

STAKEHOLDER FEEDBACK	OFFICERS RECOMMENDATIONS AND COMMENTS
The length of stay should be 72 hours	48 Hours is the recommended time
Overnight is 12 Hours not 48	48 Hours gives people time to explore the municipality during the day. Therefore 48 Hours is the recommended time
Staying longer than the allowed 48 hours .	Permits need to be issued to allow officers to monitor the length of stay
Enforcement and management needed	<p>Permits needed to assist Councils Compliance Officer to ensure vehicles are not staying longer than permitted.</p> <p>Patrols to take place each morning.</p>
Impact on Commercial Caravan parks	<p>People who want free overnight camping will move onto another Municipality that provides it if Northern Midlands Council do not.</p> <p>The commercial caravan parks are in Ross and Longford. There is no free overnight camping available in those two towns.</p>
Free overnight camping at Cressy is too close to Longford caravan park	The Cressy overnight camping area is 4klm less to Longford than the Evandale one. Therefore, this is not an issue
Garbage bins need emptying regularly	Bins need to be removed and not provided as all rubbish should be taken when vehicles leave
Fees need to be charged	<p>The upkeep of the areas is minimal. The cost of maintenance would exist in any event.</p> <p>Council to consider if fees are necessary</p>
Overnight Camping site in Evandale needed for weekends when the Market is on	Over the Summer Period Honeysuckle Banks

<p>There should not be a CMCA park only</p> <p>No washing lines to be strung</p> <p>Generators going non-stop</p> <p>Fires being lit</p> <p>Dogs at large</p> <p>Camping in tents</p> <p>Drunk campers and loud music</p> <p>Waste being dumped on the ground</p>	<p>Overnight camping areas should be open to all not just certain groups.</p> <p>To be added to signage and enforced by Compliance Officer</p> <p>Signage needs to be clear that use of generators between 6 pm and 9am is prohibited and, in excess of 2 consecutive hours is prohibited.</p> <p>Needs to be added to signage</p> <p>This needs to be reported to Councils Animal Control Officer so it can be dealt with at the time</p> <p>Compliance Officer to move them on when patrolling in the morning.</p> <p>Signage needed</p> <p>Tas Police need to be called</p> <p>Signage to state that dumping of waste is prohibited , Patrols and enforcement by Compliance Officer</p>
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# NORTHERN MIDLANDS COUNCIL

## COUNCIL POLICIES



<b>Policy Name:</b>	<b>Overnight Camping – Self Contained Vehicles</b>
<b>Originated Date:</b>	Adopted on 16 March 2015 – Min. No: 80/15 (as Policy 77)
<b>Amended Date/s:</b>	
<b>Applicable Legislation:</b>	Local Government Act 1993; Economic Regulator Act 2009; National Competition Policy.
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To provide guidance for the provision of Council maintained areas for overnight stays by visitors travelling in self contained vehicles. The Policy seeks to provide for the needs of a significant tourism sector whilst meeting the reasonable expectations of the National Competition Policy.

### INTRODUCTION

As the recreational use of self contained motor homes and camper vans increases, so there is a rising demand or expectation for suitable areas to be allocated for overnight use at minimal or no charge. The offset to this minimal or no charge is that no services will be offered at these sites. As the sites will be limited to self contained vehicles, no services are required.

Notwithstanding this, Council will aim to provide at least one 'dump point' for black and grey water in each town and correspondingly a point where the water tanks of such vehicles can be refilled with both potable and non-potable water.

In the provision of areas for overnight stays by people travelling in self contained vehicles, Council is aware of its obligations under the National Competition Policy(NCP), specifically with regard to the principles of competitive neutrality.

The Tasmanian Economic Regulator has determined that the provision of RV camping services is a significant business activity. In developing this Policy the Council has considered the 2012 *Statewide Directions Paper - Review of Council Recreational Overnight Camping Services*, together with the *Local Government Association Tasmanian 2012 Policy Guidelines for Recreational Vehicles: Development and Management of Facilities*.

The Council has followed the 7-step Decision Making Guide (Annexure A).

As these facilities are Council owned, it is a requirement that fees are designed, at a minimum, to achieve full cost recovery. This process involves Council identifying all costs of providing these services, as if it were a stand-alone business that does not enjoy any subsidisation derived from its council ownership. Council has adopted the Full Cost Attribution Checklist (Annexure B) as a guideline for compliance.

In order to facilitate open and transparent decision making in relation to the Council's significant business activities all processes and decisions made are fully documented.

## NORTHERN MIDLANDS COUNCIL

### COUNCIL POLICIES



#### DEFINITIONS

*Full Cost Attribution* means all costs that would be attributable were the site to be developed for this purpose by a private operator and includes all items listed in the attached checklist.

*Self Contained Vehicle* means a vehicle that is fully self-contained with respect to shower, toilet, washing, cooking and sleeping facilities and must have holding tanks for all toilet waste and sullage water sufficient for at least 48 hours use by the occupants.

#### OBJECTIVE

To provide direction for the provision of Council maintained areas for overnight stays by visitors travelling in self contained vehicles.

#### APPLICATION OF THE POLICY

When considering the provision and operation of sites for overnight stays by visitors travelling in self contained vehicles Council shall have regard to the following statements of intent.

Intent	
Provision for overnight stays shall potentially be made at:	<ul style="list-style-type: none"> <li>• Evandale – Falls Park (Monday -Friday);</li> <li>• Evandale – Honeysuckle Banks;</li> <li>• Campbell Town – Red Bridge;</li> <li>• Bishopsbourne – Recreation Ground;</li> <li>• Cressy – Recreation Ground</li> </ul>
Sites located in towns where there is a private facility shall be operated in conjunction with that facility.	
Proposed sites must be supported by the relevant Town Committee.	
Fees, where levied, shall be based on full cost recovery.	To be estimated using the attached Full Cost Attribution Checklist. (Target fee less than \$10.00)
Maximum length of stay at any one time is 48 hours.	Maximum two consecutive nights.
Use of the sites is limited to self contained vehicles.	Tents and non self contained vehicles are prohibited from using these sites.



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All vehicles must display a current permit visible and legible through the front windscreen.	Permits shall be available from the Council office in Longford and online.
Sites shall provide access to potable water and dump points for black and grey water.	Alternatively appropriate signage shall direct users to the nearest facility.
All sites shall display appropriate signage to welcome visitors and advise:	<ul style="list-style-type: none"> <li>• The area is for self contained vehicles only;</li> <li>• Maximum stay is 48 hours or two consecutive nights;</li> <li>• Discharge of any liquid waste other than to a designated dump point is prohibited;</li> <li>• Location of designated dump point;</li> <li>• All rubbish and other waste to be removed on departure;</li> <li>• Campfires are not permitted;</li> <li>• Hanging of clothes, bedding or similar items outside the vehicle is not permitted;</li> <li>• Pets must be controlled and tethered at all times;</li> <li>• Permits must be displayed and be visible and legible through the front windscreen.</li> <li>• Web address to download permit.</li> </ul>

<b>Policy Name:</b>	<b>Recreational Vehicles Development and Management of Facilities</b>
<b>Originated Date:</b>	Adopted on 16 March 2015 – Min. No: 80/15 (as Policy 77)
<b>Amended Date/s:</b>	Reviewed on 21 August 2017 - Min. No.
<b>Applicable Legislation:</b>	Local Government Act 1993; Economic Regulator Act 2009; National Competition Policy.
<b>Dataworks Reference:</b>	44/001/001
<b>Objective</b>	To assist Council to plan, develop and manage appropriate facilities to cater for recreational vehicles

## 1. Definitions

### Recreation vehicle

A vehicle that is fully self-contained with respect to shower, toilet, washing, cooking and sleeping facilities and must have holding tanks for all toilet waste and sullage/grey water sufficient for at least 48 hours use by the occupants.

### Free Overnight Rest Areas

The following areas in the Northern Midlands:

- Bishopsbourne Recreation Ground, Bishopsbourne;
- Wardlaw Park, Campbell Town;
- Cressy Recreation Ground, Cressy;
- Falls Park, Evandale (Monday – Friday)
- Honeysuckle Banks, Evandale (November – April).

## 2. Permits

### a) Permit Wording

All vehicles using a Northern Midlands Council Free Overnight Rest Area must hold a permit.

Permits must include the following details:

- Council details;
- Permit Number;
- Type of vehicles permit applies to;
- Vehicle Registration Number;
- Vehicle Description;
- Length of stay permitted – commencement and expiry dates of permit;
- Name and signature of authorised officer;



- Date of issue;
- Name and signature of permit holder plus any specific council conditions that need to be acknowledged by the holder.

An example permit is annexed to this Policy and marked “A”.

### **b) Permit Terms and Conditions**

These will include:

- Length of stay permitted;
- Details of where permit should be displayed;
- Details of what the permit actually applies to e.g. a fully self-contained RV;
- Any other conditions;
- Details of any penalties.

## **3. Signage**

Signage must be displayed at the Free Overnight Rest Areas including the following information:-

- Indicate that a permit is required;
- Provide directions where to obtain the permit;
- Indicate length of stay permitted;
- Advise permit or permit number should be displayed on vehicle dashboard;
- Advise of any additional conditions that apply;
- Detail enforcement measures.

An example of signage wording is annexed to this Policy and marked “B”.

