



Beulah Recreation Reserve Master Plan

April 2024



Yarriambiack
SHIRE COUNCIL

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HALLAM'S BAY SWIMMING
DEEP WATER

10
SHARED
ZONE



Executive summary

Introduction

The Beulah Recreation Reserve, along with the Beulah and District Swimming Pool, Beulah Creek Caravan Park and Beulah Bowling Club, form the community's sport and recreation precinct for the town and surrounds. The Reserve itself provides for the sports of AFL, netball, tennis and cricket.

The Reserve is used year-round with these and other activities, and it is noted that the clubs also use the Hopetoun Recreation Reserve.

The Recreation Reserve is located in the south-western aspect of town with the Bowling Club immediately to the east.

Sporting facilities at the site are in good condition (with possible minor improvements noted later in this report) with the opportunity to greatly improve the recreation opportunities currently offered.

Existing situation

As mentioned, the approximate 6.5ha Council-owned Reserve is located in the south-western aspect of Beulah. The Reserve is zoned Public Park and Recreation.

The Reserve is flat and is well embellished with:

- lit football field (with synthetic cricket wicket)
- large and functional main pavilion and announcers box
- new, lit multi-courts with three tennis courts and two netball courts with toilet/change facilities and shaded players/officials shelters
- 2-net cricket practice facility in poor condition
- old and unused netball court, two old unused tennis courts
- 25m swimming pool and small toddlers/wading pool
- synthetic grass bowling green and small clubhouse
- well located, medium size, naturally shaded playground
- informal parking areas
- ticket booth at main entry.

Demand for upgrade

Demand for upgrades to the Reserve has been established through consultation with Council, user groups and peak bodies and with consideration of existing opportunities. Key directions include:

- sport
 - upgrade of cricket practice nets
 - upgrade oval perimeter fencing
 - investigate necessary field irrigation upgrade
- recreation
 - upgrade existing playground
 - re-purposing old netball court
 - development of small pump track to replace old tennis courts
- other facilities
 - internal pavilion renovations
 - extension of pavilion roof
 - upgrade to entry
 - public toilets upgrade
 - treatment of oval perimeter track.

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- increase use of the site by the community for recreation activities
- create a functional sport and recreation precinct by improving connections between activity nodes within, and adjacent to, the site
- improve functionality of existing pavilion.



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Introduction

Project overview

ROSS Planning was commissioned by Yarriambiack Shire Council to develop a master plan for Beulah Recreation Reserve. Along with the swimming pool and bowling club, the site forms a precinct of formal sport and community recreation for Beulah and surrounds.

The Reserve also functions as a community gathering space for community events and this master plan is intended to increase community use of the site through the proposed recreation opportunities.

This Master Plan represents an opportunity to build upon the existing uses and to provide a clear strategic (and sustainable) vision for the Reserve.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements should proceed immediately, or that Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Reserve over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Hierarchy of planning and processes

It is important to note that the master plan provides a preferred strategic concept for the site. However, further detailed investigation and design is required prior to construction of the individual elements identified. These investigations may include:

- topographic surveys
- geotechnical investigations
- required planning approvals
- detailed design and construction drawings
- bill of quantities
- tenders and procurement processes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

