

# BLACKBURN PARK RECREATION RESERVE (OUYEN) MASTER PLAN 2009 - 2019



### **ACKNOWLEDGEMENTS**

Council thanks the community for its contribution to the Blackburn Park Master Plan by attending community planning meetings, forwarding submissions and providing feedback on draft documents.

Council also takes this opportunity to acknowledge the many individuals and community organisations that help make the reserve the valuable community asset it is today.

The clubs and organisations that co-ordinate activities at Blackburn Park are also recognised for their commitment to providing a variety of sport and recreation opportunities for a diverse range of groups.

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## **1.0 Introduction**

### **1.1 Purpose of the Master Plan**

The purpose of the Blackburn Park Recreation Reserve Master Plan is to provide a framework to guide the planning and development of the reserve over the next 10 years.

While this is a 10 year plan it is based on a 30+ year vision the community and in particular tenants have for the reserve. Through this master plan the community articulates its aspirations for the reserve and how it wants the reserve to reflect 'community pride'.

The community also recognises that a long term strategy is necessary to ensure the reserve provides for future generations in a sustainable and responsible manner.

The master plan should be a document that is reviewed regularly and modified in response to changing needs and additional requirements identified over the period of the plan.

### **1.2 Blackburn Park (Ouyen) Recreation Reserve**

Blackburn Park Recreation Reserve is located 104 kilometers approximately south of Mildura and is approximately 15.4 hectares in size. The reserve a mix of land ownership. The main sporting precinct that includes the oval, netball facilities and the lawn bowls club is owned by the Department of Sustainability and Environment (state government). This part of the reserve is managed by a committee under a licence agreement with the department.

The harness racing track is largely freehold land owned by council who has a lease agreement with the Ouyen Harness Racing Club for use of the facility. A small section of the harness racing track is owned by the Department of Sustainability and Environment who have a licence agreement with council.

The reserve currently includes:

- 1 sports field that caters for cricket and football
- 2 netball courts
- a skate and BMX facility
- a playground
- 2 lawn bowls green
- 3 sporting pavilions (football / cricket, netball, lawn bowls) and associated sheds
- a harness racing track and associated pavilion and stable infrastructure

The following table provides an overview of these organisations and the facilities they use at the reserve:

| CLUB / ASSOCIATION  | OVAL<br>(grass wicket) |   | NETBALL<br>COURTS<br>(plexi-pave) |   | BOWLING GREEN<br>FACILITIES |   | HARNES RACNG<br>FACILITIES |   |
|---|------------------------|---|-----------------------------------|---|-----------------------------|---|----------------------------|---|
|   | S                      | W | S                                 | W | S                           | W | S                          | W |
| <b>Ouyen Cricket Club</b><br>(Ouyen District Cricket Association)                 |                        |   |                                   |   |                             |   |                            |   |
| <b>Ouyen United Football / Netball Club</b><br>(Mallee Football / Netball League) |                        |   |                                   |   |                             |   |                            |   |
| <b>Ouyen Lawn Bowls Club</b><br>(Sunraysia Lawn Bowls Association)                |                        |   |                                   |   |                             |   |                            |   |
| <b>Ouyen Harness Racing Club</b>  |                        |   |                                   |   |                             |   |                            |   |

(Code: s=summer, w=winter)

### 1.3 Participation Trends

The following provides a summary of sport participation trends at the reserve:

#### Football

The Ouyen Football Club has active player membership has been consistent over the last three years with 142 players in 2007 and 137 players in 2009. Both senior membership (56 in 2007 / 58 in 2009) and junior membership (41 in 2007 / 39 in 2009) has remained stable over this time. Similarly has retained 2 junior and 2 senior teams between 2007 and 2009 and had approximately 45 Auskick participants in 2009.

#### Netball

The club has retained 3 senior women's and 3 junior girl's teams over the last 3 years with a membership number of 85 in 2009 that includes 22 Senior females, 34 Junior females and 29 sub juniors.

#### Ouyen Cricket Club

*Information not available at this time*

#### Ouyen Lawn Bowls Club

*Information not available at this time*

## 2.0 Background Information

The population of Ouyen in 2001 was 1,388 people. By 2006 the population was 1,380 showing a small population decline of 1% in the area during that time. The urban centre / locality (ABS) however has shown a significant increase from 1,155 to 1,383, an increase of 228 people or 19.7% between the 2001 and 2006 census.