## **4. Competitive Neutrality**

For the provision of overnight self-contained RV camping services, councils must appropriately apply the National Competition Policy and the principles of competitive neutrality. The objective of the competitive neutrality principles is to ensure that government bodies (including Local Government bodies) conducting a business within a competitive market operate without net competitive advantages over other businesses as a result of their public ownership i.e. there must be a ‘level playing field’.

Competitive neutrality principles apply to significant government business activities undertaken by Local Government under the broad range of council functions. The key consideration in defining a significant business activity (SBA) under the National Competition Policy, is the *impact of the services on the actual or potential market* - not the share of a council’s revenue arising from, nor expenditure committed to, that activity. The most appropriate model of competitive neutrality to apply to the operation of camping service facilities is the ‘full cost attribution’ model.

Full cost attribution requires councils to identify all costs of providing a significant business activity as if it were a stand-alone business that does not enjoy any subsidisation derived from its public or council ownership. This would therefore include some costs that a council does not *actually* incur, but which private businesses do incur in the provision of the same service,

such as (where applicable) insurance, rates and taxes. Council has completed a 'Full Cost Attribution Checklist' to the implementation of Free Overnight Rest Areas.

## **5. Overflow Planning**

It is important to ensure adequate planning is in place to develop appropriate overflow facilities for special events, such as rallies and concerts, and to meet peak period demand.

The following sites have been recognised as overflow facilities for the listed events:

- Morven Park, Evandale – during the annual Evandale Village Fair.

## **6. Dump Stations**

The Northern Midlands Council has three free Dump Stations within the municipality:

- King Street Oval, Campbell Town
- Morven Park, Evandale

There are also Dump Stations located at the Longford Riverside Caravan Park, Longford and the Ross Caravan Park, Ross. Lessees of these facilities may apply charges for use of these dump stations by campers who are not making use of the facility.

## **7. Review**

This policy is to be reviewed every two years.

## **8. Acknowledgement**

This Policy has been adopted from the model policy guidelines provided by the Local Government Association of Tasmania.



**ANNEXURE A**

**NORTHERN MIDLANDS COUNCIL  
PERMISSION FOR OVERNIGHT STOP AREA**

Bishopsbourne Recreation Ground, Bishopsbourne;  
Wardlaw Park, Campbell Town;  
Cressy Recreation Ground, Cressy;  
Falls Park, Evandale;  
Honeysuckle Banks, Evandale.

*\*delete those not applicable*

**FULLY SELF CONTAINED VEHICLE**

This vehicle is authorised to camp within the [details of location] for the period \_\_\_\_\_, subject to the terms and conditions detailed on the reverse of the permit.

Vehicle Registration Number

Vehicle Description

.....

.....

Commencement date of permit

Expiry date of permit

.....

.....

..... Signature of authorised officer	Signed by permit holder: This permit acknowledges that non-compliance with the conditions of this permit is an offence that may be prosecuted in accordance with the provisions of [relevant By-Law] and other environmental and health regulations.
Name:	Name:
Date of issue:	Signature

**TERMS AND CONDITIONS**

1. This permit is valid for the dates shown.
2. This permit **or the permit number** must be displayed prominently on the vehicle dashboard, and visible from the front left side of the vehicle.
3. This permit applies only to a vehicle which is self contained with respect to shower, toilet, washing, cooking and sleeping facilities, with holding tanks for all toilet waste and sullage/grey water sufficient for 48 hours.
4. Discharge of liquid in any waste form is prohibited within the designated overnight stop area. PENALTY: A fine of 2 penalty units under Litter Act 2007. This Act is more suitable than EMPCA because Litter includes liquid and is about depositing something that is detrimental to the use of a place, whereas EMPCA is about pollution.
5. Any other conditions (council specific). PENALTY: A fine of \$318

**ANNEXURE B**

WELCOME TO [INSERT PARK] REST AREA  
FULLY SELF-CONTAINED VEHICLES ONLY

This area is regulated by Northern Midlands Council

The following conditions apply:-

- A permit must be obtained to park in this area overnight. Permits are available from [www.northernmidlands.tas.gov.au](http://www.northernmidlands.tas.gov.au) or 13 Smith Street, Longford during business hours
- Your permit or permit number must be displayed prominently on the vehicle dashboard and visible from the front left side of the vehicle;
- Maximum permitted stopover is 48 hours;
- The following conditions apply to use of this site:
  - All rubbish and other waste is to be removed on departure;
  - Campfires are not permitted;
  - Hanging of clothes, bedding or similar items outside your RV is not permitted;
  - Pets must be controlled and tethered at all times;
  - Use of generators between 6:00pm and 9:00am, and, in excess of 2 consecutive hours is prohibited;
- Only a vehicle which is self contained with respect to shower, toilet, washing, cooking and sleeping facilities, with holding tanks for all toilet waste and sullage/grey water sufficient for 48 hours.
- Discharge of liquid in any waste form is prohibited within the designated overnight stop area. PENALTY: A fine of \$318 (two penalty units under Litter Act 2007)
- Infringement notices will be issued for offences (listed)

By Order  
General Manager

WE HOPE YOU ENJOY YOUR STAY





# Longford Recreation Ground

## 2030 Master Plan

**Client**

Northern Midlands Council  
13 Smith Street  
Longford Tasmania

**Consultant**

Lange Design  
PO Box 5017  
Launceston Tasmania

**Disclaimer**

This report has been prepared in accordance with the scope of services described in the contract between Lange Design and Northern Midlands Council. The report relies upon data, surveys and other information specified herein. Any findings, conclusions or recommendations only apply to the aforementioned circumstances and no greater reliance should be assumed or drawn by the client. Furthermore, the report has been prepared solely for the use by Northern Midlands Council, and Lange Design accepts no responsibility for its use by others.



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# 1 Background

Northern Midlands Council has identified the redevelopment of the Longford Recreational Ground as a significant project within the open space and recreational fabric of the municipality.

This Master Plan will provide Council with information for the future planning and detailed design and construction of formalised internal traffic infrastructure, building maintenance, optimal usability of grounds, consolidation of maintenance facilities and additional community recreational activities within the recreation grounds.

The information contained within this report is a collaborative effort between the author, Northern Midlands Council and the key stakeholders from each of the interest groups that utilise the recreation grounds. Information has been sourced from Council documents and reports, stakeholder consultations, community surveys, site investigations and aerial photography.

Longford Recreation Ground is home to a number of current users including:

- Longford Football Club (Senior and Junior)
- Longford Cricket Club
- Longford Districts Little Athletics Club
- Longford Primary School
- Health Revival Longford

The oval is largely used by the Longford 'Tigers' Football Club (Division 1), and junior football club for games and training during the winter season. During the summer months, the Longford 'Tigers' Cricket Club use the grounds for training and games.

The grounds are currently in full use, all year round, with little time available for 'resting' between the ending of the football season and the beginning of the cricket season. This is a critical factor regarding the high level of maintenance required of the grounds, to ensure they are usable for all sporting and recreational groups throughout the year.



## 2 Context

The Longford Recreation Ground is located within the northern Tasmanian township of Longford, which is the business centre of the Northern Midlands Council municipality (refer figure 1). Longford is approximately twenty one kilometres from Launceston, and has a population of just over 3,750 (2011 Census).

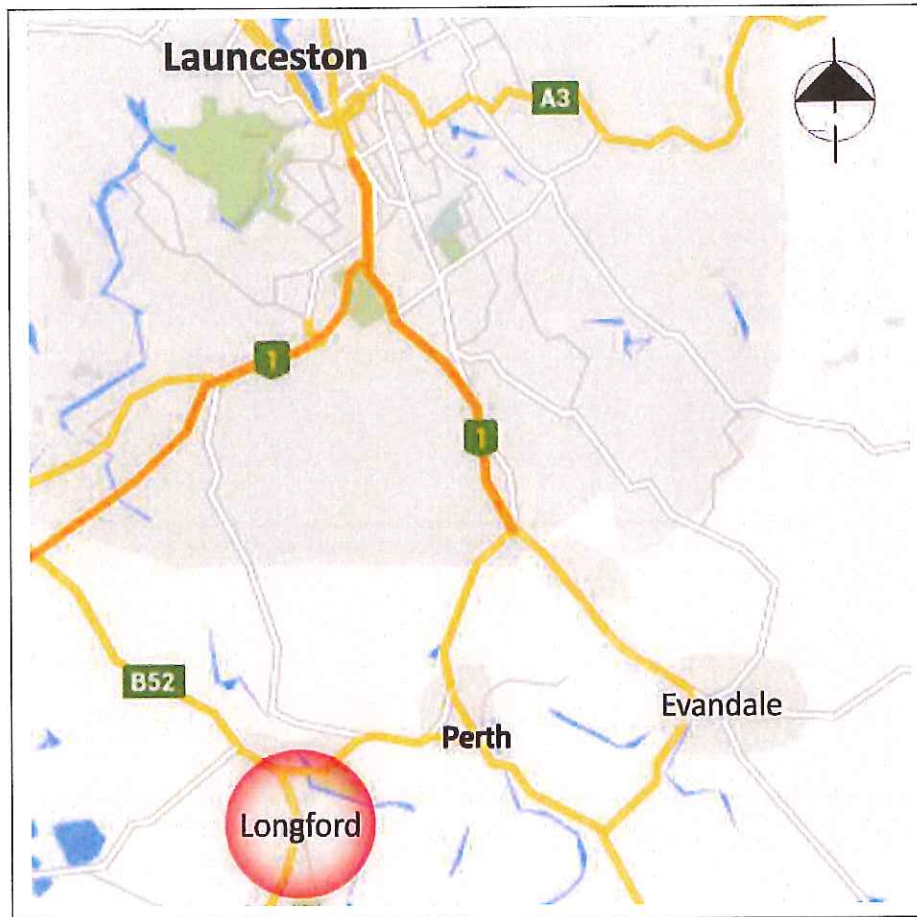


Figure 1 – Contextual Map of Longford.