Project objectives

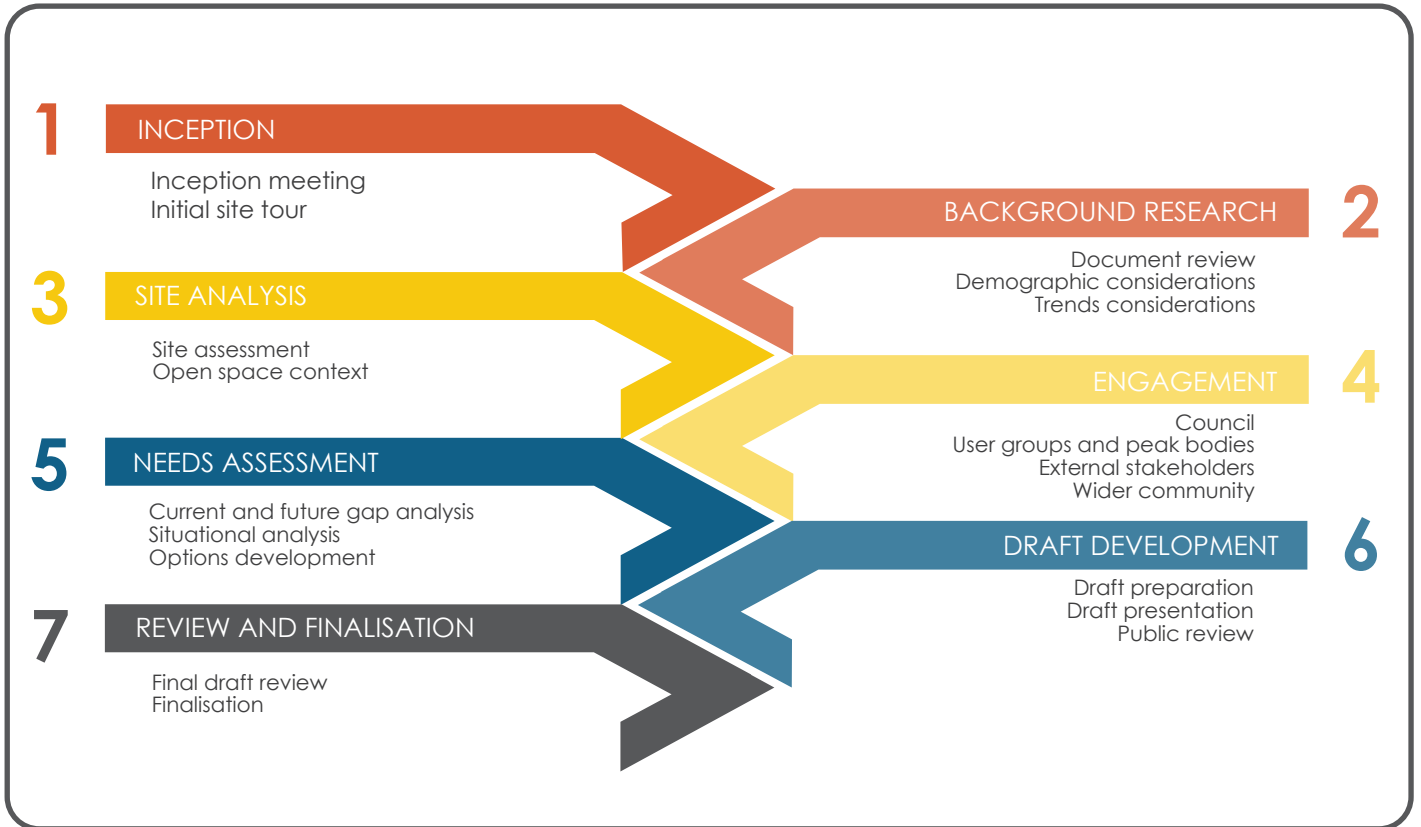
The Master Plan will provide a planning and design framework for the future development and enhancement of the Recreation Reserve. The Master Plan will guide the creation of sport, recreation and community facilities to cater for the needs of the community and user groups over the next 20 years. The Master Plan has the following objectives:

- ❑ to encourage informal recreation activities to be enjoyed by the general community
- ❑ to consider the diversity of recreation and sport opportunities to ensure equitable access
- ❑ to create safe access and integrated movement to, and through, the Reserve
- ❑ to promote sustainable development and practical maintenance regimes
- ❑ to foster partnerships for capital development and ongoing management of the Reserve.



Process

The project program spans across seven stages and has been delivered as follows:





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Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Recreation Reserve, a literature review has been undertaken. Relevant policies and adopted strategies and plans have been reviewed and considered in preparation of the Master Plan.

Council Plan 2021-2025

This Plan articulates Council's overarching community vision, objectives and actions. With a vision of:

A connected rural community who values its land and wellbeing...

It is clear that parks and reserves can play a key role by providing opportunities for connection, health and wellbeing. Key actions influencing the development of the Master Plan are also contained within Key Objective 2 - A Healthy and Inclusive Community:

- master planning of sport and recreation facilities
- assisting clubs and organisations to attract funding to support sport, active and passive recreation programs, initiatives and infrastructure
- identify priority projects and assist in the development of concept plans and schematic drawings.

The undertaking of this master plan is in clear alignment with the Council Plan 2021-2025.

Asset Management Plan 2022-2032

This Asset Management Strategy was prepared to ensure that Council's critical infrastructure (roads, footpaths, bridges and culverts, buildings and facilities, stormwater drainage, plant and equipment, open spaces and airports) is provided for in a financially responsible manner, while reflecting appropriate levels of services. As the Plan notes "moving forward in the future, the challenge for Council is to continue to deliver the expected quality services to the community from its aging and increasingly costly infrastructure, while making the best use of Council's limited financial capacity" (p. 4).

Buildings and facilities (that include halls, library, kindergartens, sports clubrooms etc) have been shown to be in overall poor condition. Combined, 91% of buildings are considered fair, poor or very poor (fair - 38%, poor - 48%, very poor - 5%). With poor and very poor buildings and facilities requiring major works within 2 years, Council faces a significant asset maintenance and upgrade backlog.