The most predominant age group in the state suburb of Ouyen is the 25-54 age group (34.9%, urban locality 33.4%) however this group represents a smaller group of the population than for the Mildura Rural City Council area as a whole (MRCC 39.5%). Ouyen also has a significantly higher percentage of its population in the 55-64 age group (Ouyen 13.8%, MRCC 10.8%) and the over 65 age group than does MRCC as a whole (Ouyen 22.3%, MRCC 14.8%).

In 2006 census data indicates an unemployment rate of 0 in the state suburb however the urban central / locality has an unemployment rate of 3.5%. Employment is primarily in managerial professions (32.8%, MRCC 17.3%) and the predominant industry of employment is farming (27.9%). The most predominant family type is 'couples without children' (Ouyen 47.8%, MRCC 38.8%) which is significantly higher than for MRCC as a whole, followed by 'couple families with children' (Ouyen 41.3%, MRCC 43.6%).

It is important that opportunities to cater for the sporting needs of all age groups be considered as part of the master plan, however given the demographic trends for Ouyen it is particularly important that opportunities for people as they age be optimised at the reserve.

References: 2001 / 2006 Census QuickStats: Ouyen (State Suburb), ABS; 2006 Census QuickStats: Ouyen (Urban centre / locality), ABS; Quickstats: Mildura (RC) (Local Government Area), ABS

## 3.0 Project Methodology

This master plan is one of 12 master plans prepared for township reserves across the municipality. The project involved workshops with sporting club and reserve representatives, review of project submissions, interviews with stakeholders and workshops with council staff.

Communication with key stakeholders has been ongoing throughout the project to refine the master plan.

In addition, this project has incorporated relevant findings and comments from a range of planning sessions conducted with communities over the last 6-8 months in relation to Community Plans and the preparation of the Council Plan.<sup>(1)</sup> A summary of information drawn from these sources is included in appendix 2.

(1) Council Plan and Community Plan consultation meetings

## 4.0 Summary of Key Findings Directions

The following points provide a summary of the key directions articulated by the community through the project and through other community planning sessions conducted by council <sup>(2)</sup>

(2) Council Plan and Community Plan consultation meetings

The priorities for Ouyen Recreation Reserve are:

- Completion of works associated with the skate precinct
- Re-routing of the circular roadway behind the netball courts
- Development of the pedestrian only precinct
- Construction of a car park in the south-west corner of the reserve
- Remedial works to the main pavilion
- Reshaping of the oval
- Works to netball courts surrounds
- Sealing of north car park and north entry to the reserve.

## 5.0 Discussion of Issues and Needs

This section provides a discussion of the issues and opportunities raised through various consultation forums. This section should be read in conjunction with the Action Plan as it provides the basis for the tasks and priorities detailed in the plan.

Information in this section reflects feedback received through this project and also through other community planning meetings conducted over the last 6-8 months. <sup>(2)</sup>

(2) Council Plan and Community Plan consultation meetings

Ouyen Recreation Reserve is located approximately 133 kilometers from Mildura and is a large site of approximately 15.4 hectares in size. The population of Ouyen has been stable between 2001 and 2006 however there has been a decline in the rural areas while at the same time the population in the urban locality (ABS) has increased slightly.

While the recreation reserve itself did not feature as one of the community's highest priorities in the 'Ouyen Community Plan', 'project 2' has some relevance to the master plan. The purpose of this project - 'Recreation facilities for young and older members of the community' is to provide alternative activities for younger and older residents that are not focused around sport' (page 12). The master plan has considered opportunities to optimise opportunities for these demographic cohorts as well as the broader community.

The reserve receives an estimated 32,800 visitations a year made up of approximately 9,800 visitations associated with sport and approximately 23,000 visitations associated with tour buses and the caravanning public.

For the purpose of the discussion the reserve has been divided into a number of precincts.

#### The Farrell Street Entry and Carpark

Managing the mix of pedestrian and vehicle traffic along the roadway that separates the recreation area from the oval has long been a concern for the committee of management. The close proximity of the netball and playground to the oval results in constant pedestrian traffic across the roadway. Of most concern is the danger to children who frequently and often erratically cross the roadway between activities on the oval and activities in the playground or on the netball courts.