The Longford Recreation Ground covers an area of approximately 6.4 hectares, and is accessed by Smith Street to the east of the grounds.

The grounds are centrally located on the south-western side of Longford and is easily accessible from all areas within the township, by either walking, riding or driving.



Figure 2 – Contextual Map of the Longford Recreation Ground (LRG).

The recreation grounds are bound by the Council depot holding yard to the north, residential rear boundary fences off Hay Street to the east, High Street to the south, and Back Creek to the west. The Longford Sports Centre (LSC), which is also part of the grounds, is located within the south eastern corner of the site. The LSC is only accessible from Burghley Street to the south of the grounds.

The recreation ground covers three titles, with the Smith Street road reserve extending to the middle of the existing oval. The land parcels are;

- Property ID 6736617, Smith Street (includes Longford Sports Centre).
- Property ID 6736617, Title Reference 214802/1, Smith Street.
- Property ID 3179907, Title Reference 232329/1, Hay Street (includes Council depot holding yard to the north).

Current built forms within the recreation ground include the centrally placed Longford Football/Cricket stadium, function room and bar, change rooms, massage/first aid rooms and associated buildings.

The oval is also centrally placed within the site, with designated Longford District Little Athletics activities placed between the LSC and the oval. A large open space area formally known as the old tip site, forms the northern portion of the site with a fence separating this area from the Council depot holding yard.



Figure 3 – Site Map of the Longford Recreation Ground.



### 3 A Plan for the Future

The purpose of the Longford Recreation Ground Master Plan is to allow Council to gain an understanding of what the current user groups require for their sporting activities and to identify solutions for the future that can be integrated and consolidated within the grounds and within the existing infrastructure.

The primary issues, raised by Council, focused on the following issues:

1. Rationalise and refurbish current uses within the stadium building.
2. Traffic management, entering, circulating and parking within the site.
3. Upgrade of visitor and umpire change rooms.
4. Better storage and maintenance facilities for all user groups.
5. Improve current oval lighting.
6. Upgrade of cricket nets.
7. Scoreboard upgrade to electronic.
8. Rationalise existing grounds usage and maintenance regimes.
9. Integration of the Longford Sports Centre and Recreation Ground activities.

To gain a clear indication of the current status of these elements, a thorough site investigation was performed in conjunction with detailed consultations with Northern Midlands Council representatives, recreation ground user groups, and a community survey via the Country Courier newspaper.

With the information gathered during these consultations and investigations, a proposed plan was developed that would allow Council to commence the redevelopment of the recreation grounds up to the year 2030.

## 4 Site Investigations

Currently, the grounds are predominately used for three sporting activities, AFL, Cricket and Little Athletics. The Longford Sports Centre and the Longford Primary School, also use the grounds but less frequently.

The primary method of gaining information, other than consultation with Council, user groups and the community user survey, involved detailed investigations into the two components of the recreation ground, namely the open space and the built forms.

The open space areas include:

- The Oval (surface, pitch, irrigation, fencing, lighting and maintenance);
- Little Athletics area;
- Open space area (old tip site) and cricket practice nets;
- Street entry;
- Parking;
- Internal roadways; and
- Property boundaries.

The built forms include:

- The Stadium (clubrooms, change rooms, kiosk, weights room, etc);
- Fred 'Mulga' Davies stand;
- Umpire change rooms;
- Visitor change rooms;
- Public toilet facilities;
- Time keepers box;
- Scoreboard box; and
- Maintenance/storage sheds.

The following sections provide detailed information on the current use and state associated with each item mentioned above. The information expressed is a combination of consultation and site observations, and will form the basis for the master plan recommendations shown later in the report.



## 4.1 OPEN SPACE

### 4.1.1 The Oval



The surface of the oval is typical for a division one playing field for both AFL and cricket, with the cricket pitch consisting of synthetic turf over a concrete slab. The oval is enclosed by a low chain mesh fence to restrict access during game and non-game times.

Access on to the oval is concentrated to the stadium side of the oval, with player access focused on the two team access gates, two coach boxes and one interchange gate. The maintenance vehicle access gate is located on the south-eastern side of the oval near the outdoor bar area.

The oval is currently used twelve months of the year, with the primary activities spanning from April to September (AFL), October to March (Cricket and Little Athletics). The surface is rested for approximately two weeks over the Christmas period. During the Little Athletics season, members of the club mow the grass and paint line markings on the oval for running lanes including eight lanes around the oval for 400m, and eight straight lanes up the middle.

Between the football and cricket season, the area around the pitch is prepared as soon as the football season is finished to allow the soil to settle and to allow the grass to grow. This includes removing the synthetic turf and rubber matting after the football season, and replacing with the cricket synthetic turf cover.

Currently there is no drainage under the oval. Gully pits are provided around the oval in a few locations to capture overland flow, but the oval itself has undulations where water pools. Because the oval soil profile is predominantly a thin cover of soil over an ironstone subgrade, the soil becomes waterlogged during winter, which increases wear and tear during the football season. During summer, the oval is irrigated manually with a self-moving commercial grade sprinkler.

Lighting of the oval for night training currently consists of seven pole-mounted lights and three stadium mounted lights. The quality of lighting is considered insufficient by the cricket and football teams.

#### 4.1.2 Little Athletics



Located between the Longford Sports Centre and the loop road surrounding the oval, the Longford District Little Athletics Centre (LDLAC) area consists of open grass with a gentle slope across the site from south to north. The LDLAC has their own storage shed located in the south-west corner of the site.

The area is defined from the sports centre to the south, by a 1.8m high chainmesh fence and a line of trees. Along the oval loop road to the north, the area is defined by a 1.6m high chainmesh fence. Access to the Little Athletics area is via four gates including two double gates and two pedestrian gates located at each end of the northern fence line.

The area is primarily only used by the LDLAC, with occasional use by the Longford Primary School and the Cressy District High School.

Currently, the Little Athletics area is used for multiple events including shot put (concrete pad and chainmesh screen), discus (concrete pad), javelin (synthetic turf run-up pitch), long jump (synthetic turf run-up pitch and covered sand pits), and high jump. Running events are located on the adjoining oval.

The maintenance of the Little Athletics area consists of mowing and manual irrigation, primarily by the grounds committee member, and by the Little Athletics committee members when required.



#### 4.1.3 Old Tip Site and Cricket Practice Nets



The large open space to the north of the oval is known as the old tip site. This area consists of undulations to the western side, and a leveled area to the eastern side where the cricket practice nets are located. The area has a good grass cover, but is rarely used by any of the recreation ground user groups.

A wire ring-lock farm fence separates this area from the adjoining oval loop road, with a pedestrian gate and a double vehicle gate located near the cricket nets providing access. There is no fence along the Back Creek boundary, only raspberry brambles and hawthorn bushes. A 1.8m high chainmesh fence along the northern boundary defines the Council depot holding yard and an assortment of timber and metal fences provides a boundary along the residential rear yards to the east.

The cricket nets are located in the eastern corner of this area and are generally in a fair condition, however there are areas which are damaged due to wear and tear and vandalism. The cricket nets are somewhat hidden from view by the maintenance sheds, shipping containers and existing vegetation.

#### 4.1.4 Smith Street Entry



The Smith Street entry is the only vehicular and pedestrian entry into the grounds. Currently, the entry is defined by masonry block walls, columns and a ticket box painted black and yellow to reflect the 'Tigers' colours of the football and cricket clubs. The large masonry ticket box is not used, as the cricket and football clubs use a portable light frame ticket booth during game days, as it can be positioned right next to the vehicle access.

#### 4.1.5 Parking



There are two main parking areas on the grounds, to the rear of the stadium and around the oval for car-based spectators. The area between the entry and the rear of the stadium has an asphalt surface but no line marking. Generally, cars are parked close to the building with an unstructured parking system occurring thereafter. When this area is full, parking occurs to the south eastern side of the stadium on the asphalt, although this is not encouraged.

The second area is around the oval itself during games and training times. This form of parking is also unstructured, however there is ample room for vehicle based spectators.

#### 4.1.6 Internal Roadway



The internal roadway system consists of a compacted gravel single vehicle track that loops around the oval. The track starts from the south-east corner of the stadium adjoining the Little Athletics area, and continues around the oval to the north-eastern side of the stadium near the public toilets.



#### 4.1.7 Property Boundaries



##### **Eastern Boundary**

The eastern boundary backs onto residential properties and primarily consists of timber paling fences and the occasional colourbond fence. The quality of these fences provides a secure boundary to the grounds, with the exception of a mesh gate along a residence (26 Hay Street). It is unknown why this particular residence has a private gate to the recreation ground.

##### **South Eastern Boundary**

Separating the Longford Sports Centre and the Little Athletics area is a 1.8m high chainmesh fence with a locked double access gate at the eastern end for vehicles. Along the fence are Blackwood and Eucalypt tree species, as well as shrubs and weed grasses.

##### **South Western Boundary**

The High Street road reserve forms the western boundary of the LRG and consists of a post and wire strand farm-style fence along the full length. There are also trees and shrubs along this boundary that provide a backdrop to the Little Athletics area and the oval.

