor) or 5 (very poor) as noted in Table 22 below, which means that it is noted as approaching functional and/or physical obsolescence/in need of renewal.

Given the asset in question is a gravel road within the site this asset item will be relatively easy to bring back up to a condition score of 1 or 2 through road surface remediation/treatment works. Furthermore, it is noted that within the Master Plan it is proposed that eventually the gravel access road surface be replaced with bitumen.

Site Asset ID #	MRR Building	Condition Rating Score
1262020 33623	Main Oval internal road	4/5 (Poor)

Table 22: MRR assets reaching functional and/or physical obsolescence







5.1 Current level of provision & facilities

To allow for thorough planning of the MRR'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 brand-new facilities and spaces. To take an economic perspective, it is best to obtain maximum 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.

As noted in Section 2, the current levels of utilisation of the playing surfaces within the MRR are below the benchmark level. In other words, there is spare capacity within those areas that should be utilised before consideration is given to the development of new playing surfaces. This does not mean that planning for new facilities shouldn't occur. Rather it means that planning should be focused on those facilities and precinct elements deemed to be the highest priority at a given point in time. Those elements that then have a longer lead-in planning time are pushed back to an appropriate time for planning and development.

The current level of provision at the respective venues within the MRR is captured within **Appendix 1**.

To summarise the information contained in *Appendix 1*, the following table (see Table 14) provides an indication of those elements requested and identified for provision at the respective locations.

Main Oval

Venue element suggestions

- Oval playing surface upgrades drainage
- Sealing of roads and car parks (note: funded by MRC in the 2021/22 financial year budget)
- Mobile Tiered Spectator seating (note: the Main Oval has 2 units currently)
- Rationalisation of the various scoreboards (note: funded by MRC in the 2021/22 financial year budget to remove the old southern scoreboard)

Brick Alley Oval

Venue element suggestions

- Oval playing surface upgrades turf and drainage
- Sealing of roads and car parks (note: funded by MRC in the 2021/22 financial year budget)
- Drainage improvements northern end
- Canteen and meeting room upgrades

Jack Eddy Oval

Venue element suggestions

- Oval playing surface upgrades drainage
- Supplementary car parking provision (sealed)
- Amenities development canteen, changerooms (requires female friendly change facilities) and potential clubhouse
- Expansion of the Jack Eddy Oval area (Western Pitch) to accommodate a full size soccer pitch (or investigation of field repositioning to achieve the same outcome within the existing area.
- Increase of the lux level lighting output on the Western Pitch area to accommodate increased training workload.



 Athletics elements/area improvements – expansion of the Long Jump and Shot Put into the western car parking area to include capacity for High Jump (including a shed for the high jump mats and equipment) and surfacing of the area (bar the Shot-Put area) in Tartan synthetic rubber to replicate Athletics competition surfaces.

Velodrome/Criterium Track

Venue element suggestions

- Review of the Velodrome surface and possible remediation works (crack sealing).
- Continuation of landscaping works around the bank perimeters
- Supplementary car parking provision (sealed)

Botanic Gardens and Adventure Playpark

Venue element suggestions

- Provision of space for the expansion of the Botanic Gardens and future stages as per the 2017 master plan, and the integration of complementary landscaping throughout the whole reserve.
- Upgrades and maintenance of existing Playpark elements (i.e. BBQ's shelters and seating).
- Assessment of the functionality and safety of the existing play equipment and elements.
- Provision of additional shade shelters over the play equipment
- Provision of supplementary play equipment elements
- Provision of a "Learn-to-Ride" bike path around the facility for young children
- Provision of additional shelters and educational elements

Table 23: Summary of potential venue improvements within the MRR.

5.2 Consultation

The consultation that occurred for the development of the MRRMP 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 which occurred at the same time as the development of the MRRMP. 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 MRR and other sports precincts throughout the MRC region.



Unfortunately, there was a low response rate to the above survey and as such limited input was able to be extracted from the survey results relevant to the development of the MRR. The primary comments received relevant to the MRR were previously noted in Section 2.6, namely the following requests:

- Indoor Gymnastics facility in Moama (2 requests)
- Athletics running track (synthetic tartan style track) (1 request)
- Indoor Basketball Stadium/Indoor Pool and obstacle course type fitness circuit (1 request)
- Water play facilities (1 request)

Overall, the user groups of the MRR consider and rate the facilities at the MRR highly. There are of course a few exceptions due to some users seeking the development of facilities that will likely complement their use of the venue. This is understandable given the desire of those users to provide a high level of service and amenity for their members and to enhance the sport experience that they can offer, which in turn may attract more participants.

While it is reasonable and expected that user groups will request a higher 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 facility elements that are known to have substantial development costs, high maintenance and operation costs, and likely to receive relatively low levels of usage, is not considered prudent.

In line with the above statements, it is recommended that consideration of the development of the following elements cease for the given reasons:

- Indoor Gymnastics / Indoor Basketball Stadium due to Indoor facilities being investigated as a separate project (refer to the Moama Multi-Purpose Indoor Sport/Function Centre Feasibility Study – Issues and Options Report 2021)
- Athletics synthetic tartan style running track not recommended due to the high
 construction cost and future renewal cost for such as specialised asset. The cost of
 construction of the track alone (depending on the size and add-ons for field events)
 would likely be in the vicinity of \$2.5M. This ballpark figure does not include support
 facilities such as lighting, amenities, fencing, etc., or project and investigation elements
 like approvals, geotechnical investigation, surveys etc.
 - Furthermore, it doesn't take into consideration the provision of the space/land itself within the MRR. In the opinion of the author, the current level of Athletics usage (6hrs a week between October to March), and the relatively small participant base (200 athletics members) doesn't warrant the expense or having a standalone facility within the MRR footprint that would not receive ample utilisation. Thus, if further consideration of this request were to occur then it would be advisable for Council to develop a full business case analysis for the proposal for consideration by Council given the substantial costs.
- Indoor Pool and Water play facilities it is recommended that the feasibility of
 constructing both elements be investigated as part of the consideration of the future of
 the Moama Swimming Pool. Water play facilities require specialised water treatment
 and dosing equipment which are more in line with swimming pool infrastructure and
 thus may be a more complementary development with a swimming pool. The
 development of an Indoor Pool is a high-cost undertaking both in terms of capital



development and ongoing operational costs, thus careful consideration around the feasibility of the developments is needed.

In relation to the request for the development of an obstacle course type fitness circuit, it is recommended that further interest from the community be obtained prior to considering this item further. While there may be some merit in developing such a circuit in the western section of the MRR along the existing walking tracks, there needs to be further evidence that the infrastructure would receive sufficient levels of use prior to Council investing in such an undertaking.

The following table (Table 24) provides a summary of the comments received from the MRR user groups 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	
Moama Echuca	Changeroom and canteen are not fit for purpose (not large enough).	
Border Raiders	Would like Clubroom to hold functions and showcase club	
Soccer Association	history/trophies etc.	
	Preference for the future development of an amenities building on	
	the western side of Jack Eddy Oval to make the Western Pitch the	
	main field.	
	Bitumen seal the car park/driveway area and install speed	
	bumps/traffic calming devices.	
	Improved drainage and surface condition of the Western Pitch.	
	Increase the size of the Western Pitch to a full-size soccer field via	
	expansion of the western boundary fence.	
	Improve the lux level of the sportsground lighting at the Western	
	Pitch (up to 150 lux) to facilitate winter training.	
Echuca Moama	Would like to develop a synthetic track to attract larger events.	
Little Athletics	Requirement for new toilets, showers and change amenities to cater	
	for competitor numbers. Thus, support renewal of the existing	
	amenities.	
	Replacement of worn Long Jump area. Shot Put area has safety issues and requires separation from	
	pedestrians.	
	Wish to have additional space in the field events area to	
	accommodate long jump, shot put, and high jump.	
Friends of the	Ensure the interests of the group are maintained and that they are	
Botanic Gardens	included in planning and development of the area in the future.	
Moama Anglican	Would like to have access to a multipurpose building for dance,	
Grammar	drama, basketball, school assemblies, performing arts and special	
	events.	
	Would like to have access to a 50m pool (outdoor or indoor).	
	Would like to have access to a synthetic running track.	
Moama Cricket	Would like new lights on the Main Oval to help attract high level	
Club	cricket and football matches.	
	Similar to the above, the better the quality of the Main Oval playing	
	surface, the better the possibility of attracting high-level matches.	
	If a new Indoor Stadium is developed would like to see an Indoor	
	Cricket wicket/net for use in winter for training programs etc.	
	Would like to have another synthetic cricket pitch on an oval to	
	accommodate Junior Cricket.	
	Would like to see improvement of the facilities at Brick Alley Oval for	
	the Juniors Football Club, which would include new facilities to	