The master plan identifies two possible opportunities to address pedestrian issues in the precinct. Option 1 retains the roadway but significantly reduces the speed and movement of traffic in the area on game days. Option 2 creates a new roadway that passes to the south of the netball courts and diverts around the netball / recreation precinct. Option 1 narrows the road to one lane so that traffic on game day is one way only. It also removes car parking from around the perimeter of the oval in this area. The option does not require significant additional infrastructure however the disadvantage is that it does not completely remove traffic from the precinct.

Option 2 removes the road from the precinct but will require significant infrastructure works to re-route the road past the new Farrell Street car park and to the south of the netball courts. The netball courts will need relocating to the north and safety fencing will be required between the road and the netball courts. In order to rejoin the existing perimeter road around the oval the new road will dissect the skate park from the netball / recreation precinct. If option 2 becomes the preferred option then the new access road must circumvent the proposed car park. This will eliminate congestion and delays caused by cars entering and exiting car parking spaces. Traffic must be moved through the area swiftly so as to minimise congestion at the entrance to the reserve. The car park must be designed to accommodate the turning circle of caravans.

The reserve committee of management and the Ouyen township committee (Ouyen Inc.) prefer option 2. The final outcome will require further discussion and will be dependent on the availability of funding to undertake roadworks and other associated infrastructure works. The master plan also proposes vegetation and tree plantings along the boundary of the reserve with Farrell Street to provide a stronger and enhanced interface with the road.

#### The Netball / Recreation Precinct

The master plan proposes an upgrade of the current playground to provide play opportunities for older age groups and a new playground in the vicinity of the rotunda and new picnic area. It is proposed to extend the netball courts to the north to ensure they comply with Netball Victoria guidelines relating to court size and associated run-off requirements. If a new roadway is to be constructed to the south of the courts (option 2) then the courts will need to be relocated further to the north than otherwise required.

Provision has been made for a verandah and concrete pad extension to the north end of the netball pavilion to provide shade and shelter to the administration kiosk. New toilets are proposed for the precinct to serve netball, picnic and skate park requirements and to allow for the closure or demolition of the toilets to the north of the BMX precinct. These old toilets remain constantly open and because of their isolated location are misused. Given the cessation of race meetings at the reserve there may no longer be a need for these toilets to remain. They are a potential risk

management issue. Provision has also been made for the replacement of the old rotunda, installation of picnic and BBQ facilities and an upgraded playground. Landscaping and bollards are proposed at various points around the precinct to ensure cars are prevented from accessing the pedestrian only precinct.

#### The Skate and BMX Precinct

In early 2009 a new skate facility was installed at the reserve. The community has recently completed landscaping and sound proofing works around the skate precinct which has greatly improved the amenity of the precinct. Provision has been made for seating and bollards and landscaping to manage vehicle access into the area. The BMX track is located to the east of the skate facility and is currently in a poor condition and because of the isolated nature of the site it is occasionally used for the dumping of rubbish. Any vegetation plantings in the area must retain the current sight lines into the area by using low level vegetation and high canopied trees rather than bushes.

The master plan has made provision for the upgrading of the BMX track and beautification of the area. The level of demand for the track is unclear at this stage and should be investigated further before works are considered. If there is not the demand for the track the re-vegetation of the area should be undertaken. The master plan recommends the demolition of the public toilet block to the north of the BMX track. These toilets are not usable because of vandalism and inappropriate use. Harness racing competition has ceased at the reserve so these toilets are no longer required for spectator use.

#### The Pavilion and Oval Precinct

The south end of the pavilion is subsiding and recent investigatory reports commissioned by the football club identify approximately \$40,000 of works to stabilise the structure. Provision has been made in the master plan for these works and for the extension for the clubrooms off the south end (to the west) of the pavilion to provide additional storage needs for the football and cricket clubs. This will require the removal of the old water tank and will allow for equipment stored in the gym room to be relocated.

The master plan proposes a pedestrian / spectator area around the pavilion with provision made for emergency and service vehicle access and for disabled car parking spaces adjacent to the toilets. Provision is made for the upgrading and extension of the oval to the north and the associated relocation of the lighting tower in the north-west corner of the oval. The car park to the north is proposed for sealing to reduce the seasonal impacts of dust and mud. This will include a vegetation island around the existing tree to manage traffic and preserve the tree. The master plan includes the installation of an additional water tank next to the existing tank at the west end of the car park. An alternative site was proposed by the committee of management to the north-west of the racing track embankment. It will cost less to locate the tank in this position but will detract from the amenity of the reserve.