##### **Western Boundary**

Back Creek forms the western boundary, with a post and wire ring-lock style farm fence separating the oval from the raspberry brambles and hawthorn bushes along the bank of the creek. The boundary along the old tip site section is not fenced and the only barrier to Back Creek is thick raspberry brambles and hawthorn bushes.

## 4.2 BUILT FORMS

### 4.2.1 Stadium Building



The stadium is the primary structure on the recreation grounds, other than the Longford Sports Centre, and was built in the 1960's. The building consists of the stadium seating area overlooking the oval, the clubroom / viewing room (also overlooking the oval), with a small office and storage room to one side, club change room including toilets, showers, massage and first aid rooms, and a club weights room which was once the old kiosk.

There are two other building additions which make up the overall stadium structure, the function room with bar, and the recently constructed kitchen/kiosk (ground level), and the 'Lindsey Jacob' meeting room (upstairs).

### 4.2.2 Stadium – Seating Area

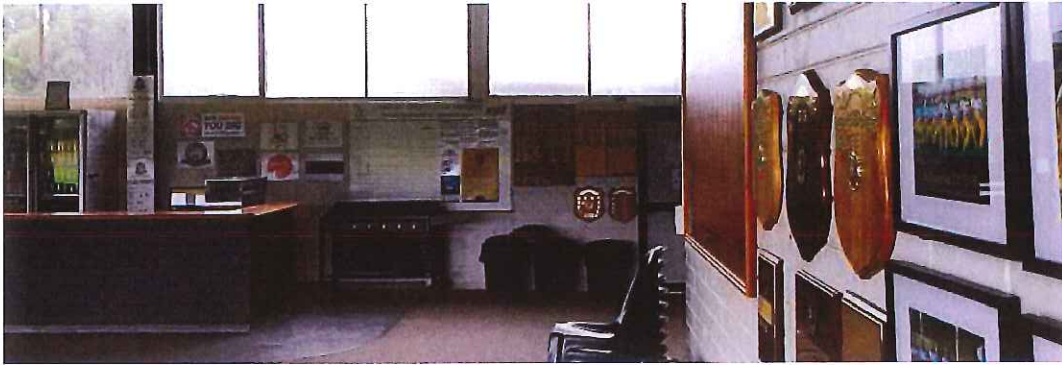


The stadium seating area provides elevated and unrestricted views over the whole oval and surrounding landscape. The seating area has thirteen timber slat seating benches, with protection from the elements behind and to the sides, but is exposed facing the oval. The timber seating slats and steps are aging, with the under deck area stained and dirty. There are exposed reinforcement bars within the concrete overhang of the access deck that are rusted and 'spalled' and require urgent investigation by a structural engineer.

The seating area is used during the year, with numbers mostly dependent on good weather conditions.



#### 4.2.3 Stadium – Clubroom / Viewing Room



The clubroom is used by both the football and cricket clubs and is separate from the adjoining building addition that houses the function room and bar. The clubroom has an open plan that overlooks the oval. The room is carpeted with the exception of a vinyl surface around the bar.

A small bar is located at the rear of the room, with a door in the same corner providing access to a separate office and storage room. There is also a recently added plaster and stud wall adjoining the function room access that provides a makeshift storage room. There is also a small push out window opposite the function room entry that was once the kiosk counter. The kiosk is now the weights room.

Access into the clubroom is primarily from the adjoining function room, or the clubs change room. There is also access from the new kitchen on the northern side and the exit door located near the function room access way along the eastern side.

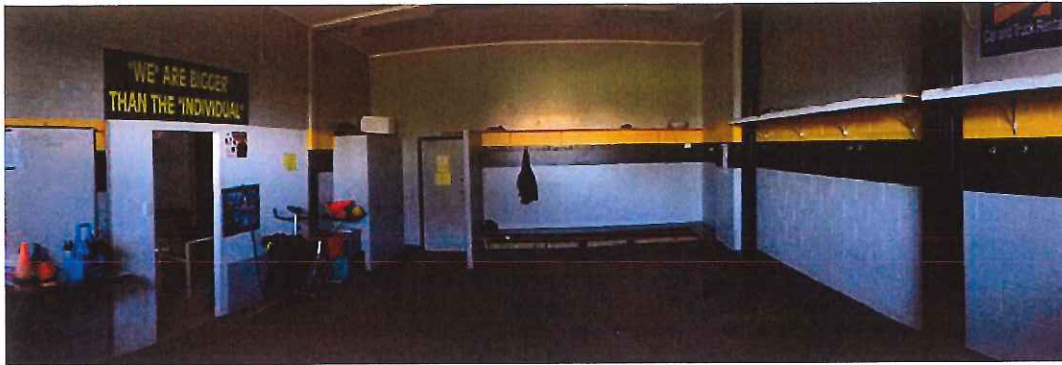
There are several evident water leaks that are affecting the ceiling and wall materials and will require further investigations by a building inspector to find the source of the leaks. The carpet is heavily stained due to players wearing muddy boots during informal indoor training sessions.

#### 4.2.4 Stadium – Weights Room (Old Kiosk)



The weights room was once the kiosk until the new adjoining wing was built. This room is small and heavily damaged. Access is from the clubroom only, with two push out windows, one on the oval side and an internal one facing the clubroom.

#### 4.2.5 Stadium – Change Room



Used by both the cricket and football clubs, the change room is large room with a high ceiling and a rubber floor. Two doors on the western side of the room provide access to the toilet and shower facilities, and the other providing access to the first aid / massage rooms.

There are two access points into the change room, one from the clubroom and the other is on the southern side which provides access out to the oval. Outside of the doorway out to the oval is a grate where players can rid their boots of grass and mud.

#### 4.2.6 Stadium – Shower / Toilet Facilities



The toilet and shower facilities are directly accessed off the change room and consist of two partitioned toilet pans, one three-man stainless steel urinal, and five hot/cold showers. The room has ample natural sunlight and the facilities are generally in a good condition.



#### 4.2.7 Stadium – Change Room First Aid / Massage Room



Both the first aid room and the massage room are quite small, with the massage room just big enough to contain two massage tables. The first aid room is slightly larger, and consists of a sink, sterilising machine, locker and sitting tables. The first aid room has direct access to the oval via a doorway.

#### 4.2.8 Function Room Main Entry



The function room is an addition that was added to the stadium building. The main entry into this building is hidden around the corner of the building on the northern side. This entry is only used by people exiting the building to smoke.

The current emergency exit door that opens directly out the Smith Street side currently acts as the primary access point into the building due to the close proximity to the car park. Also, of an evening, lighting to the main entry is very poor.



#### 4.2.9 Stadium – Function Room and Bar



The function room is primarily used as the main bar for both cricket and football club social events, as well as a few nights each week for informal gatherings. The function room is a large open room with a tall ceiling and ample room for up to 170 guests. The room is in a very good condition with the exception of a few water leaks that require further investigation by a building inspector.

The bar is positioned along the south-eastern wall, with access behind the bar via the adjoining fridge room. To the eastern side of the bar is a small storage room where the administration/management desk, computer and telephone for the bar is located. This room also stores general bar equipment, materials and consumables. Access to this room is restricted from behind the bar only. This room requires rationalising as the current use is inappropriate for the room size.

The fridge room consists of a large commercial grade cold room and entry/exit door outside to the southern end of the stadium building. This room also has a roof leak which is causing considerable damage to the false ceiling and will require further investigations by a building inspector to find the source of the leaks.

On the north-western side of the function room building is the male and female toilets. The facilities and internal structure of these two rooms is in good condition and adequate for the continued use, although the trimmings are dated.

#### 4.2.10 Fred 'Mulga' Davies Stand



This building consists of timber and corrugated iron, and is named after Fred 'Mulga' Davies, who settled in Longford after a career with Carlton Football Club in Victoria during the 1940's. Although the exact age of the building was unable to be determined, it is not heritage listed, nor is it registered within the planning scheme. It was mentioned by one of the user groups that the building was once located on the other side of the oval.

Currently, the building is in a condition of aging deterioration, with paint flaking and timber components showing signs of rot. The stand is still used during football and cricket games primarily by visiting team supporters.

#### 4.2.11 Umpires Change Room

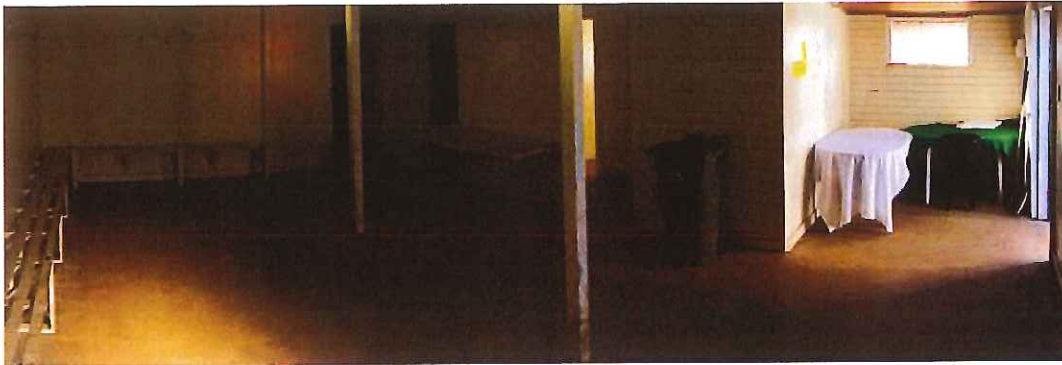


Attached to the rear of the Fred 'Mulga' Davies stand is the Umpires change room and the visiting team change room. The umpire facilities include toilets, showers and an open room with low ceilings and natural lighting.