User group	Consultation feedback
Moama Australian	coincide with growth (i.e., improve of the playing surface and the
Rules Football and	possible development of a combined clubhouse with Touch
Netball Club	Football).
	Would like to have some facilities at Jack Eddy Oval.
	Would like more shelter at the Netball Courts at the Main Oval.
Moama Echuca	Upgrade the Canteen and Clubrooms.
Touch Football	Upgrade the changerooms/meeting room facility – i.e., add sliding
	doors and windows overlooking the fields, and air-conditioning.
Friends of the	Involvement in planning for the development and expansion of the
Botanic Gardens Botanic Gardens area.	
Echuca Moama	Provision of a closed road to facilitate safe cycling for juniors and
Cycling Club	great spectator viewing. Installation of a boom gate near the entry to
, ,	the Criterium track area at the end of the Brick Alley Lane to control
	traffic when the track is in use.
	Extend the Criterium track to provide a circuit length/loop of no
	greater than 3km with the last 200m of the finishing straight being a
	minimum 8 metres wide to meet national cycling level track
	requirements.
	Include one-way signs/arrows on the Criterium track loop to reduce
	conflict between cyclists and motorists.
	Install lighting around the criterium track for twilight racing.
	Wish to ensure that the growth of Cyclocross can be accommodated
	within the area on a manmade grass track as an alternative
	discipline and to help attract kids to the sport.
	Landscape the western bank of the Velodrome.
	Install bench seats on Velodrome embankment for spectator
	viewing.
	Paint the outside of the Cycling Clubrooms
	Install Parking area signage to limit cars driving on the Criterium
	track area.
	Install fencing and a boom gate at the entry to Velodrome
	area/existing Criterium circuit to control vehicle during use.
	Install gutters or similar along the edges of the Criterium track at the
	Velodrome embankments to prevent sand and gravel going onto the
	Criterium track during rain events.
Moama Echuca	Shade cover over the play area – specifically the toddler area.
Playpark	Development of an Educational Bird Hut.
Committee	Bike Education path around the park, and the whole of the reserve,
	with the inclusion of bespoke shelters and other features around the
	paths.
	Additional play equipment elements.
	Water park play elements.
	Purpose built artwork (i.e., public art, ornate seats and other
	sculptures)
	Further landscaping of the area and replacement of trees reaching
	the end of their life. Specific requests for more shade trees of
	specific species and deciduous trees on the lawn areas.
	Create a new entrance area from the Jack Eddy Oval car park side
	of the gardens.
	Removal and modification of existing elements within the Botanic
	Gardens area to complement the Adventure Playpark – i.e.
	integration of the Boardwalk area with the design theme of the
	Playpark, removal of the half sphere mound, removal of the sunken
	Playpark, removal of the half sphere mound, removal of the sunken



User group	Consultation feedback
	man-made dry billabong, install more lawns and remove steel edging.
	Retention of the previously proposed Zone 2 Playspace to be utilised for a Children's Garden.
MRR Committee of Management - general	Predominantly not in support of the development of an Indoor Stadium facility within the precinct (see the comments in Section 5.6).
	Requested consideration of the potential for accommodating other sports within the precinct such as Hockey and Tennis depending on the development/changes to the current level of provision for those sports in the area.

Table 24: MRR User Groups input elements.

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

User group	Exhibition period feedback	Inclusion comment
Community member	Suggested the purchase of land to cater for growth for the next 50-100 years (i.e., land adjacent to the Reserve on Kirchhofer Road etc.)	Beyond the scope of the master plan.
	The proposed development of a new 4 Court Stadium to occur on newly purchased land adjacent to the Reserve.	Beyond the scope of the master plan and for further consideration by Council as part of a separate feasibility exercise.
	Develop the new oval in the western section of the site as a priority, and include the development of a 2 Court Indoor Stadium for Basketball and to support existing Reserve user groups.	Not considered necessary based upon the existing and forecast utilisation levels. As noted within the document, MRC are recommended to monitor utilisation to determine if investigation/development timelines need to be brought forward.
		An additional 2 Court Indoor Stadium is beyond the scope of the project and will be best considered within the previously mentioned Stadium Feasibility exercise.
	Potential need for 2 extra lanes at the cricket net area.	Further investigation is recommended and noted within the master plan.



User	Exhibition period feedback	Inclusion comment
group	Upgrade Brick Alley Oval changeroom facilities Adventure Playpark and Botanic Gardens areas – requested several modifications to the layout of the Botanic Gardens to accommodate events	Captured in an existing recommendation for Zone 1 – Brick Alley Oval. Added to the Zone 5 - Whole of Site recommendations.
	Traffic Management – facilitate flow of traffic within the facility so that cars don't need to exit and re-enter the site	Added to the Zone 5 - Whole of Site recommendations.
	Athletics – provide synthetic long-jump and high-jump area	Added to the Zone 1 – Jack Eddy Oval recommendations list for further investigation.
	Pre-school development – suggested to relocate the proposed Pre-school development to the proposed new land to be purchased to retain space for the future development of sport and recreation facilities within the Reserve	Not supported given the advanced nature of the Pre-school development within the site.
	Main Oval Pavilion – suggestion to extend the size of the Pavilion/function space, and to develop the area to protect patrons from westerly winds that blow through the current open areas of the Pavilion (i.e., develop wind protection structures).	Partially supported. Added to the Zone 1 – Main Oval recommendations list for further investigation regarding the wind protection suggestion.
Moama Cricket Club /	Requested an extra 2 lanes of cricket practice nets to be developed within a short timeframe to support growth.	Added to the Zone 1 – Main Oval recommendations list
NSW Cricket	Called for the development of the new western oval within a short timeframe to support all sports and to provide additional cricket capacity.	No change to the current recommendation that further investigation occur in the long-term timeframe for the expansion, subject to continuous monitoring of the need and demand for the facility based upon utilisation growth, population and other factors.
Echuca Moama Hockey Club	Requested consideration of the development of a Hockey Field within the Recreation Reserve to become the home of the Echuca Moama Hockey Club. Seeking to accommodate their 70 senior and 30 junior playing members, and social members.	No changes are recommended to the master plan stemming from this request. It is proposed that the item be considered further when investigation occurs into
	Usage would likely include training on Thursday nights, and matches (Saturdays and Sundays) from March through to September annually.	the long-term expansion option of additional sport field capacity within the western portion of the
	Facilities requested include:	reserve. Given the likely



User group	Exhibition period feedback	Inclusion comment
	 Fully fenced Synthetic Turf Field (ideally water-based) Field lighting to 500 lux. Changerooms (x2) with toilets and showers. Clubrooms Canteen area Car parking 	substantial cost associated with the development of the requested facilities and the low levels of use, there would need to be investigation into the options for support funding and accommodating other user groups within the facility for it to potentially be a viable element.

5.3 Ownership & Management of the MRR

The MRR 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 the 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 MRR and the MRR Committee of Management function moving forward. One of the recommendations within the document was that MRC trial taking over the day-to-day management of the reserve for a 18-24 month period to allow MRC to address management issues and prepare relevant policies and tenancy agreements.

While MRC currently deliver all the facility operational maintenance requirements, the above trial is yet to occur. It is recommended that this trial occur in 2022/2023 to determine if such a model of management will be as or more effective than the current model.

Further management improvement considerations are also captured in the Review of the Section 355 Committees of Management document. This includes consideration being given to future delegation requirements and development of a suitable Charter to determine the responsibilities of the Committee and Council. The current roles of both parties are not as clear as they should be and have the potential to create ambiguity and assumptions regarding who performs what role.

5.4 Water usage/demand & climate change

The 2017 master plan touched on the possible impacts of climate change on the use and maintenance of the MRR. While providing commentary on climate change impacts was not part of the scope of this master plan, consideration of water use and demand issues is. Consequently, investigation into the levels of water usage at the MRR occurred throughout the research and investigation stages of the development of the MRRMP.

MRC records relating to water usage at the MRR show the following water usage trends (see Table 26).



Time period	Raw water (mega litres)
1/7/2020 – to – 3/5/2021	46.447
2019/2020	65.08
2018/2019	44.295
2017/2018	67.387
2016/2017	66.726

Table 26: MRR water usage figures

At the time of developing the MRRMP, information was not available on Portable water usage. The Raw water usage data received was for the whole of the site, and not able to be broken down into usage for specific areas within the reserve.

It is recommended that MRC install water metres at each of the ovals and other irrigated areas (i.e., Botanic Gardens, Adventure Playpark, Dog Park, Velodrome, Council Offices) to track usage and to allow for the future analysis of trends and possible water usage improvement opportunities.

Generally, the above figures indicate that water use has been high to correspond with drought conditions/a lack of rain fall in the region, thus necessitating greater volumes of irrigation. As noted in the previous paragraph, it will be beneficial for MRC to track water use at individual locations to help identify possible water saving opportunities.

MRC currently employ waterwise irrigation techniques through 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.

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.

Future development of formal irrigated areas within the reserve will need to consider the current water usage levels. Based on the data and MRC staff observations, the current water storage and harvesting infrastructure is inadequate to sustain the present irrigation requirements without supplementation from town raw water supply. This latter item occurs at cost to the reserve budget. The maintenance of water levels in ornamental lakes also increases water usage. The current harvesting and reuse of stormwater on the reserve is critical to the future expansion of irrigated green space as proposed within this master plan.



5.5 Proposed Moama Pre-school

In 2020 MRC proposed that a new Pre-school be developed within the MRR footprint. The proposed facility is likely to require a footprint of 1 hectare (or 100m x 100m) to accommodate the building and surrounding outdoor/yard/play areas. Additionally, the facility will require road access and car parking to support its' use. Further details on the estimated footprint required for the car parking area is needed to better understand the overall space requirement for such a development.