The master plan also proposes the aligning and sealing of the internal roadway with the Hughes Street entry / exit. Works are also proposed for Hughes Street to formalise and improve the interface of the road with the entry / exit to the reserve. This will involve the sealing of the entry / exit roadway and a landscape and vegetation treatment to enhance the entry.

#### The Lawn Bowls Precinct

There are no works proposed to the bowls facility at this time.

#### Harness Racing Precinct

Harness Racing events are no longer conducted at the reserve which is now used for training activities only. The future of the track and associated infrastructure should be the subject of further discussions with the Ouyen Harness Racing Club and Harness Racing Victoria. Harness Racing Victoria has made small grants to the club in recent times for minor work however will not be making any significant financial contributions to the track into the future. Harness Racing Victoria indicates that the extent of future training activities at the track will be determined by the Ouyen Harness Racing Club.

It is recommended that advice be sought from the Ouyen Harness Racing Club regarding investigation and justification of works (e.g. extension of the track) the club is seeking to achieve at the Ouyen track.

The master plan recommends that if the toilet block to the south of the spectator shelter is no longer required because of the cessation of harness racing events at the site, then they be demolished. Refer to above discussion in 'Skate and BMX Precinct' section. The master plan also proposes further discussions in relation to the extension of the dam to create an extended water storage catchment and to create a landscape feature e.g. dry creek bed, to beautify the area. Depending on the nature of activities proposed at the track into the future consideration should be given to the re-vegetation of the inside of the track.

#### Generic Considerations

The following provides an overview of issues that apply to the reserve as a whole.

##### Vegetation

This master plan proposes tree / vegetation plantings throughout the reserve. Where possible informal landscaping treatments will also be used to managed vehicle access to spaces in the reserve however more formal treatments e.g. bollards may be required in some areas. Additional plantings are proposed for Hughes Street with landscaping to manage car parking, particularly in the vicinity of trees which are suffering from soil impaction.

##### Signage

The need for effective signage to the reserve along major access roadways and at reserve entries was identified as a priority for improved way-finding and to better profile opportunities and activities at the reserve.

##### Buildings

This master plan recommends that any upgrades to existing buildings or the provision of new buildings require the consolidation of buildings as a priority. This will ensure the appearance of the reserve is retained and not detracted by low quality and standalone buildings.

## 6.0 Review and Implementation of the Master Plan

This master plan has been prepared to guide the development of Ouyen Recreation Reserve. It is important that the master plan be reviewed on a regular basis to ensure that it responds to the current priorities of the community, to changing community sport and recreation participation trends and to funding availability and opportunities.

The timing of various tasks outlined in the master plan may vary depending on a number of factors including:

- the capacity of the community to raise local funds
- the availability of state and federal government grants
- the availability of council grants and other competing council budget items and
- changing community priorities and needs

## 7.0 Action Plan

This section contains the 'action plan' that lists tasks required to guide the development of Ouyen Recreation Reserve over the next 10 years. Some actions will fall outside the 10 year scope of the plan. They have however been documented so they are retained for future consideration.

The action plan also identifies the key stakeholders responsible for facilitating / resourcing the tasks, cost estimates and timelines. Priorities identified for any given year do not commit any potential funding partners, government or community. Rather they provide a guide for future planning, government budget allocations and community fund-raising.

Priorities have been determined according to whether the action:

- has any risk management implications
- has significant implications for the future / survival of the sport
- caters for a priority need in the broader community
- was significant throughout the community consultation process
- has health and wellbeing implications for the broader community
- has particular implications in relation to the demographic profile of the area
- has been identified as a priority by Council, state and federal government agencies.