Although the appearance and configuration of the facilities are basic and dated, they are adequate for the male umpires. This current configuration will however, need to be addressed with the increasing popularity of female umpires.



#### 4.2.12 Visitors Change Rooms



The visitors change rooms include a large open room with low ceilings and natural lighting, toilets, showers and a massage room. The showers and massage room do not have any natural lighting.

As with the umpires change room, the appearance and configuration of the facilities are basic and dated and are considered to be below standard when compared to modern facilities.

#### 4.2.13 Public Toilets



The public toilets are a large facility and are divided into male and female, are fully accessible, fully functional and are in good condition. There are however, a few building maintenance issues such as rusting door frames that require attention.

#### 4.2.14 Time Keepers Box



According to the memorial plaque on the front of the building, the Time Keepers Box was erected in 1961 in Memory of Dr. C.V Bryan for his services to the Longford Football Club.

The brick building features an elevated room for time keeping duties, and a smaller room to the southern side for reporters. Although dated, this building is functional for the duty of time keeping, but could be increased in size by merging the two rooms.

#### 4.2.15 Scoreboard Box

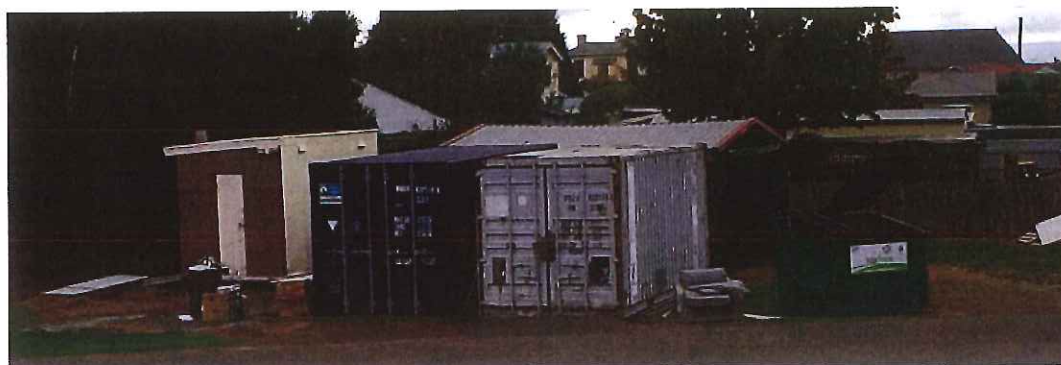


The scoreboard box is a small narrow brick building attached to the adjoining brick pump house building. Access to the room is via a set of stairs to the northern side of the building. The front of the building that faces the oval consists of a manual scoreboard with access from the windows that also face the oval.

To the side of the building is the time clock, which is still functional, although quite dated.



#### 4.2.16 Maintenance / Storage Sheds



Currently, there is only one permanent shed for maintenance storage located to the north-eastern side of the existing car park area behind the stadium. Due to the inefficient size of this shed, additional shipping containers are utilised to increase the storage space for all user groups, with the exception of the Little Athletics who have their own shed near their area.

The current layout of the storage and maintenance facilities is inefficient and requires a larger area with more storage space for each user group.

## 5 Proposed 2030 Plan

Other than the site investigation component of this master plan, crucial information was also obtained during the consultation process with Council and the user groups. This consultation process concluded with a list of objectives for potential works that would enable the current usability of the grounds to be advanced to accommodate the local community beyond the year 2030.

The key elements of these consultations that set the parameters for the 2030 plan include:

### **Traffic and Parking:**

- Widened entry area to eliminate traffic congestion.
- Improve traffic navigation and formalise car parking.
- Improve car based spectator parking.
- Rectification of internal roadway.

### **Grounds Maintenance:**

- Upgrade maintenance facilities for each primary user group.

### **Function Room Building:**

- Revitalise building address.
- Resolve the preferred primary entry for the function room.
- Resolve water leak issues.

### **Stadium Building:**

- Refurbish existing club/viewing room.
- Rationalise the usage of the first aid, massage and weights rooms.
- Refurbish switchboard.
- Refurbish PA system upgrade.
- Refurbish exposed concrete reinforcement bars.
- Refurbish stadium seating.

### **Fred ‘Mulga’ Davies Stand and Visitors / Umpire Change Rooms:**

- Demolish existing stand and adjoining visitor / umpires change rooms.
- Construct new building for visitors and umpires.

### **Time Keepers Building:**

- Refurbish time keepers building.

### **Oval:**

- Upgrade oval playing surface.
- Upgrade oval lighting to allow for night games and training.
- Upgrade scoreboard.
- Upgraded irrigation system to potentially include fertigation.

**Open Space Area and Cricket Practice Nets:**

- Relocate and upgrade to a three bay net system for club use only.
- Upgrade old tip site to be used for Little Athletics and additional training space.

**Little Athletics:**

- Relocate whole playing area.
- Relocate LDLAC storage shed.

**Additional Sporting Facilities:**

- Public tennis courts.
- Public netball courts.

**Longford Sports Centre:**

- Potential duplication of the LSC stadium increasing usability and providing indoor facilities for the recreation ground user groups.
- Car park extension to accommodate stadium duplication.

The key elements above are described in detail below, including their placement within the overall program of works. Refer to the Master Plan (appendix 1) for the graphical illustration of the proposed upgrade works.

**5.1 TRAFFIC AND PARKING****5.1.1 Entry Statement**

The current entry statement for the grounds is tired and outdated. As the current entry walls, pillars and ticket booth are black, the entry focus is shifted to the view of the rear of the stadium and the low-set brick building that forms the function room and bar. The proposed entry statement for the grounds should incorporate the full removal of all existing masonry walls, pillars, ticket booth and gates, and be replaced with a 21st century user-friendly layout.

By removing all existing structures, a new pedestrian access gate can be provided in line with the existing footpath along Smith Street. This will allow the widening of the vehicle entry. By providing one clear lane for entering traffic and another clear separate lane for departing traffic, a smaller ticket booth can then be positioned in the middle. This position would then allow the ticket booth operator to be positioned on the driver's side for both entering and existing traffic. The division between both lanes should be no less than 1.2m wide.

The new entry should be set back into the site by approximately 2m to allow for planting beds in front of the division walls between the vehicular and pedestrian access gates. The proposed division walls should also allow for ample signage identifying the grounds and the teams that call the grounds their home.



### 5.1.2 Driveway and Car Parking

Currently, the expanse of existing asphalt needs to be extended and rationalised into formalised parking bays, traffic islands and clear access lanes. The master plan addresses these requirements by clearly defining primary vehicular access routes into and around the grounds, as well as a formalised car parking area to the rear of the stadium and to the south of the stadium.

To strengthen navigation to specific areas around the stadium and grounds, directional signage should be installed, that directs visitors to where they need to go.

Additional access lanes and car parking (85+ bays), should be asphalt, with garden beds, pedestrian pathways and traffic islands defined by curb and channeling where required to divert storm water run-off away from the built forms. Bollards should also be placed around gardens and grass areas adjoining the built forms to control parking and provide greater areas for pedestrian movement.

As highlighted on the master plan drawing, a defined area for disabled access parking and dignitaries could be accommodated centrally to the primary access point to the function room and around to the front of the stadium overlooking the oval.

With the remodeled entry statement, pedestrian access must be clearly identified, to allow pedestrians and car park users to navigate safely to and around the built forms. Traffic islands and garden beds also add to the aesthetics of the entry and built forms by providing seasonal change through shade trees and low understory plantings.

### 5.1.3 Car Based Spectators

Car based spectator areas around the oval should also be upgraded where muddy areas currently occur. By providing compacted road base hardstand areas where these muddy patches are, year round parking can be provided and the maintenance of these areas is greatly reduced, if not eliminated.

There are also areas to the west of the oval, between the internal roadway and the western boundary that could also be re-graded and banked to provide more car based spectator parking.

### 5.1.4 Internal Roadway

The internal roadway would benefit from a permanent two-coat bitumen seal to provide an all weather, sturdy access year round. The bitumen seal will also reduce current maintenance of the road and therefore limit the long term costs associated with the current upkeep.



## 5.2 GROUNDS MAINTENANCE

### 5.2.1 Maintenance Facility

One of the concerns from the grounds maintenance and user groups was storage for equipment and maintenance materials. The current system of adding more shipping containers is inadequate, and does not allow for sheltered maintenance of equipment in a safe working environment.

The master plan drawing identifies the ideal location for a maintenance facility as the current location will be allocated to car parking. The new location offers a central position to the grounds, within close proximity to the Smith Street entry and the associated building on the grounds.

The new facility, whether architecturally designed or pre-fabricated, should accommodate the grounds maintenance requirements as well as the football club and the cricket club. The facility should be one large shed with at least three large bays and include a large concrete hardstand area to the front to allow for parking and cleaning of equipment.

The shed facility should also be partitioned off for each user group, well ventilated and individually supplied with power and water. The grounds maintenance section should be the larger portion to accommodate the maintenance equipment (tractor, mower, etc), as well as storage of tools, chemicals and fuels. This section would also include a workbench and a work-safe safety area consisting of a shower and eye-wash station.

Preferably, the facility and adjoining hardstand area should be fenced off, to allow for the outdoor storage of materials and equipment such as rollers and irrigation pipes.