Given the need for the facility to have sufficient area for development and relatively good traffic access, if built within the existing footprint of the MRR, then it will be best that it is situated in the northern section of the facility. It is likely that the possible future development of both Lignum Road and Boyes Street would be needed to support the Pre-school development to enable reasonable access. It is not considered suitable for reasonable and regular volumes of traffic to move through the Brick Alley Oval Lane to get to the site past the Anglican Grammar School and the Velodrome. Although this will need to be the subject of a traffic study if the proposal develops further.

Additionally, the development will require a change in zoning of the section of land that the Pre-school will occupy.

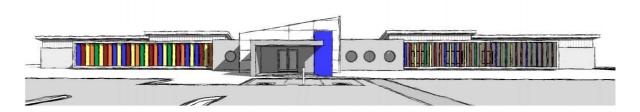


Image 8: Artists impression of the design for the proposed Preschool at the MRR.

5.6 Proposed New Indoor Stadium

In addition to the proposed Pre-school, there is also a proposal under investigation by MRC to develop a new Indoor Stadium in Moama at the MRR. This proposal is in the Feasibility Study stage of development and requires further work and consideration by Council. Nevertheless, if the proposal gains traction and is considered feasible to be developed within the MRR footprint, then it will be necessary to ensure that enough space is allocated for the development.

Initial thoughts regarding the amount of land required for the Indoor Stadium are that it will require a parcel of land equivalent to 1.5 hectares (or 100m x 150m) for the Stadium itself. Further space will be required for car parking, which is estimated to be an additional 1.5 hectares. If these space estimates are accurate and all the required support facilities and movement areas are able to be contained within that footprint, then it is reasonable to propose that both the Indoor Stadium and the Pre-school be developed in the northern section of the MRR.

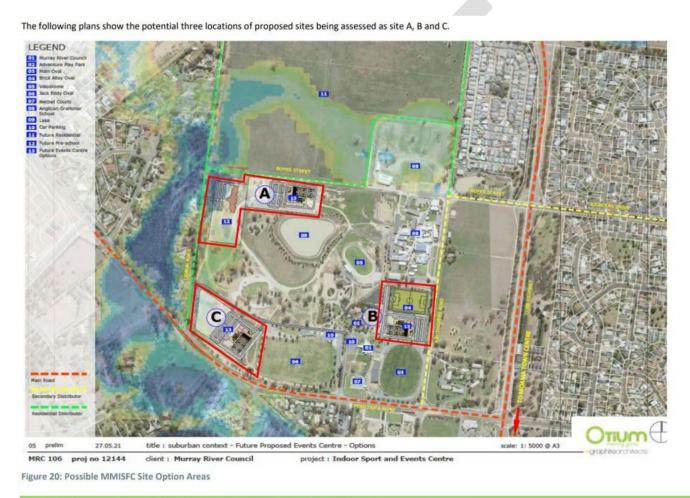


The above statement is made on the basis that the developments don't encroach further south than the northern edge of the large water storage dam. The reason this marker is suggested is due it roughly representing the cut-off for ensuring that sufficient space is provided in the western section of the MRR for future oval/field development, Botanic Gardens expansion, possible additional future sport space and accompanying space for traffic movement, car parking and the ancillary facilities that accompany the development of sport facilities. There is also the need to maintain suitable open space for the enjoyment of the community for walking and general recreation within the area.

Further to the above point, consultation with the MRR Committee of Management in September 2021 provided a strong sentiment that the majority of the user groups of the MRR do not support the development of the proposed Indoor Stadium within the precinct. The reasons cited for the objection to the development occurring in the MRR precinct were as follows:

- Reserve the space for the future expansion of sport/oval/open space capacity within the precinct.
- Given the growth of Moama and surrounds there was a general preference for maintaining capacity within the precinct to accommodate that growth.
- Ensure that the field sports and open space provision is accommodated within the
 precinct and is not compromised through the development of a large stadium and
 supporting infrastructure.
- Development of an Indoor Stadium may be better accommodated within a green field site that has the space and capacity to accommodate that facility and other facilities that may complement the development.
- Concerns regarding the car parking space that may be required by the development, as well as around the traffic impacts within the site that may result from the facility.

The following map has been taken from the draft Moama Mulit-Purpose Indoor Sport/Function Centre Feasbility Study - Issues and Options Report May 2021, which provides an overview of the suggested locations for the Options A, B & C for the placement of the possible Indoor Stadium.



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The Indoor Stadium Feasibility Study consultancy used a site assessment method and criteria to rank the three site options which consisted of the following:

Stage One Primary Selection Criteria:

- Location to Catchment population
- Size of Site Meetings Development Requirements
- Public and Active Transport Access
- High Visibility of Site
- Land Suitability
- Place (Transformative Place Making Criteria 1)
- People (Transformative Place Making Criteria 2)
- Access to Land and Timing of Development

Stage Two Secondary Selection Criteria:

- Planning/Zoning
- Site Services
- Site Geology
- Site Access and Traffic Impacts
- Impact on Current users
- Neighbourhood Effects
- Compatibility of Site
- Site Image
- Shared Development Opportunities
- Commercial Potential of Site
- Future Facility Expansion Capability
- Environmental Impact
- Value of Site
- Potential of Part Land Sale or Lease
- Capital Cost of Development

They then assessed each of the location options against the above selection criteria elements to obtain a ranking score for the locations.

The following images provide a more detailed view of the proposed locations for Options A, B & C.

In Otiums' final scoring they ranked the options as follows:

- 1st Site C
- 2nd Site B
- 3rd − Site A

The three site options location and layout plans are also covered on the following pages



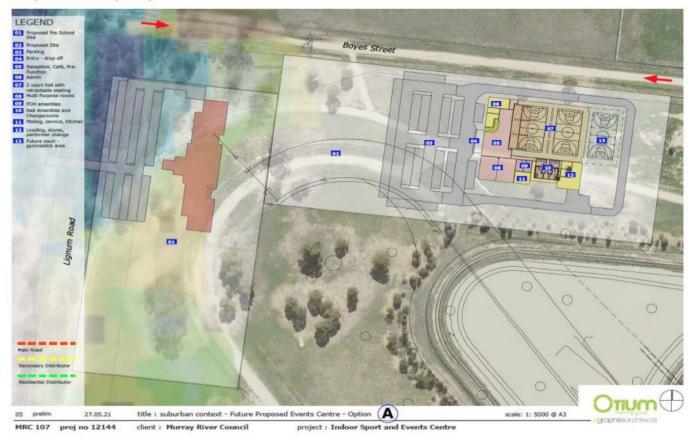


Figure 21: Site Option A Preliminary Concept Plan

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Image 10: Proposed Indoor Stadium location – Option A – north-western corner of the MRR.

Site Option B Preliminary Concept Plan



Figure 22: Site Option B Preliminary Concept Plan

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Image 11: Proposed Indoor Stadium location – Option B – Brick Alley Oval location.



Figure 23: Site Option C Preliminary Concept Plan

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Image 12: Proposed Indoor Stadium location - Option C - southwest corner of the MRR.

Brief commentary on the three options is provided in the following paragraphs:

Option A – This is the preferred location of the MRRMP consultants due to it being an area which does not impact on the current provision of sport playing surface capacity, or the future sport development needs for the site. Given the preference to retain the south western corner of the MRR for the development of a future oval, and the desire to not impact on the current configuration and use of Brick Alley Oval, Option A achieves the best outcome for the future use and development of the site. It also ensures continuity of flow between the field based sports within the site along the southern expanses of the facility and will help to facilitate linkage between venues and possible operational efficiencies for user groups.

It is recognised that Option A will likely have higher construction costs and the need to work through traffic requirements, however these are seen as reasonable trade-offs given the benefit of retaining current sport capacity within the site. Again, the option helps to secure future expansion capacity and continued linkage between the playing fields along a corridor in the south of the precinct. The option of developing a future oval in the south-west corner of the MRR ensures that the development also has circulation space around the oval, and particularly space on the east and west flanks for the future development of amenities, parking, spectator space and other support facilities.

Both the preferred oval location and the alternate oval location seek to avoid impacting the current Dog Park. It is desirable to ensure that the Dog Park remains intact and has some circulation space around it. It is a valuable asset within the MRR that is well used by the community and any impact on the area requiring movement or redevelopment would not be a good use of public money. The alternate location for an oval shown in Image 13 is suggested in the event that Council's preferred position is to develop the Indoor Stadium in the south-west corner. If this did occur then the alternate location does provide enough space for the development of a new oval, albeit it does have the following detractors:

- Reduced linkage with Jack Eddy Oval and the other sports ovals.
- Potential impact on the proposed development area for the new Pre-school.
- Possible additional cost to connect the oval to the irrigation main.

Option B – This option is not preferred given the current utilisation levels of the playing ovals within the MRR. It is not advisable to remove oval capacity from the precinct, thus Option B is not supported even though it retains a Soccer field. While it is generally beneficial that some sportsground space is maintained, it doesn't recognise the current operation of Soccer at Jack Eddy Oval and the preference to have multiple soccer pitches in the one location, or the need for Touch Football to have capacity for multiple fields, and the use of Brick Alley Oval for AFL training and matches.