The cost items in the master plan are estimates only. Final costs will be subject to the final scope of works approved / agreed and detailed design findings. They will also vary depending on fluctuations in the price in materials and labour, access to volunteer labour and in-kind support, and environmental conditions identified as part of detailed design process.

| OUYEN - MASTER PLAN ACTIONS & COST ESTIMATES   |   |      |               |                                |  |
|--|---|------|---------------|--------------------------------|--|
| No.  | ACTION  | YEAR | COST ESTIMATE | POTENTIAL FUNDING PARTNERS     | COMMENT  |
| <b>Farrell St. Entry / Carpark Precinct</b>  |   |      |               |                                |  |
| 1  | Improve alignment of entry with Farrell St.   | 5    | \$4,500       | council                        | To facilitate ease of entry into the park from the north   |
| 2  | Vegetate area currently occupied by the playground  | 3    | \$4,000       |                                | Cluster plantings of shade trees   |
| 3  | Strengthen vegetation plantings along Farrell St. north to Hughes St.   | 8    | \$7,000       | council                        | Strengthen the approach to the reserve and profile with Farrell St.  |
| 4  | Strengthen vegetation plantings along Farrell St. south to caravan park boundary  | 8    | \$3,000       | council                        |  |
| <b>ALTERNATIVE TRAFFIC &amp; CAR PARKING OPTIONS</b>   |   |      |               |                                |  |
| <b>OPTION 1 - Roadway is retained between the oval and the recreation precinct but with traffic management treatments to minimise issues associated with traffic and pedestrians in the precinct. This will involve:</b>       |   |      |               |                                |  |
| 5  | Formalising and sealing of the Farrell St carpark   | 3    | \$283,000     | council                        | Currently informal car parking only that does not optimise use of space. Uneven / collects water   |
| 6  | Extension of recreation zone so as to narrow the roadway that runs between the netball / recreation precinct and the oval                       | 3    | \$15,000      | clubs, CoM, council, community | To restrict traffic flow (to anti-clockwise direction only) and eliminate parking around oval in this area. Actions to address risk management issues relating to pedestrians and vehicles in the precinct |
| 7  | Provision for off set parking between skate and picnic precincts  | 3    | \$29,500      | council                        |  |
| 8  | Pathway between skate park and recreation precinct  | 3    | \$7,000       | council                        |  |
| <b>OPTION 2 - A new roadway is created along the boundary of the reserve with the caravan park (to the south of the netball courts) to eliminated traffic between the recreation precinct and the oval. This will involve:</b> |   |      |               |                                |  |
| 9  | Formalising and sealing of the Farrell St carpark   | 4    | \$283,000     | council                        |  |
| 10   | The incorporation of a sealed 'through road' around the car park that runs behind the netball courts and between the picnic and skate precincts | 4    | \$29,000      | council                        | Will rejoin with the existing perimeter road around the oval   |
| 11   | Pathway between skate park and recreation precinct  | 3    | \$10,000      | council                        |  |
| 12   | Further extension of the netball courts to the north  | 4    | \$8,000       | clubs, CoM                     | To make room for roadway and necessary offsets from boundary   |

| <b>OUYEN - MASTER PLAN ACTIONS &amp; COST ESTIMATES</b> |  |             |                      |                                      |  |
|---|--|-------------|----------------------|--------------------------------------|--|
| <b>No.</b>  | <b>ACTION</b>  | <b>YEAR</b> | <b>COST ESTIMATE</b> | <b>POTENTIAL FUNDING PARTNERS</b>    | <b>COMMENT</b>   |
| 13  | The removal of the existing roadway through the netball and recreation precinct  | 4           | \$30,000             | council                              |  |
| 14  | Vegetation plantings and landscaping of the former roadway (in the extended netball / recreation precinct                      | 5           | \$7,000              | clubs, CoM, council, community       |  |
| 15  | High protective fencing to the south of the netball courts   | 4           | \$20,000             | clubs, CoM                           | Risk management  |
| 16  | Safety fencing along the boundary of the roadway with the new playground / picnic area   | 4           | \$10,000             | clubs, CoM, council                  |  |
| 17  | Bollards and landscaping along the boundary of the road with the skate / BMX precinct  | 4           | \$15,500             | clubs, CoM, council                  |  |
| <b>Netball / Recreation Precinct</b>                    |  |             |                      |                                      |  |
| 18  | Relocate play equipment to the rear of the netball pavilion and upgrade to cater for an expanded age group 4 - 12 years of age | 2           | \$100,000            | clubs, community groups, state govt. |  |
| 19  | Extend plexi paving around netball courts  | 2           | \$25,000             | clubs, community groups, state govt. | Including extension of courts to the north in accordance with Netball Victoria guidelines. |
| 20  | Provide verandah to the north of the existing netball pavilion   | 7           | \$10,000             | clubs                                | Includes concrete pad  |
| 21  | Additional shade structures around the netball courts  | 3           | \$30,000             | clubs                                |  |
| 22  | Install bollard fencing along boundary of recreation area and roadway to carpark at end of precinct.                           | 2           | \$17,500             | council                              | Risk management strategy   |
| 23  | Recreate historic rotunda for use as a picnic shelter  | 7           | \$25,000             | clubs, CoM, community, council       |  |
| 24  | Extend netball pavilion to include public toilets  | 3           | \$80,000             | council, CoM, community              | To accommodate netball, picnic / playground and skate needs                                |
| 25  | Install BBQs and picnic tables and seating   | 3           | \$45,000             | clubs, CoM, community, council       |  |
| 26  | Landscape and tree plantings in vicinity of playground and rotunda   | 6           | \$7,000              | clubs, CoM, community, council       | Include strong tree plantings along boundary with the caravan park                         |
| <b>Skate &amp; BMX Precinct</b>                         |  |             |                      |                                      |  |
| 27  | Complete landscaping & hardworks around skate facility   | 2           | \$15,000             | clubs, CoM, community, council       |  |