## 5.3 FUNCTION ROOM BUILDING

### 5.3.1 Building Address

The function room building is the first building encountered when entering the recreation ground. Unfortunately, the building facade, together with the back of the stadium behind, is a bland sight. The proposed master plan aims to enhance this building address.

In conjunction with the expansion and formalisation of the adjoining car park, ample room for feature trees and low understory planting will be provided within the traffic islands and new garden beds, whilst still maintaining pedestrian access around the building apron. To further enhance the appearance of the building, a neutral treatment and / or colour scheme would also be beneficial.

### 5.3.2 Building Entry

Currently, the fire escape door serves as the primary entry and exit access for the function room and bar, due to the close proximity to the unstructured car park. The designed main entry of the building should be restored as the primary entry by clearly directing pedestrian movement around to that location, and by providing shelter over the entry for protection from the weather.

The designed entry should also be well lit from the car park to the entry doors. Furthermore, a clearly defined sheltered smoking area must be established to prevent smokers from utilising the entry area.

### 5.3.3 Water Leaks

Water leaks are causing problems within the function room and adjoining rooms. It is unknown precisely where these leaks are coming from, but it is assumed by the maintenance personnel that the seal between the function room building and the stadium building may be the cause.

Recently, a water leak developed above the existing display cabinet and wall mounted television. There is also evidence throughout the false ceiling of water stains, with the fridge room having the most damaged ceiling.

It is paramount that the joins between both buildings and all roofing is thoroughly investigated to ensure all leaks are eliminated.

## 5.4 STADIUM BUILDING

### 5.4.1 Club / Viewing Room

The club/viewing room is currently used to display the cricket club's trophies, banners and other team paraphernalia. It is also noted that the football team use this room for informal training occasionally. Entry into the room is largely from the adjoining function room, with a fire escape door providing access to the car park area.

During the consultation process with the user groups, it was requested that there should be access provided on the front of the building facing the oval. Also, if the existing fire escape door could be made the main access door in off the car park.

As part of this master plan, it is recommended that the room in its current form be refurbished to include better access off the car park area to correspond to the new car park works, and to provide a doorway on the oval side.

Other than re-painting the walls and ceiling, the carpet could be replaced with tiles, the opaque glass on the car park side be replaced with plexiglass and the make-shift storage room (plaster and stud storage wall) be removed.

Furthermore, with the relocation of the outdoor bar area to the old kiosk room (currently the weights room), the internal bar can be removed to allow more room for sitting including a lounge space.

#### **5.4.2 First Aid, Massage and Weights Rooms**

The first aid, massage room and weights room requires rationalisation. As mentioned in the stadium club/viewing room section of this report, the weights room should accommodate the bar for both the club/viewing room and the outside area. This utilises the infrastructure and layout of the old kiosk.

The weights room should be disbanded and both the cricket club and the football club must take full advantage of the proposal to extend the Longford Sports Centre and utilise the extended facilities including a spacious weights room.

The first aid room and adjoining massage room should also be rationalised and refurbished where required to optimise the current layout, including the doorway directly out to the oval.

#### **5.4.3 Switchboard**

Reconfiguration of the switchboard layout is required to allow for a central accessible lighting switchboard for all user groups. This would require a detailed investigation into the current wiring layout of the building by a mechanical engineer.

#### **5.4.4 Public Address (PA) System.**

The current PA system is not operational and is antiquated and requires upgrading or replacement.

#### **5.4.5 Building Structure**

The stadium building is approximately 50 years old, and is showing signs of building decay. A thorough investigation of the building, in particular the 'spalling' (exposed reinforcement bars), along the stadium seating area access landing, must be performed immediately, so to determine the extent of works required to ensure the integrity of the building is extended.

Water leaks should also be investigated, and included within a full report that identifies the current status of all its major components (materials, wiring and drainage). This will provide Council with a detailed costings and program for the rectification works required to ensure the building life is extended.



#### 5.4.6 Stadium Seating Area

Spectators should be encouraged to fully utilise the stadium seating area as it provides elevated views over the entire oval. The existing state of the seating has aged and requires upgrading.

It is recommended that the existing seating slats be replaced with either aluminium seating or timber composite decking. Furthermore, the underside of the seating area should also be cleaned and painted to refresh the area.

#### 5.5 FRED 'MULGA' DAVIES STAND AND VISITOR / UMPIRE CHANGE ROOMS

As the current stand and adjoining visitor and umpire change rooms are outdated and requiring repair, it is proposed to demolish (or relocate the existing stand to another site in Longford), and construct a new building to accommodate visiting teams and facilities for both male and female umpires.

The new building should utilise the existing services infrastructure where possible, and should also strongly consider incorporating public toilet facilities within the same building. Should there be a potential to include public amenities, then the existing public toilets should also be demolished to consolidate all amenities and services and to further expand the formalised car parking area.

The new building could be dedicated to Fred Davies to ensure his legacy with the Longford Football Club is commemorated.

#### 5.6 TIME KEEPERS BUILDING

The existing time keepers box with the adjoining obsolete reporters room has the potential to be relocated to the centre of the stadium seating area. This new time keepers facility can be comfortably integrated into the existing structure as the location offers a higher vantage point with unrestricted views over the entire oval.

With the rationalisation of the rooms below the stadium, there is also the potential to incorporate the existing temporary outdoor bar facility within the current weights room. This would revitalise the original kiosk facilities with push-up windows that open out to the oval viewing area.

By demolishing the existing time keepers building, the associated activities will be consolidated back into one building, which makes better use of the current space. The new time keepers box can still be dedicated to Dr C.V Bryan as with the current time keepers building.



## 5.7 OVAL

### 5.7.1 Oval Refurbishment

Although the oval was top-dressed in 2014, the top dressing only consisted of a 5mm layer of sand. This amount of top dressing does little to fill the deep undulations throughout the oval.

Re-grading the playing surface to remove all undulations and to provide a smooth consistent grade by crowning in the center of the oval was initially investigated. This would be the most economical approach in providing a suitable playing surface by allowing water to drain off to the edges. It was determined by Council that this is not the preferred approach.

To provide the optimal playing surface for a Division One AFL game, Council requested that the complete upgrade of the oval be investigated. Several companies were requested to provide input for such a task, and the works involved would include closing the oval for a period of twelve months.

To provide an optimal playing surface, the oval would be completely reconstructed by removing turf thatch and topsoil, then removing any existing infrastructure. The oval subgrade would then be excavated to install an intricate drainage layer.

Following on from the drainage system is the installation of a fully automated irrigation system. Once this is complete, the playing surface will be prepared by spreading the soil medium, then seeding for final turf cover.

### 5.7.2 Cricket Pitch

By re-grading the entire oval, the current cricket pitch should also be upgraded, including rectification works to the existing concrete pitch to eliminate undulations and cracks.

### 5.7.3 Oval Lighting

User groups clearly identify the existing lighting system inadequate for night-time training sessions. Although there are seven pole mounted lights and three stadium mounted lights, the quality of lighting is still inefficient.

This master plan proposes a lighting system suitable for semi-professional level match practice, which in accordance with Australian Standard 2560.2.3 – 2007 Sports Lighting, is 100 LUX (maintained average horizontal illuminance).

The lighting locations illustrated on the master plan are diagrammatic only and are not considered final locations. Lighting must be designed by a qualified lighting engineer to ensure the visual tasks can be comfortably performed by the club players. Consideration must also be made to ensure any spill lighting does not affect neighbouring homes.

#### 5.7.4 Scoreboard

The current scoreboard is manually operated and outdated. The existing scoreboard building and adjoining time clock should be demolished and replaced with a remote controlled electronic scoreboard suitable for AFL and cricket games.

The proposed scoreboard should be investigated by both the cricket and football clubs to establish a suitable display system where letters/numbers are no less than 200mm high. It is recommended that the scoreboard be approximately 3.6m long x 1.96m high, with a digital clock, team names, and scores. The scoreboard must be post-mounted and elevated off the ground.

#### 5.8 CRICKET NETS

This master plan proposes that the two existing cricket practice nets are demolished and reconstructed closer to and parallel with the eastern boundary of the open space area. The proposed location allows for three full size nets and a run-up space for pace bowlers.

The proposed cricket practice nets should consist of three 3.6 metre wide nets with 20 metre long side panels, and a chainmesh roof to cover a 6 metre long area over the batting crease. The two middle nets need be 21 metres long (minimum), to provide additional safety for adjoining net users.

For durability and longevity, the new cricket practice nets would incorporate galvanised steel posts, top and bottom rails, and heavy-duty chainmesh netting with a black PVC coating. The playing surface within the nets would consist of a concrete base slab with two grades of synthetic turf cover, one for the pitch and the other for the adjoining surface leading out to the 21 metre mark.

Ideally, two nets would be gated for club use only, with the third net allocated for club and public use.

#### 5.9 OPEN SPACE TRAINING AREA

The open space illustrated on the master plan is commonly known as the old tip site. This location allows for the greater use of the recreation grounds for football and cricket training, as well as accommodating the Little Athletics activities.

As the area is an old tip site, large quantities of clean fill, preferably with a high clay content is required to cap the area and to provide a consistent grade across the whole area. The area can be manually irrigated during the summer months to maintain a healthy grass cover.

Lighting salvaged from other ovals when made available, should be relocated to this training area for night use.



## 5.10 LITTLE ATHLETICS

This master plan proposes some major changes to the current layout of the recreation ground including the expansion of the Longford Sports Centre, and the inclusion of public tennis courts and netball courts. These proposed works will encroach on the current Little Athletics area.