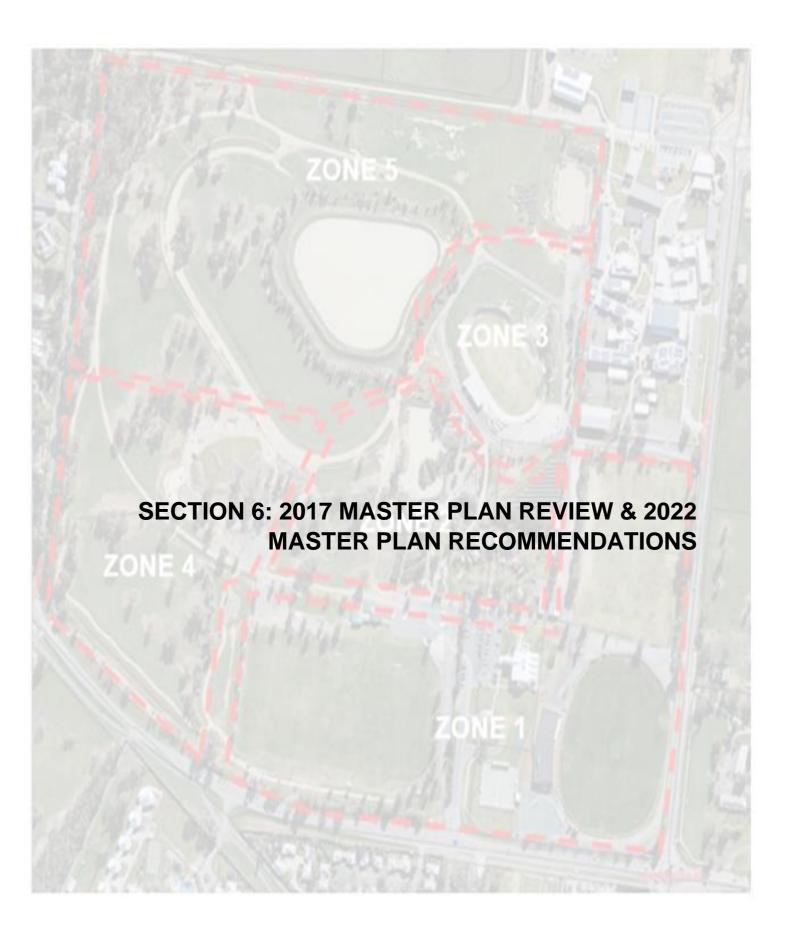
Option C – This is the preferred option of Otium consultants and MRC officers. It is not preferred by the author given it impacts on future sport playing surface expansion potential within the MRR. The south-west corner of the precinct is the preferred location for the future development of a new oval by the master plan consultant. Although it may be some time before it is necessary to utilise this space, it is nonetheless necessary to preserve the area for an oval development. If the Indoor Stadium was developed in this location, and the new Pre- school is developed in the north-west corner of the site, then the potential for the development of a new oval will be compromised.



There isn't sufficient space in the north of the site to accommodate a new oval, as the area between the water storage dam and the northern boundary is not large enough for an oval to be developed running north south.



Image 13: Preferred and Alternate locations for a new oval based upon the options for the development of a new Indoor Stadium.





6.1 Recommendations & Actions from the 2017 MRRMP

The following table (Table 27) provides a review of the elements proposed for development in the 2017 MRRMP. There were over 70 recommendations within the 2017 MRRMP, and MRC has performed exceptionally well to deliver so many of those recommendations (many of which have been significant projects) in a relatively short period of time.

The table notes the actions taken to address the various recommendations. Furthermore, it is noted within the table whether the 2017 MRRMP action items are still valuable/applicable and thus still warrant inclusion in the 2022 MRRMP.



	D ASSOCIATED INFRASTRUCTURE IN THE S	OUTHEAST CORNER OF THE RESERVE
MAIN OVAL / PAVILION, NETBALL PRECING	CT	
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP
New pavilion and associated amenities in a 'pedestrian only' area – I.e. Clubroom, Change facilities, Equipment storage, Administration areas, Multipurpose social rooms, Toilets / public toilets, Kitchen / kiosk, Grandstand / viewing areas, First aid room, Umpires rooms etc.	Completed – 2020	N/A
Hard stand between netball courts and pavilion in asphalt	Completed – Connecting concrete footpaths and turf areas have been installed between the pavilion, netball courts and cricket nets achieving the same outcome.	N/A
Play area for netball use – enclosed	Completed - Play area developed near the netball courts between the Pavilion and the cricket nets. Not enclosed but positioned away from traffic and visible.	N/A
Multi-purpose hard surface training and cricket nets enclosure (publicly accessible); netball play enclosure etc.	Completed 2021 – Synthetic surface cricket nets have been developed which have the ability to be reconfigured for different usage. The netball courts have been enclosed with a mesh fence, thus achieving the same outcome.	N/A
Traffic calming measures along roadway (for safety and to optimise parking); Speed signs; VicRoads re: classification of the reserve for compliance purposes	Completed – Traffic calming devices and speed signs have been installed in the entry lane off Perricoota Rd.	N/A
Formalise car parking at northern end of oval	Not actioned	Retain
Lighting upgrade	Upgraded to LED with an output of approximately 150 Lux.	MRC desire to plan for the long-term upgrade of the lights to 300Lux to cater for Regional Standard AFL.



Amenity plantings of advanced stock along the southern end of Brick Alley, entry to the reserve and elsewhere as possible. Consider feature plantings.	Not actioned at the southern end of Brick Alley Oval. Tree planting has occurred along the entry lane off Perricoota Rd.	Don't retain. Tree planting along the southern end of Brick Alley Oval is not recommended due to the impact of trees on turf health in that area and the likelihood of debris (tree branch and leaf litter etc.) impacting on the quality of the playing surface.
Allocation for civil works – drainage, laser, fill	None	No
BRICK ALLEY PRECINCT		
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP
Create a traffic squeeze point (no passing zone) and (raised) pedestrian right-of-way crossing	Partially completed – the entry lane to Brick Alley Oval near the Anglican College is of a narrow construction and has the impact of creating a squeeze point, it also has one raised traffic calming device in place and Pedestrian warning signage.	Install a further traffic calming device and pedestrian right-of-way signage.
Install lighting to accommodate football training – junior training and AFL level to 100 lux	Completed - LED lighting installed which achieves 50 Lux.	N/A
Combined sports club and council depot in conjunction with existing sports club depot site	Completed in 2020.	N/A
Formalise car parking (angle parking) on both sides of road	The area between Brick Alley Oval and the Touch Football Amenities and Toilet block are yet to be sealed, and thus don't have angle parking installed on either side.	Retain – seal the road/car parking areas and mark the area for angle parking.
Amenity tree plantings	Not actioned.	Retain.
Shelters and seating	Not actioned.	Retain.
Signage – Directional, fitness circuit / distance signage	Not actioned.	Retain.
Allocation for civil works – drainage, laser, fill	Not actioned. MRC confirmed that northern and eastern drainage works are required to remove standing water after rainfall.	Retain.



ENTRY / ACCESS ROADS AND EASTERN CAR PARKING PRECINCT					
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP			
Upgrade / improve service levels re: main entry road and create separate entry to the zone off the main entry road	Completed	N/A			
Seal Rich River Sports Club car park	Completed	N/A			
Formalise road and parking area to provide structured parking in the north east corner of the existing car park to service playspace and landscape gardens and accommodate bus parking; and the south-west corner of the existing car park to service soccer precinct	Completed	N/A			
SOCCER / ATHLETICS / TOUCH PAVILION A	AND SPORTS FIELDS PRECINCT				
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP			
Signage to minimise car access through / to RRSC car park	No longer applicable.	No.			
Formalise car parking at the eastern end of the soccer pitches	Completed.	N/A.			
Close off the road that runs between the soccer pitches and the soccer pavilion and athletic store area and convert to a pedestrian only zone	Not actioned.	Retain.			
Widen the road to the north of the soccer / athletic pavilions as the main road through the precinct incorporating the dog off leash area.	Not actioned.	Retain.			
Develop area in front of the pavilion / shed / athletics area with shade trees and social facilities e.g. BBQ	Completed. There is an electric BBQ and built shade structure in the area between the Soccer amenities and the Shed. This is sufficient to address this item. Additionally,	N/A.			



	trees would adversely impact the turf in the area if planted close and likewise on the amenities.	
Extend the 2 soccer pitches to the north	Completed.	N/A
Extend pavilion to include additional set of change rooms, small indoor social area, storage, and veranda (concrete base)	Not actioned.	Retain.
Install lighting to existing soccer pitches suitable for touch football and soccer and provision of 3 phase power to support community events	Completed.	N/A.
Solar security lighting in vicinity of the pavilion	In progress in 2021.	No.
Strengthen perimeter tree planting around sports fields	Opportunity for further improvement.	Retain.
Upgrade little athletics field activities area and incorporate into part of the existing car park	Not actioned.	Retain.
Signage – Directional, fitness circuit / distance signage	Not actioned.	Retain.
Allocation for civil works – drainage, laser, fill	Not actioned.	No.
NEW MULTI-PURPOSE SPORTS FIELDS / E		
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP
Formalise / extend car parking to the west of the existing soccer pitches and to service new pitches / multi-purpose sports fields	Not actioned.	Retain.
New car park to the east of the proposed new soccer / multipurpose sports fields	Not actioned.	Retain.
New full sized sports field to act as overflow	Not actioned.	Retain.
New entry to cater for event day traffic and car parking off Lignum Rd.	Not actioned.	Retain.