| <b>OUYEN - MASTER PLAN ACTIONS &amp; COST ESTIMATES</b> |  |             |                      |                                      |   |
|---|--|-------------|----------------------|--------------------------------------|---|
| <b>No.</b>  | <b>ACTION</b>  | <b>YEAR</b> | <b>COST ESTIMATE</b> | <b>POTENTIAL FUNDING PARTNERS</b>    | <b>COMMENT</b>  |
| 28  | Remove rubbish / debris from BMX area                                      | 2           | \$3,000              | council                              |   |
| 29  | Install seating  | 2           | \$12,000             | clubs, CoM, community, council       |   |
| 30  | Upgrade BMX track  | 7           | \$70,000             | clubs, CoM, community,               |   |
| 31  | Install bollards & landscape along boundary of skate precinct and the road | 3           | \$15,500             | council                              | Risk management and to restrict vehicle access  |
| 32  | Vegetate and landscape BMX precinct  | 5           | \$11,000             | clubs, CoM, community,               | A need to manage vehicle access into skate / BMX precinct - risk management, erosion, activity impact on caravan park |
| <b>Pavilion &amp; Oval Precinct</b>                     |  |             |                      |                                      |   |
| 33  | Investigate works required to stabilise clubrooms                          | 1           | \$5,000              | council, CoM                         |   |
| 34  | Undertake stabilisation works  | 2           | \$40,000             | council, CoM                         | Estimate provided by club   |
| 35  | Removal of old water tank to allow for store room extension                | 4           | \$5,000              | CoM, council                         |   |
| 36  | Addition of storage room to the north-west side of the pavilion            | 4           | \$35,000             | clubs, community groups, state govt. |   |
| 37  | Extension of the oval to the north   | 6           | \$30,000             | clubs, community groups, state govt. |   |
| 38  | Upgrade oval   | 4           | \$40,000             | clubs, community groups, state govt. | Weed removal & re-seeding   |
| 39  | Install second water tank  | 2           | \$10,000             | CoM                                  |   |
| 40  | Formalise and seal car park to the north of the oval                       | 8           | \$157,000            | council                              |   |
| 41  | Create traffic island around existing tree to the north of the oval        | 3           | \$2,500              | council                              | Protection of tree / traffic management   |
| 42  | Works to align internal roadway with Hughes St. entrance                   | 9           | \$3,500              | council                              | Including sealing of road surface   |
| 43  | Hughes St. entry / exit treatment and sealing of entry                     | 9           | \$36,000             | council                              | Including aligning interface with the street  |
| <b>Bowls Precinct</b>                                   |  |             |                      |                                      |   |
| 44  | No works proposed at this time   |             |                      |                                      |   |
| <b>Harness Racing Precinct</b>                          |  |             |                      |                                      |   |
| 44  | Demolish old toilet block (longer term) / Close (short term)               | 3           | \$10,000             | council                              | On boundary of BMX area. Risk management / amenity  |