As part of these works, the opportunity arises to relocate the entire Little Athletics activities including shot put, discus, javelin, long jump and high jump to the open space area on the northern side of the recreation grounds. It would also require relocating the existing storage shed, with the ideal location to the south-western corner of the open space area.

The proposed layout of the new Little Athletics area allows for all athletic activities to occur simultaneously, as the areas illustrated on the master plan show optimum distances for the activities. Furthermore, the proposed layout allows for other activities, such as football and cricket training, to occur at other times.

## 5.11 ADDITIONAL SPORT FACILITIES

The intent of the Longford Recreation Ground is to provide a designated precinct for all sporting opportunities within Longford and the Northern Midlands Municipality. By consolidating as many sporting activities as possible, Council are in the position to provide services for the community by concentrating budget allocations to the one venue.

In addition to the Little Athletics, football and cricket activities, and in conjunction with the Longford Sports Centre, additional sporting activities such as tennis and netball should also be provided at the recreation grounds.

### 5.11.1 Tennis Courts

Although the Longford Tennis Club has two fully operational courts in nearby Mason Street, there is the potential to have the club relocated to the recreation ground.

The tennis courts would be hard surface (asphalt), with acrylic surfacing and court lines applied in accordance with Australian Industry Standards. Dimensions for each court would be 33.5 metres (minimum), by 16.4 metres (minimum). Fencing shall fully envelop the courts in accordance with the Sports Contractors Association Limited "Guide Specifications for Tennis Court Construction".

### 5.11.2 Netball Courts

There are two netball courts within the nearby Longford Primary School grounds, one of which is a combination court also including tennis. This master plan illustrates the potential to include two district grade outdoor courts where the existing Little Athletics activities are held.



By positioning the courts next to the Longford Sports Centre, the Longford Netball Club can be located within the centre. This master plan also recommends that the existing sports centre is duplicated to incorporate an additional stadium to accommodate more indoor sports including netball.

## 5.12 LONGFORD SPORTS CENTRE

This master plan identifies the Longford Sports Centre as a primary asset within the recreation grounds. Currently, the centre turns its back on the recreation ground, even though it has significant opportunities on offer for all the recreational ground user groups.

It is recommended that the current master plan for the Longford Sports Centre revisit the potential for duplicating the existing stadium and providing greater integration with the recreation ground.

As illustrated within the master plan drawing, the relationship between the sports centre and the recreation ground and associated facilities must be seized upon. This can be achieved by eliminating the fence line between the two areas, providing better all-weather access between the two areas, and providing an accessible interface on the northern side of the sports centre directly out to the recreation ground.

## 6 Prioritising Proposed Redevelopment Works

This section identifies the priority schedule for the proposed redevelopment works of the Longford Recreation Grounds as described in the previous sections and in order of significance.

PRIORITY		BRIEF DESCRIPTION OF WORKS
1	Visitor / Umpire Facilities	<ul style="list-style-type: none"> <li>- Remove Fred Mulga Davies Stand.</li> <li>- Remove visitor/Umpire change rooms building.</li> <li>- Remove public toilets building.</li> <li>- Construct new visitor/umpire building.</li> </ul>
2	Oval	<ul style="list-style-type: none"> <li>- Complete upgrade of the entire oval.</li> <li>- Upgrade irrigation to include fertigation.</li> <li>- Upgrade cricket pitch concrete base and cover</li> </ul>
	Stadium Building	<ul style="list-style-type: none"> <li>- Investigate structural integrity.</li> <li>- Eliminate water leaks.</li> <li>- Rationalise first aid and massage rooms.</li> <li>- Refurbish old kiosk to house outside bar.</li> <li>- Refurbish electrical switchboard.</li> </ul>
3	Oval	<ul style="list-style-type: none"> <li>- Upgrade oval lighting.</li> </ul>
	Stadium Building	<ul style="list-style-type: none"> <li>- Upgrade stadium façade.</li> <li>- Upgrade PA system.</li> </ul>
	Function Room Building	<ul style="list-style-type: none"> <li>- Refurbish main entry.</li> </ul>
	Maintenance Facility	<ul style="list-style-type: none"> <li>- Fully remove existing maintenance facilities.</li> <li>- Construct new maintenance shed and yard.</li> </ul>
	Cricket Practice Nets	<ul style="list-style-type: none"> <li>- Relocate and upgrade cricket practice nets.</li> </ul>
	Traffic	<ul style="list-style-type: none"> <li>- Upgrade Smith Street entry.</li> </ul>
4	Stadium Building	<ul style="list-style-type: none"> <li>- Refurbish clubroom / viewing room.</li> <li>- Upgrade stadium seating.</li> </ul>
	Time Keeping	<ul style="list-style-type: none"> <li>- Demolish and relocate time keeper's box.</li> </ul>
	Traffic	<ul style="list-style-type: none"> <li>- Provide designated disabled and dignitary parking spaces.</li> </ul>
5	Traffic	<ul style="list-style-type: none"> <li>- Provide 85 bay car park area with shade trees.</li> <li>- Two-coat seal internal roadway.</li> <li>- Upgrade car based spectator areas.</li> </ul>
6	Open Space Area	<ul style="list-style-type: none"> <li>- Regrade open space area for training.</li> <li>- Relocate Little Athletics facility</li> </ul>
	Oval	<ul style="list-style-type: none"> <li>- Provide new electronic scoreboard.</li> </ul>
7	Longford Sports Centre	<ul style="list-style-type: none"> <li>- Construct new facility.</li> <li>- Car park extension.</li> </ul>
8	Additional Sport Facilities	<ul style="list-style-type: none"> <li>- Construct new tennis courts.</li> <li>- Construct new netball courts.</li> </ul>

## 7 Costings

In order for Council to assess and roll out the proposed redevelopment works, Core Construction Management (quantity surveyors), have been engaged to provide a cost estimate for the proposed works. The estimates, (refer appendix 2), are based upon the items shown on the master plan.

Below is a summary of each key item of the 2030 master plan, illustrating the estimated construction cost of each item. The estimates include a 20% contingency which is a standard percentage for master planning works. GST is not included in these prices.

<b>PROPOSED WORKS</b>	<b>ESTIMATED COST</b>
Stadium Building Refurbishments	500,750
Function Room Building Refurbishments	61,250
Maintenance Facility	103,200
Traffic	526,000
Oval	570,000
Open Space Works (old tip site)	300,000
Cricket Nets	90,000
Visitor / Umpire Facilities	1,037,600
Little Athletics	32,000
Additional Sporting Facilities	4,375,000
<b>TOTAL</b>	<b>\$ 7,595,800</b>



## 8 Implementation Strategy

Each item identified within the 2030 master plan is an integral component of the overall redevelopment of the Longford Recreation Ground. The implementation of each component requires detailed planning, funding, project management and finally construction.

The priority of these items as listed in the previous section, establishes an order of construction that will ensure each item is achievable, as long as the construction staging of that item is funded and scheduled in advance. For example, a revised master plan is required for the Longford Sports Centre to investigate the viability of duplicating the stadium and the provision of additional rooms.

Until the LSC master plan is prepared, endorsed and implemented, the Little Athletics area will remain where it is. This also relates to the inclusion of the proposed tennis courts and netball courts. While the Little Athletics remains where it is, those facilities cannot be implemented.

This implementation strategy outlines the potential staging program for works identified from 2017 through to 2030. This, however, is dependent on the sourcing of funds. The figures associated with each stage are determined by the scope of works required to construct that specific stage. Costing across all elements may be manipulated due to the progression of works required to achieve the construction of a particular stage.

The proposed staging of works from 2017 through to 2030 is as follows:

**Stage:** One  
**Time Frame:** 2017 – 2018  
**Estimated Cost:** \$ 1,025,600

**Associated Works:**

1. Removal of Fred 'Mulga' Davies Stand, Umpires rooms and visitors rooms and construct new facility for spectators, umpires and visiting team.

**Stage:** Two  
**Time Frame:** 2019 – 2020  
**Estimated Cost:** \$ 527,750

**Associated Works:**

1. Complete upgrade of oval including irrigation.
2. Investigate stadium building structural integrity.
3. Eliminate water leaks.
4. Rationalise first aid room and massage room and refurbish old kiosk to bar.
5. Refurbish electrical switchboard.

**Stage:** Three  
**Time Frame:** 2021 – 2022  
**Estimated Cost:** \$ 422,950

**Associated Works:**

1. Upgrade oval lighting.
2. Revitalise function room primary entry area including weather protection.
3. Upgrade PA system.
4. Fully remove and reconstruct maintenance facilities.
5. Relocation of cricket practice nets.
6. Upgrade stadium facade.
7. Upgrade Smith Street Entry.

**Stage:** Four  
**Time Frame:** 2022 – 2023  
**Estimated Cost:** \$ 408,000

**Associated Works:**

1. Refurbish clubroom / viewing room.
2. Upgrade stadium seating.
3. Demolition of existing time keepers box and reconstruct box in stadium.
4. Provision of disabled and dignitary parking spaces.

**Stage:** Five  
**Time Frame:** 2023 – 2024  
**Estimated Cost:** \$ 484,500

**Associated Works:**

1. Provision of 85 bay car park including signage and trees.
2. Upgrade car based spectators including sealing loop road.

**Stage:** Six  
**Time Frame:** 2025 – 2027  
**Estimated Cost:** \$ 352,000

**Associated Works:**

1. Fill and regrading of old tip site.
2. Relocation of Little Athletics to old tip site.
3. Replacement of existing scoreboard with electronic board.