Install lighting to support sporting	Not actioned.	Retain.
requirements and community events		
3-Phase power to the site – Allocation only	Not actioned.	Retain.
Signage – Directional, fitness circuit /	Not actioned.	Retain.
distance signage		
Amenity plantings, mounding, landscaping in	Not actioned.	Retain.
vicinity of new multi-purpose sports fields		
Allocation for civil works – drainage, laser, fill	Not actioned.	Retain.
-		

ZONE 3 – PLAYGROUND, LANDSCAPE GARDENS AND OPEN SPACE AREAS TO THE WEST OF THE GARDENS				
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP		
Create a large family / children's play (refer above options), and teenage / adult challenge precinct to the west of the landscape garden precinct. Incorporate undulating lawn and treed precinct, shelters that can accommodate community events and markets. Includes relocating playground to this site.	Not actioned.	Retain.		
Detailed design of play and family / community space including tender specifications	Not actioned.	Retain.		
New public toilets to service family, play, and events area	Not actioned.	Retain.		
Create a green corridor through the area currently occupied by the playground and include walking trail to connect zones 1 & 2	Not actioned.	Retain.		
Angle car parking on the north side of the upgraded road (to the north of the soccer / athletics / touch rugby (if relocated) pavilion) to service new social / play / family precinct and soccer facilities Squeeze point / raised pedestrian crossing between soccer, touch /	Not actioned.	Retain.		



paths precinct (zone 2) and new family play		
precinct (zone 3)		
Create landscaped and fenced dog park to	Completed.	N/A
the west of the family precinct		
New car park to the south of the proposed	Partially completed. The car park area has	Yes. Capture sealing the car park area to
dog park to service the precinct and new	been developed, but it is not a bitumen	further enhance the location and formalise
soccer pitches / multi-purpose area	sealed car park, thus it has the potential for	car parking spaces.
	further development.	
3 phase power to the precinct	Not actioned.	Retain.
Walking trails within Zone 3 – Allocation	Already in existence throughout the area and	Yes – subject to community/user group
	site generally. Not actioned as a standalone	comments/recommendations, and other
	item yet.	priority developments.
Signage – Directional, fitness circuit /	Not actioned.	Retain.
distance signage		
Allocation for civil works – drainage, laser, fill	Not actioned.	Retain.

ZONE 4: VELODROME AND OPEN SPACE	AREAS			
Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP		
Upgrade, widen top of embankment and stabilise embankment sides (erosion)	Partially actioned – sections of the eastern bank have been addressed. Further works are required.	Retain.		
Planting and landscaping of embankments, including viewing mounds/area on the east side of the velodrome	Partially actioned – sections of the eastern bank have been addressed. Further works are required.	Retain.		
Complete extension of the building to accommodate storage needs	Not actioned.	Retain.		
Paint exterior of the building (grey, with appropriate mural / feature) to minimise visual impact / blend with future vegetation	Not actioned.	Retain.		
Landscape and formalise pedestrian area around pavilion including shade and amenity plantings	Not actioned.	Retain.		
Formalise entry to the velodrome zone and natural open space areas from Boyes Road	Not actioned.	Retain.		



Establish new car park to the north of the landscaped gardens to cater for cycling activities and the northwest zone of the reserve	Not actioned.	Retain.
Mass amenity plantings to the north of the velodrome	Not actioned.	Modify – mass planting in the area may have an adverse impact on cycling activities and the use of the space. Tree species and placement will need to be made carefully to avoid such impacts.
Install watering system to green the velodrome precinct and support mass plantings	Not actioned	Retain.
Sealing of circular road to form criterium circuit	Completed.	N/A
Farm fencing and keyed gates to restrict car access to the wider reserve area	Farm fencing is in place. Keyed gates TBC.	Retain.
Install internal traffic management / restriction measures from Kirchhoffer St	One speed bump is present on the entry lane at the northern end of Brick Alley Oval. TBC if further measures are warranted.	Retain. Note: Cycling Club have requested traffic calming measures and signage to lower the risks associated with vehicles and cyclists conflicting.
Security lighting in vicinity of the pavilion	Not actioned.	Retain.
Signage – Directional, fitness circuit / distance signage	Not actioned.	Retain.
Allocation for civil works – drainage, laser, fill	Not actioned.	Retain.

ZONE 5: NATURAL OPEN SPACE AND WATER MANAGEMENT INFRASTRUCTURE IN THE NORTH AND NORTHWEST SECTOR OF THE RESERVE

Recommendation items from 2017	Action taken or planned between 2017 – 2021	Recommended retention in the 2022 MRRMP
Dense tree plantings around the water storage dam fencing to minimise the visual impact of the cyclone wire fencing	Not actioned.	Retain.
Dense and structured habitat and planting zones throughout the flat open areas of the reserve to replicate / reinstate typical	Not actioned.	Not recommended for retention. Keep the areas as they are in preparation for future development and expansion of facilities.



vegetation / habitat typical of the region and		Planting of habitat will compromise the ability
site prior to settlement	Not notice and	to develop these areas in the future.
Education shelter and landscaping	Not actioned.	No.
Fencing to perimeter to manage car access	The site appears to be well fenced and not in need of further fencing.	N/A
Additional gravel shared pathways @ 3.0 m wide to complement existing pathways	Not actioned. Appears to be a sufficient network of paths throughout the precinct without developing more. Subject to further consideration with the community/user groups.	No.
Signage – Directional, fitness circuit / distance signage, and interpretive / educational	Not actioned.	Retain.
Seating	Some seating is in place around the walking tracks. Subject to further review.	Retain.
Allocation for civil works – drainage, laser, fill	Not actioned.	Retain.

Table 27: 2017 MRRMP Recommendations and actions

6.2 Recommendations for the 2022 MRRMP

The following facility improvement and development recommendations are based upon consideration of a combination of factors gathered through the MRRMP process. Specifically, the recommendations consider the current/recent past utilisation levels, estimated population growth for the MRC region, the facility gap analysis, the potential to hold major events at the facility, Peak Sporting bodies consultation and consultation with the MRR user groups, the Multi-Purpose Indoor Sport/Function Centre Feasbility Study - Issues and Options Report May 2021, 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. To recap, the Planning Zones within the precinct are as follows:

- Zone 1: Existing Sport Precinct and MRC Offices
- Zone 2: Botanic Gardens, Adventure Playpark and expansion area
- Zone 3: Velodrome / Cycling area
- Zone 4: Expansion area and Dog Park
- Zone 5: Expansion area

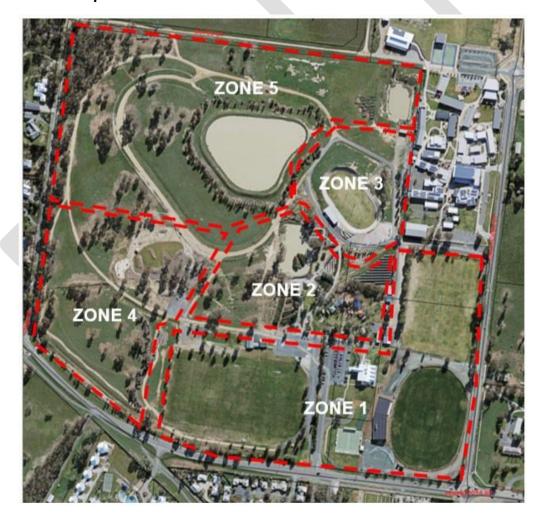


Image 14: MRRMP Planning Zones



	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
ZOI	NE 1: EXISTING SPORT PRECINCT AND MRC OFFICE	S					
	MAIN OVAL						
1	Formalise car parking at northern and southern ends of the oval.	\$3,000,000		\$3,000,000			
2	Seal the road network around the oval perimeter, including the installation of traffic calming measures (i.e., speed signs).	\$200,000	\$200,000				
3	Lighting upgrade – increase the lux capacity to 300 lux to cater for Regional Standard AFL matches.	\$150,000			\$150,000		
4	Obtain an additional 6 transportable tiered spectator seating units for placement around the oval and assist with catering for major events.	\$100,000		\$100,000			
5	Remove the old eastern scoreboard. Modify the old southern scoreboard for sponsorship signage display. Remove the old Timekeepers box.	\$50,000	\$50,000				
6	Netball – replace timber bench seating around the courts	\$1,000	\$1,000				
7	Tree planting plan for shade in the Main Oval car parking areas/surrounds, and implementation.	\$10,000		\$10,000			
8	Plan for the development of a third Netball Court to the north of the existing Netball Courts which will reclaim some of the existing turnaround bay.	\$10,000					\$10,000
9	Main Oval Pavilion – investigate the feasibility of developing wind protection structures to protect patrons from westerly winds.	\$5,000		\$5,000			
10	Survey/develop a layout design/investigate the feasibility of installing two (2) additional cricket practice lanes to the existing area, providing for	\$5,000	\$5,000				