| <b>OUYEN - MASTER PLAN ACTIONS &amp; COST ESTIMATES</b> |  |             |                      |                                   |   |
|---|--|-------------|----------------------|-----------------------------------|---|
| <b>No.</b>  | <b>ACTION</b>  | <b>YEAR</b> | <b>COST ESTIMATE</b> | <b>POTENTIAL FUNDING PARTNERS</b> | <b>COMMENT</b>  |
| 45  | Extend storm water drainage basin to create a wetland / dry creek bed environment along the north boundary of the existing harness racing precinct | 10+         | \$35,000             | CoM, community, council           |   |
| 46  | Vegetation plantings in new wetland environment  | 10+         | \$15,000             | CoM, community, council           |   |
| 47  | Consider revegetation of the inside of the racing track  | 10+         |                      | CoM, community, council           |   |
| <b>Other Items</b>                                      |  |             |                      |                                   |   |
| 48  | Directional signage at entries   | 1           | \$15,000             | council                           |   |
| 49  | Directional signage on highway   | 1           | \$10,000             | council                           |   |
| 50  | Tree / vegetation plantings at Hughes St. entry  | 8           | \$6,000              | council                           |   |
| 51  | Strengthening of tree plantings (& mulching) to the west of the Hughes St. entry   | 8           | \$7,000              | council                           | Cluster plantings. Protection / preservation of trees |
|   | <b>TOTAL OPTION 1</b>  |             | <b>\$1,281,000</b>   |                                   |   |
|   | <b>TOTAL OPTION 2</b>  |             | <b>\$2,635,500</b>   |                                   |   |

## 8.0 Site Plans

The site plans provide a graphic representation of the master plan (2 options). Option 1 shows a master plan based on retaining the roadway in its current location between the recreation / netball precinct and the oval. Option 2 shows a re-routing of the roadway to the south of the netball courts.

## 9.0 Appendices

### Appendix 1 – Photographs



Looking west towards main entrance of the reserve



Area of propose car park in the south-west corner of the reserve



Netball pavilion



Playground



Old rotunda – proposed for renovation



Looking east towards skate facility



Lawn bowls facility



Main pavilion



New playground equipment in new picnic / play precinct



To the west of the main pavilion – area of proposed storage room



Fuller Street entrance to the reserve



Storage room / gymnasium to the south of the main pavilion



Newly landscaped skate precinct



BMX track – proposed for upgrade



Looking south-west to skate / BMX site



Race course toilet block



Harness racing pavilion



Harness Racing Track



Road from sport precinct of the reserve to the harness racing precinct



Harness racing stables

## Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings

### **COUNCIL PLAN** (Consultation Meetings, February 2009)

The following is a summary of information / comments from council consultation meetings (Feb 2009) relevant to the master plan:

- General Comments
  - Public places - small children are being intimidated at the skate park
  - Lack of water - parks are there but they don't look that flash
  - Need upgrade of car park at Blackburn Park
- Recreation and Sport
  - There is not a good playground in town - current playground is on the highway and not safe (need a mini Park for Play)
  - Tennis Club running at loss - need finances for maintenance and cannot do fund raising. Tennis, golf and bowling clubs struggling from drought
  - Reduction in access to sports - oval is a dust bowl.
- Community priority is for sporting facilities / infrastructure

### **COMMUNITY PLAN – ‘Ouyen – A Town of Choice’ (2007)**

The following is a summary of information from the Community Plan that is relevant to the master plan:

- The Community Plan identified 8 priorities and 8 associated projects. Priority 4 has some relevance to the master plan. This priority identifies the need to develop ‘recreation facilities for young and older members of the community’ (project) and ‘a need for alternate activities for the young and older residents that are not focused around sport’ (page 12)

### Appendix 3 – Submissions to the Project

#### Submission 1 – Committee of Management Representative

- Visitations to Blackburn Park Recreation Reserve
  - Football and Netball Training nights
    - Tuesday = 45 people x 20 rounds / year = 900
    - Wednesday = 110 people x 20 rounds / year = 2200
  - Games
    - 8 home games per year 500 people / game / year = 4,000 people
    - 1 final / grand final / year = 1,200 people
    - Cricket - 4 home games and 2 finals / year = 350 people
  - Schools Interschool and local for sporting 5 / year = 300 people
  - Coach visitation (toilets etc.) 3 coaches x 50 people / week x 52 weeks / year = 7,800 people
  - Cars / travelers including 4 x 4 Clubs - Approximately 14 / day x 3 people / car x 365 = 15,288
  - Special events x 3 / year = 800 people
- Total / year visiting Blackburn Park Recreation Reserve = **32,838 people**