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**Stage:** Seven  
**Time Frame:** 2028 – 2030  
**Estimated Cost:** \$ 4,215,000

**Associated Works:**

1. Construction of new Longford Sports Centre facility including car park extension.

**Stage:** Eight  
**Time Frame:** 2029 - 2030  
**Estimated Cost:** \$ 160,000

**Associated Works:**

1. Installation of additional sporting facilities including tennis and netball courts.



## 9 Conclusion

The Longford Recreation Ground is a significant sports precinct for the local and surrounding community, both today and in to the future. This master plan explores the full potential of the grounds and how that potential can consolidate the Longford and district community sporting activities to better accommodate the future population of the area.

Extensive background research and a series of consultations with Council and user group representatives were conducted in the development and planning of this master plan. As a key component of the information gathering process, a user survey was conducted to gain a broader understanding on how the grounds are utilised by the local community and if there are other ideas and opinions that could be included within the 2030 master plan. Although only a few responses were obtained, they did strengthen the need to revitalise and consolidate local activities.

The broad background research that was integral in the delivery of this master plan, ensured that every aspect of the current and potential use of the grounds was explored. The result produced strategic items that will deliver significant improvements in the redevelopment of the grounds.

The staging of these items and the associated works is reliant on the availability of funding from local, state, and federal governments. The ultimate completion of all the proposed redevelopment works master planned for the Longford Recreation Ground, ensure that the community of Longford will have an open space and recreational facility that will perform for at least the next sixty to seventy years.

## Appendix 1 Longford Recreation Ground Master Plan

This page shall be replaced  
with the A3 size plan for  
Longford Recreation Ground  
Master Plan  
Issue C



## Appendix 2 Longford Recreation Ground Cost Estimate

PROPOSED WORKS	ESTIMATED COST
<b>Stadium Building</b>	
- Investigate building structural integrity.	10,000
- Eliminate water leaks.	5,000
- Rationalise first aid and massage rooms and refurbish old kiosk to house outside bar.	42,750
- Refurbish electrical switchboard.	20,000
- Upgrade stadium façade.	35,000
- Upgrade PA system.	20,000
- Refurbish clubroom / viewing room.	216,000
- Upgrade of stadium seating.	168,000
<b>Stadium Building Total</b>	<b>\$ 516,750</b>
<b>Function Room Building Refurbishments</b>	
- Refurbish main entry including awning over new entry.	45,250
<b>Function Room Total</b>	<b>\$ 45,250</b>
<b>Maintenance Facility</b>	
- Construct new maintenance shed and yard.	
- Fully remove existing maintenance facilities.	103,200
<b>Maintenance Facility Total</b>	<b>\$ 103,200</b>
<b>Traffic and Parking</b>	
- Upgrade Smith Street entry.	29,500
- Provide 85 bay car park area including signage and trees.	300,500
- Provision of disabled and dignitary parking spaces.	12,000
- Upgrade of car-based spectators including sealing of internal roadway.	184,000
<b>Traffic and Parking Total</b>	<b>\$ 526,000</b>
<b>Oval</b>	
- Complete upgrade of oval to Division 1 Standard.	450,000
- Upgrade of oval lighting.	100,000
- Provision of new electronic scoreboard.	20,000
<b>Oval Total</b>	<b>\$ 570,000</b>
<b>Open Space</b>	
- Regrading of open space area (old tip site) for future training site.	300,000
<b>Open Space Total</b>	<b>\$ 300,000</b>

<b>PROPOSED WORKS</b>	<b>ESTIMATED COST</b>
<b>Cricket Nets</b>	
- Relocation, replacement and upgrade of practice nets.	\$ 90,000
<b>Cricket Nets Total</b>	<b>\$ 90,000</b>
<b>Visitor / Umpire Facilities</b>	
- Removal of Fred Mulga Davies Stand, visitor / umpire change rooms building and public amenities building.	1,025,600
- Construction of new visitor stand / umpire building.	
- Installation of new time keeper's box.	12,000
<b>Visitor / Umpire Facilities Total</b>	<b>\$ 1,037,600</b>
<b>Little Athletics</b>	
- Relocation of Little Athletics activities to upgraded open space area.	32,000
<b>Little Athletics Total</b>	<b>\$ 32,000</b>
<b>Additional Sporting Facilities</b>	
- Construction of new Longford Sports Centre facility.	4,125,000
- Extension of LSC car park.	90,000
- Installation of new tennis courts.	80,000
- Installation of new netball courts.	80,000
<b>Additional Sporting Facilities Total</b>	<b>\$ 4,375,000</b>
<b>TOTAL</b>	<b>\$ 7,595,800</b>

## Appendix 3 Longford Recreation Ground User Survey

### Longford Recreation Ground User Survey

Council has contracted Lange Design to develop a masterplan for the Longford Recreation Ground to guide future development of the facility. Residents who use the LRG are encouraged to complete and return the following survey. Your honest feedback is greatly appreciated.

Please rate the following items you see as a priority for further development at LRG:

**(1=high priority 2=some priority 3=neutral 4=low priority 5=no priority)**

- Upgrade entrance into the grounds
- Visual appeal of the buildings on entering the grounds
- Improve traffic flow and road surface
- Improve car parking layout
- Remove existing storage sheds and build one shed with separate storage bays for each user
- Upgrade of oval lighting for training and potential night games
- Grandstand seating upgrade
- Repair existing cricket nets
- Additional training field between oval and Council depot
- Provision for additional sports and activities including netball and tennis
- Upgrade scoreboard to an electronic scoreboard
- Installation of a PA system
- Provide a small playground with close proximity to oval
- Indoor sports facility

Other suggestions .....

.....





**LEGEND**

- 1 Widened entry and refurbished gates, pillars and ticket booth.
- 2 Existing trees to be retained with lower branches removed.
- 3 Defined intersection with clear directional signage directing traffic either to the parking areas or around the oval (one-way).
- 4 Revisited building apron with planting beds to soften the built forms and a new paved and coloured pathway guiding visitors to the main entry of the clubhouse and stadium.
- 5 Disabled, club presidents and dignitaries parking area.
- 6 Formalised parking area consisting of 55 line marked bays and trees for summer shade.
- 7 Landscape buffer between car park and adjoining residences.
- 8 Controlled access adjoining the stadium to eliminate conflicts with pedestrians and vehicles.
- 9 Retubishment of existing club rooms including restricting current main access and providing through access to the viewing area.
- 10 Upgrade primary access with highlighted pathways, better lighting, and an undercover entry transition area.
- 11 Retubishment of stadium building including player facilities, alternative room usage, time keepers box within the seating section of the grandstand, oval lighting switchboard, PA System upgrade, stadium seating, and waterproofing roof.
- 12 Remove the 'Fred Mudge Davies' stand and the adjoining visiting teams / multi-purpose rooms, storage, spectator stands, offices, and an open area for seating and food and beverage services and facilities for the wider community and the recreational ground user groups.
- 13 Demolish existing toilet facilities and include in new building for visiting teams and umpires.
- 14 Reduce extent of gravel hardstand by incorporating ballards around car park and open grassed areas.
- 15 Upgrade oval lighting to allow for safer night time training.
- 16 Outdoor bar to be relocated to old kiosk within the stadium grandstand.
- 17 Time keepers building to be demolished and relocated to stadium grandstand.
- 18 Sealed car park consisting of 30 line marked bays and trees for summer shade.
- 19 2m wide concrete pathway connecting the Sports Centre with the other areas of the recreation ground facilities.
- 20 1.6m x 8m Storage and maintenance shed consisting of four partitioned bays for each major user group, sealed access to the shed provides all weather access.
- 21 Two tennis courts with plexipave pavement and line marking, with a 1.6m (m) black PVC coated chainmesh fence surround.
- 22 Car park extension to accommodate stadium duplication.
- 23 Existing Longford Sports Centre (LSC).
- 24 Potential duplication of the LSC stadium (diagrammatic only), with more multi-purpose rooms, storage, spectator stands, offices, and an open area for seating and food and beverage services and facilities for the wider community and the recreational ground user groups.
- 25 Two new netball courts with plexipave pavement and line marking.
- 26 Ballards to replace existing chain mesh fence to provide better connections across the grounds.
- 27 Compacted roadbase with grass cover to provide all weather car based spectator parking all year round.
- 28 Existing gravel loop track to be upgraded to a two-coat bitumen seal.
- 29 Existing oval surface to be regraded, and irrigation system upgraded to include fertigation.
- 30 Existing score keepers box and adjoining irrigation pump house to be retained with the addition of a new electronic scoreboard.
- 31 Existing drainage to be rectified and compacted roadbase with grass cover installed to provide all weather parking all year round.
- 32 Re-graded area for car based spectator parking.
- 33 Relocated Longford District Little Athletics Club (LDLAC), storage shed to be closer to athletic activities.
- 34 1.2m (h) Rural ring-lock type fencing along full length of creek boundary.
- 35 LDLAC Javelin court relocated to open space.
- 36 900mm (h) Chainmesh fencing between roadway and long jump courts.
- 37 Regraded, grassed and highlighted field to allow for little athletics activities, and senior and junior cricket and football training activities.
- 38 LDLAC long jump courts relocated to open space.
- 39 LDLAC discus relocated to open space.
- 40 New three bay cricket nets for cricket club use only.
- 41 LDLAC shot put court to be relocated to allow for LSC extensions.

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