	KEY ACTIONS		COST	ESTIMATES	AND PRIOR	ITIES	
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
	netball expansion and considering the surrounding infrastructure.						
	SUB TOTAL	\$3,531,000	\$256,000	\$3,115,000	\$150,000		\$10,000
	BRICK ALLEY OVAL						
11	Install a further traffic calming device and pedestrian right-of-way signage in the entry lane and car parking area.	\$10,000	\$10,000				
12	Formalise car parking (angle parking) in the area between the solar farm/amenities/Adventure Playpark and the Oval. Seal the surface/car parking areas and mark the area for angle parking. Install removable bollards to manage vehicles and pedestrian flow during events.	\$1,000,000	\$1,000,000				
13	Amenity tree planting	\$20,000	\$10,000	\$10,000			
14	Allocation for civil works – drainage, laser, fill (northern and eastern drainage works are required to remove standing water after rain events)	\$70,000		\$35,000	\$35,000		
15	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-draining to relieve compaction)	\$50,000	\$50,000				
16	Upgrade the canteen and repurpose/renovate the meeting room.	\$50,000			\$50,000		
17	Install a concrete spoon drain at the northern end of the oval between the oval and access lane.	\$100,000		\$100,000			
18	Investigate the opportunity to further improve the playing surface cater for additional Junior Australian Rules Football use.	\$5,000				\$5,000	
19	Investigate the potential creation of additional combined amenities to cater for both Touch Football	\$5,000				\$5,000	



	KEY ACTIONS	COST ESTIMATES AND PRIORITIES					
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
	and Junior Australian Rules Football/ upgrading the changeroom facilities.						
	SUB TOTAL	\$1,310,000	\$1,070,000	\$145,000	\$85,000	\$10,000	
00	JACK EDDY OVAL	#450.000		#450.000			
20	Close off the road that runs between the north of the oval and the athletics area and expand the athletics area while upgrading field sports and addressing conflicts between the Shot-Put areas and Long Jump.	\$150,000		\$150,000			
21	Investigate the feasibility of installing synthetic long- jump and high jump areas for Athletics within the existing areas.	\$5,000	\$5,000				
22	Widen and seal the road to the north of the soccer / athletic pavilions as the main road through the precinct incorporating the dog off leash area access.	\$500,000		\$500,000			
23	Upgrade and/or construct new amenities to provide greater canteen and changeroom capacity, specifically providing female friendly change facilities. Include an additional undercover social area.	\$1,520,000	\$20,000	\$1,500,000			
24	Investigate the option of developing an Amenities Building on the western boundary of Jack Eddy Oval making the Western Pitch the main soccer field.	\$10,000	\$10,000				
25	Develop new Amenities Building on the western boundary of Jack Eddy Oval (subject to Soccer participation levels and feasibility)	\$1,000,000		\$1,000,000			
26	Investigate the option of making the Western Pitch the main soccer field via extending the western boundary fence an appropriate distance to accommodate a full-size soccer field on the Western Pitch.	\$5,000	\$5,000				
27	Extend the western boundary fence of Jack Eddy Oval and the field area to accommodate a full-size soccer field on the Western Pitch if the investigation finds that the extension is required.	\$100,000		\$100,000			



	KEY ACTIONS		COST	TESTIMATES	AND PRIOR	ITIES	
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
28	Improved the drainage and surface condition of the Western Pitch to improve the Soccer playing characteristics.	\$50,000	\$50,000				
29	Increase the lux level of the lights illuminating the Western Pitch to achieve 150 lux.	\$150,000	\$150,000				
30	Strengthen perimeter tree planting around the sports fields	\$20,000	\$10,000	\$10,000			
31	Install a pedestrian link/crossing from the Main Oval to Jack Eddy Oval.	\$20,000		\$20,000			
32	Re-mark the car parking areas and formalise the road and car parking network between Jack Eddy Oval, the Botanic Gardens, and the MRC Office.	\$30,000	\$30,000				
33	Create a squeeze point/raised pedestrian crossing between soccer/athletics and the new family play precinct to calm traffic movements.	\$20,000		\$20,000			
34	Install 3 phase power to the precinct.	\$20,000		\$20,000			
	SUB TOTAL	\$3,600,000	\$280,000	\$3,320,000			
	MRC OFFICES						
35	Planning and installation of a public art sculpture near the Council offices	\$20,000		\$20,000			
36	Planning and development of an amphitheatre/gathering area on the southern mound of the Council office area for event day and other activities.	\$150,000			\$150,000		
37	Development of an additional mound and signage on the western side of the main entry road off Perricoota Road.	\$50,000	\$50,000				
	SUB TOTAL	\$220,000	\$50,000	\$20,000	\$150,000		



	KEY ACTIONS		COST	TESTIMATES	AND PRIORI	TIES	
		TOTAL	YEARS	YEARS	YEARS	YEARS	YEARS
			1-2	3-4	5-6	7-8	9-10
ZON	NE 2: BOTANIC GARDENS, ADVENTURE PLAYPARK	AND EXPANS	SION AREA				
	EXPANSION AREA						
38	Create a large family / children's play area and teenage / adult challenge precinct to the west of the landscape garden precinct. Incorporate undulating lawn and trees. Include shelters that can accommodate community events and markets. Include walking paths/trails. Include security lighting, power and other amenities.	\$1,530,000		\$30,000	\$1,500,000		
39	Investigate the option of developing a water play facility within the area to accompany the new precinct elements.	\$5,000		\$5,000			
40	New public toilets to service the Botanic Gardens expansion area, Dog Off-leash park, and events area.	\$125,000		\$125,000			
41	Development of small café building and area to complement the new developments (potential commercial lease opportunity)	\$350,000		\$350,000			
42	Angle car parking on the north side of the upgraded road (to the north of the soccer/athletics pavilion) to service the new social/play/family area and soccer facilities.	\$200,000		\$200,000			
43	Caravan/trailer parallel parking bay on the north side of the upgraded road.	\$30,000		\$30,000			
44	Incorporate a Callitrus Woodland theme planting into the Botanic Gardens expansion area, blending with the existing Casuarina plantings. Create mounds with meandering pathways, planted with Murray pines. Replicate Lunettes and Sand Ridge landforms with plantings of Callitrus and Allocasuarina species.	\$100,000		\$50,000	\$50,000		
45	3 phase power to the precinct	\$20,000		\$20,000			



	KEY ACTIONS		COS	T ESTIMATES	AND PRIORI	TIES	
		TOTAL	YEARS	YEARS	YEARS	YEARS	YEARS
			1-2	3-4	5-6	7-8	9-10
46	Allocation for civil works – drainage, laser, fill	\$200,000		\$200,000	A. 55		
	SUB TOTAL	\$2,560,000		\$1,010,000	\$1,550,000		
	BOTANIC GARDENS						
47	Planning for the installation of lighting to activate the space in the evening and for hosting night events.	\$10,000	\$10,000				
48	Investigate the feasibility of modifications to the	\$10,000	\$10,000				
	Botanic Gardens and Adventure Playpark area						
	layouts to accommodate events.						
	SUB TOTAL	\$20,000	\$20,000				
	ADVENTURE PLAYPARK						
49	Adventure Playpark area renewal.	\$2,050,000		\$50,000	\$2,000,000		
50	Upgrades and maintenance of existing Playpark elements (i.e., shelters, BBQ's shelters, and seating).	\$150,000	\$50,000	\$50,000	\$50,000		
51	Provision of additional shade shelters over the play equipment.	\$250,000			\$250,000		
52	Provision of additional shelters within the Playpark area and educational elements.	\$150,000			\$150,000		
53	Planning for the installation of lighting to activate the space in the evening and for hosting night events.	\$10,000	\$10,000				
54	Expand the Adventure Playpark area into the vacant area to the north and into the Solar Farm when that location reaches the end of its' lease.	\$2,000,000					\$2,000,000
55	Provision of a "Learn-to-Ride" bike path within proximity to the Velodrome for young children in the vacant area to the north of the Adventure Playpark.	\$250,000					\$250,000
	SUB TOTAL	\$4,860,000	\$60,000	\$100,000	\$2,450,000		\$2,250,000
ZOI	NE 3: VELODROME / CYCLING AREA						
56	Upgrade, widen the top of northern embankment and stabilise the embankment sides to address erosion.	\$150,000				\$150,000	



	KEY ACTIONS		COS	T ESTIMATES	S AND PRIOF	RITIES	
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
57	Install bench seats along the fence line of the embankment for spectator viewing capacity.	\$15,000		\$15,000			
58	Planting and landscaping of embankments, including viewing mounds/area on the east side of the velodrome.	\$60,000				\$60,000	
59	Install gutters or similar on the edges of the road closest to the Velodrome embankments to capture sand and gravel that washes off the embankments onto the Criterium Track during rain events.	\$50,000	\$50,000				
60	Paint exterior of the Clubrooms building to improve the aesthetics.	\$50,000		\$50,000			
61	Landscape and formalise pedestrian area around pavilion including shade and amenity plantings.	\$20,000		\$20,000			
62	Provide capacity for hosting Cyclocross events (location to be determined in consultation with the Cycling Club).	\$25,000	\$25,000				
63	Establish new car park to the north of the landscaped gardens to cater for cycling activities and Botanic Gardens use/events, and the northwest zone of the reserve.	\$500,000				\$500,000	
64	Install internal traffic management / restriction measures at the entry lane from Kirchhoffer St near the Velodrome (i.e., fence and boom gate to control traffic when required, one-way traffic signage and arrows on the road etc.).	\$20,000	\$20,000				
65	Security lighting in the vicinity of the pavilion.	\$45,000	¢05 000	\$45,000		¢740,000	
ZON	SUB TOTAL NE 4: EXPANSION AREA AND DOG PARK PROPOSED NEW SPORTS OVAL	\$935,000	\$95,000	\$130,000		\$710,000	
66	Planning for the development of a new full-sized sports oval 165m x 135m capable of accommodating	\$100,000					\$100,000



	KEY ACTIONS		COST	ESTIMATES	AND PRIOR	ITIES	
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
	AFL, Cricket, Soccer and other sports, including sportsground lighting, amenities and other supporting facilities.						
	SUB TOTAL	\$100,000					\$100,000
	DOG OFF-LEASH PARK						
67	Seal the car park area at the Dog Off-Leash Park to formalising car parking spaces.	\$500,000			\$500,000		
	SUB TOTAL	\$500,000			\$500,000		
ZOI	NE 5: EXPANSION AREA						
68	New road entry off Boyes Street to cater for site expansion.	\$1,500,000					\$1,500,000
69	Dense tree plantings around the central water storage dam and the northern compound area/water storage dam to minimise the visual impact of the cyclone wire fencing.	\$50,000		\$50,000			
70	Seating at intervals around the walking trails.	\$50,000		\$50,000			
71	Double the holding capacity of the stormwater storage dam in the north-east corner of the site.	\$500,000			\$500,000		
72	Plan for the development of an Indoor Stadium facility within the reserve (subject to further feasibility investigation and consideration by MRC).	\$100,000					\$100,000
	SUB TOTAL	\$2,200,000		\$100,000	\$500,000		\$1,600,000
	OLE SITE						
73	Signage – Directional, fitness circuit/distance signage around the site to create way findings and walking/running paths. Include some educational signage.	\$100,000	\$100,000				



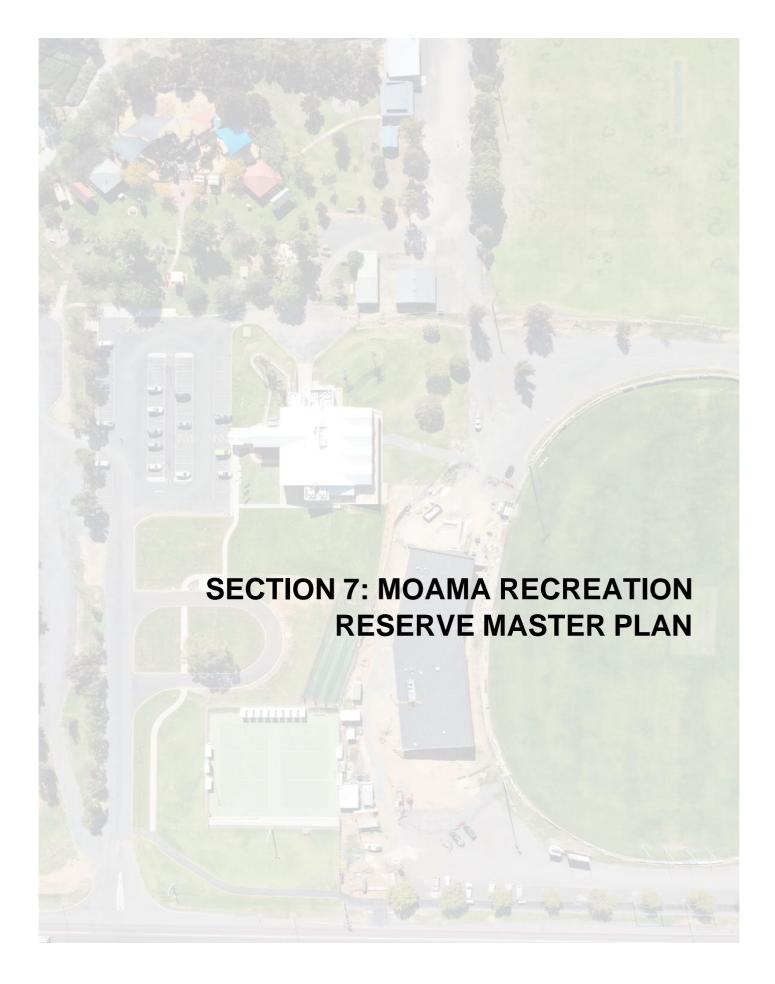
	KEY ACTIONS		COST	ESTIMATES	AND PRIORI	TIES	
		TOTAL	YEARS 1-2	YEARS 3-4	YEARS 5-6	YEARS 7-8	YEARS 9-10
74	Investigate whole of site traffic management to ensure the flow of traffic within the facility is considered holistically, with a specific focus on avoidance of vehicles needing to exit and re-enter the site.	\$50,000			\$50,000		
75	Development of a road cycling circuit (extended Criterium track) as part of the development of the internal road network, specifically around the main dam which provides a circuit up to 3kms long and has a 200m finish straight which is at least 8m wide (likely in the central precinct area).	\$3,000,000			\$3,000,000		
76	Install lighting around the Criterium track circuit to provide capacity for night training and twilight racing.	\$1,500,000			\$1,500,000		
	SUB TOTAL	\$4,650,000	\$100,000		\$4,550,000		
	GRAND TOTALS	\$24,486,000	\$1,931,000	\$7,940,000	\$9,935,000	\$720,000	\$3,960,000

Table 28: MRRMP 2022 Recommendations

General items for consideration within the site as part of the overall approach to the improvement, renewal and development of the MRR – landscaping and landscape design commentary:

- Trees landscaping features and palette needs to be defined for the site
- Consistent pallet of furniture throughout the site.
- Landscaping integration Botanic Garden elements to flow and spread throughout the site to connect with the sports areas and enhance visual amenity.
- Riverine tree planting themes throughout the reserve grouping/connection/flow of plantings like fingers spreading from the central Botanic Gardens area.

Further to the above and the provided recommendations, it is noted that the existing solar farm situated between Brick Alley Oval and the Botanic Gardens has 10 years remaining on the lease for the area (will expire in 2031). It is the intent of MRC to see out the lease to the conclusion of the term and then following expiry seek to redevelop the area as part of future master plan development works.





^l Stage 5- Botanical Gardens

Key entry signage and landscape statements of trees and gardens will be at all entry point and high profile corners

· Main treed Boulevard roadway forms the main access 'spine' of the Reserve

Upgrade the Soccer Precinct with expanded facilities and social gathering spaces including a new clubhouse, additional change rooms, seats, tables, shelters and further shade trees, Athetics facilities enhance and expanded (MP2017)

Possible social 'hub' Café or other venue adjæent to the Botanic Gardens (future option), including public toilets to service expansion area and Dog Park

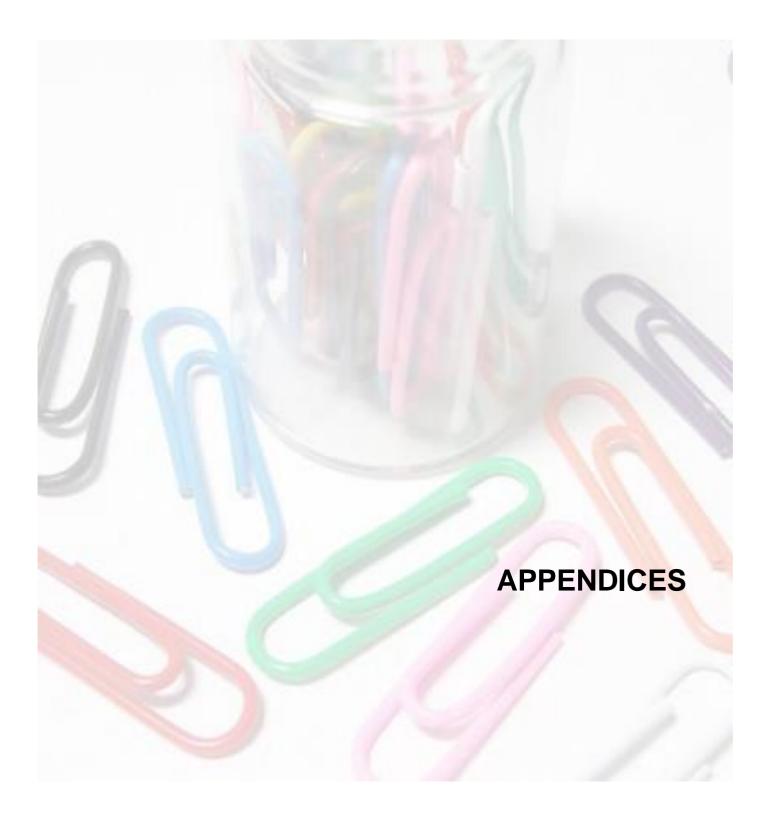
Car access and parking



10-25 year MRR Master Plan option.









APPENDIX 1 – MRR VENUE & FACILITY DETAILS

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

Main Oval					
Usage capacity and capability:	1 Australian Rules Oval. 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 or Rugby Union				
Spectator capacity:	Grandstand seating: 335 Pavilion (i.e., function space etc.): 110 (under Covid-19 regulations) Other seating/around the ground: Bench seating around the perimeter of the oval. There is also the capacity to bring transportable tiered seating in around the perimeter of the oval from other locations in the MRR.				
Playing surface:	Couch grass surface with a ry	e oversow in winter.			
	Drainage – natural camber to	the sidelines.			
	Cricket wicket – Clay wicket w pitches.				
	Irrigation system – operation /	•			
	Improvements – i.e., top dress practices.				
Fencing	Oval fence and sponsorship s	ignage			
Player boxes/Reserve benches	Two players boxes on the wes	stern side of the oval.			
Lights:	Lux level: 150lux				
	Type of system: LED				
Amenities:	Changerooms x 2				
	Female Changeroom				
	Umpires Rooms x 2	()			
	Announcers box/Scorers box	(combined)			
	Meeting Room				
	Coaches Boxes?? Camera positions???				
	Kiosk				
	Toilets – Male, Female, PWD				
	Storage				
Scoreboard:	LED Scoreboard	Eastern side of the oval.			
	Manual Scoreboard	Southern side of the oval			
Other elements:	Ticket box/entry point on Kirchhofer Street. Entry gate at the Roundabout on the corner of Perricoota Drive and Kirchhofer Street.				



Jack Eddy Oval	
Usage capacity and capability:	1 Australian Rules Oval. 3 Full size Soccer Fields. Athletics running track and field disciplines around the perimeter of the field (western side and northern side). Ability to be re-configured for other uses/codes of sport as required, although no other goal post sleeves exist in the oval currently to accommodate the likes of Rugby League or Rugby Union
Spectator capacity:	No seating around the ground. Spectators required to bring their own seats or stand.
Playing surface:	Couch grass surface with a rye oversow in winter. Drainage – natural camber to the sidelines. No Cricket wickets. Irrigation system. Suggested improvements: Top dressing, scarifying & vertidrain installation.
Fencing	Oval perimeter fence. No sponsorship signage on display at the time of review.
Player boxes/Reserve benches	None.
Lights:	Lux level: 200lux Type of system: LED
Amenities:	2 x Changerooms Kiosk Male / Female and PWD toilets Storage Separate Storage shed for Little Athletics
Scoreboard:	None
Other elements:	

Brick Alley Oval	
Usage capacity and capability:	1 Australian Rules Oval. X Full size Touch Football Fields. 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 or Rugby Union
Spectator capacity:	Some bench seats on the western and northern sides of the Oval. Transportable tiered spectator seating is also in place on the sidelines.
Playing surface:	Kikuyu grass surface mixed with winter green Couch. Drainage – natural camber to the sidelines. 1 Synthetic cricket wicket in the centre of the oval. Irrigation system. Improvements: Top dressing, scarifying & verti-drain installation.
Fencing	Oval perimeter fence consists of bollards on the northern and western sides of the oval, and mesh fencing on the



	southern and eastern side. No sponsorship signage on display at the time of review.
Player boxes/Reserve benches	None.
Lights:	Lux level: 50lux
	Type of system: LED
Amenities:	Changeroom x2
	Kiosk
	Male / Female and PWD toilets
	Meeting Room
	Storage
Scoreboard:	None
Other elements:	-

Cycling Velodrome	
Usage capacity and capability:	1 concrete Cycling Velodrome 1 hotmix bitumen criterium track (530 metres in length)
Spectator capacity:	Some bench seats on the western and northern sides of the Oval.
Surfaces:	Velodrome – concrete surface. Some locations require assessment given evidence of cracking and rust stains. Criterium track – hotmix bitumen. Excellent condition. Centre turf area – natural camber to the sidelines. Irrigation system.
	Improvements: Landscaping of the embankments.
Fencing	Velodrome perimeter fence consists of posts and top and bottom rails and mesh. No fencing around the Criterium track. Some sponsorship signage on display on the fence around the Velodrome.
Lights:	Lux level: 50lux estimated Type of system: Halogen.
Other elements:	Kiosk Male / Female and PWD toilets Clubhouse/Meeting/Function Room Storage

Botanic Gardens	
Usage capacity and capability:	Functionality for events, large gathering, passive recreation and quiet enjoyment.
Spectator capacity:	Subject to configuration and the types of events being held in the different sub-locations within the area.
Lights:	None in place.
Amenities building:	Access to the amenities that service Brick Alley Oval - Male / Female and PWD toilets
Other elements:	-



Adventure Playpark					
Usage capacity and capability:	Significant children's play area and family gathering location for passive recreation, BBQ's, birthday parties and other events.				
Spectator capacity:	Subject to configuration and the types of events being held within the area.				
Lights:	None in place.				
Amenities building:	Access to the amenities that service Brick Alley Oval - Male / Female and PWD toilets				
Other elements:	-				



APPENDIX 2 – CONSULTATION

The consultation undertaken as part of the development of the MRRMP 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 MRR, but the current and future level of provision of facilities and recreation space/assets throughout the Moama area as part of MRC's approach to sport and recreational provision. In this respect the MRRMP 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 MRR user groups were provided with a questionnaire regarding their use and experience associated with the MRR. 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 MRR 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					
MARF&NC (Australian Rules Football)	1 – Excellent	1 – Excellent	None given.					
MARF&NC (Netball Club)	1 – Excellent	1 – Excellent	None given.					
Moama Cricket Club	1 – Excellent	1 – Excellent	Main Oval needs a major renovation to remove Kikuyu grass to improve the surface.					
Moama Echuca Border Raiders Soccer Association	3 – Average	3 – Average	Ratings given due to the lack of changerooms, canteen and clubhouse.					
Echuca Moama Little Athletics	1 – Excellent	1 – Excellent	Potential for overuse during periods of seasonal sport crossover.					
Moama Echuca Touch Football	1 – Excellent	1 – Excellent (for the grounds) 3 – Average (for the canteen and meeting room)	Upgrade the canteen. Repurpose/renovate the meeting room.					



Echuca Moama Cycling Club	1 – Excellent	1 – Excellent	None given.				
Friends of the Botanic Gardens	2 – Good	2 – Good	None given.				
Moama-Echuca Playpark Committee	No response received.						
Moama Anglican Grammar	1 – Excellent	1 – Excellent	The school highly values the use of the facilities and grounds.				



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		Question/focus area								
Groups	Quality of facilities	Financial pressure	Utility costs	Facility hire rates	Access to facilities	Member attraction / retention	Income generation	Regulatory burdens	Lack of volunteers	Other
Moama Australian Football Netball Club	L	M	M	L	L	L	L	М	М	N/A
Moama Cricket Club	L	М	М	M	L	M	М	М	Н	N/A
Moama Echuca Border Raiders Soccer Association	Н	Н	L	M	М	L	H (Covid- 19)	L	Н	H – Change rooms, canteen, and Clubhouse
Echuca Moama Little Athletics	M	L	L	L	L	M	M	L	Н	N/A
Moama Echuca Touch Football	L	M	L	M	L	M	М	М	Н	N/A
Echuca Moama Cycling Club	L	M	M	M	L	Н	M	М	M	N/A



User		Question/focus area								
Groups	Quality of facilities	Financial pressure	Utility costs	Facility hire rates	Access to facilities	Member attraction / retention	Income generation	Regulatory burdens	Lack of volunteers	Other
Friends of the Botanic Gardens	L	Н	L	L	L	M	Н	M	M	Involvement in planning and concern regarding cashflow.
Moama- Echuca Playpark Committee	No response received.									
Moama Anglican Grammar	L	L	L	L	L	L	L	L	L	N/A



Peak Sporting Bodies

Peak Sporting Body name	Summary of consultation feedback
Australian Rules/Netball –	The League is pleased with the
Murray Football League	restructure/refurbishments at the facility.
	Intend to use the facility for future Finals/Grand Finals.
	Supplementary seating for spectators, on the eastern
	side of the Oval to spread out the crowd and get the
	best use of the space is encouraged.Overall facility compliance with AFL/Netball Standards
	is good.
	The Game Day Secretaries room can't see out onto
	the Oval which is not ideal, thus another facility is
	needed, perhaps at the southern end of the oval.
	The Timekeepers box not in a great position either
	given views are obstructed.
	Representative fixtures are on hold due to COVID-19. It was noted that the MRR has been used for
	representative games previously and would be a
	suitable facility for future fixtures.
	Lighting upgrades will be required for hosting
	night/twilight games.
	The biggest threat to the competition is a lack of
	players, with the potential to reduce the competition. Thus, facilities will need to be able to cater for male
	and female participation at the same time effectively as
	female fixtures may end up replacing some male AFL
	fixtures should numbers decrease.
Cricket – Goulburn Murray Cricket	Input pending.
Cycling NSW	Input pending.
Cycling NOV	input portaing.
Soccer – Bendigo Amateur	From a facilities perspective noted that the playing
Soccer League (BASL)	surfaces are in good condition, but there is a need to
	provide additional/better amenities capacity.
	MRR has the potential to host Senior Grade Finals with the improvement of the amenities and the addition
	of seating around the ground (i.e. transportable tiered
	seating would be suitable).
	It is unlikely that there will be any competition
	expansion in the foreseeable future that will have an
Little Athletica No.	impact on Soccer facility provision at the MRR.
Little Athletics Victoria	Input pending.



Peak Sporting Body name	Summary of consultation feedback
Peak Sporting Body name NSW Touch Football	 Noted that the fields are in good condition. Unable to provide any comment on the support facilities (defer to the club input for these requirements). The MRR venue is too small for representative Touch Football tournaments given 20+ fields are required. However, the MRR would be suitable for hosting a regional gala day in a knockout format. It was noted that the current facilities appear to be suitable to continue to support the growth of Touch
	Football in Moama/the region. Additionally, there may be a need to plan for the growth of women's competitions based on the trend of more females participating and thus more female friendly facilities may be needed.