While the master plan doesn't propose any major asset works, it does propose re-purposing older existing assets such as the cricket practice nets, and old netball and tennis courts.

Sport and Recreation Strategy 2016-2025

The Strategy outlines a clear desired level of embellishment for each size town and village. Given its population base, Beulah is considered a *Small Town*. The preferred sport and recreation embellishments for small towns will be closely considered in development of the Master Plan with recommended actions for Beulah Recreation Reserve undertaken.

Venue inspection final site report - Beulah Recreation Reserve (AFL Victoria)

Although this report rated the Reserve moderately well with an overall rating of 85/111, it did identify some possible facility improvements:

- upgrade and include gender neutral change facilities
- umpire facilities.





STRATEGIES AND PLANS - KEY IMPLICATIONS

When considered together, the literature review highlights a number of key considerations:

- the re-purposing of existing infrastructure and improvements to existing facilities would be beneficial
- Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing.



WESTERN
5362 4677



NORTON MOTOR GROUP
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Site analysis

Site context

Location

With the main entrance on the corner of Deakin and Higginbotham Streets, the 6.5ha Reserve is located in the south-western aspect of the town and bordered by Little Yarrambiack Creek to the west.

Land

The Reserve is within one whole land parcel with the bowling club on its own immediately adjacent parcel.

Planning considerations

In accordance with the Yarrambiack Planning Scheme (2023), the entire Reserve (and bowling club parcel) is zoned Public Park and Recreation (PPRZ).

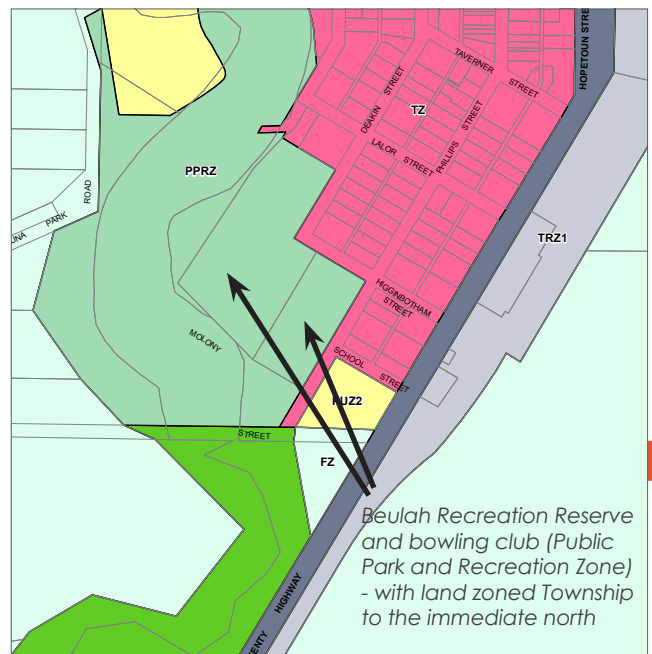
Public Park and Recreation zone

Yarrambiack Planning Scheme 2023

36.02 The purpose of the Public Park and Recreation zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise areas for public recreation and open space.
- To protect and conserve areas of significance where appropriate.
- To provide for commercial uses where appropriate.

The proposed Master Plan will not alter the current uses at the Reserve. Rather, it will extend and enhance formal sport and recreation uses in a manner compatible with the Public Park and Recreation zone code.



Existing site elements

Main pavilion

- ❑ older building, but large and well maintained
- ❑ internal renovations could improve functionality
- ❑ large viewing area along front
- ❑ ageing club rooms and toilets.



Sporting facilities

Main playing field

- ❑ well maintained playing surface (considered 'good' in AFL inspection report)
- ❑ field lighting in place but not uniform across oval (5 towers, each with two older metal halide fittings) and noted to provide 100-149 lux by AFL inspection report
- ❑ two old and unused cricket practice nets with poor run-ups and surrounds
- ❑ brick player dugouts in good condition but ageing.



Courts

- ❑ newly upgraded hard surface courts
- ❑ two netball courts at each end of court area
- ❑ three tennis courts
- ❑ playing surfaces in very good condition with LED and old metal halide lighting
- ❑ new change/toilet building/pavilion with player/official shelters at front)
- ❑ well maintained area with open views to Reserve and adjacent golf course
- ❑ immediately adjacent to playground.



Swimming pool

- ❑ 25m pool
- ❑ toddler/wading pool (10m)
- ❑ toilets/change rooms and some shade structures
- ❑ small slide into 25m pool.



Bowling Club

- neat and tidy facility clubhouse and site in general
- 1 synthetic grass green
- shaded seating around perimeter.



Recreation facilities

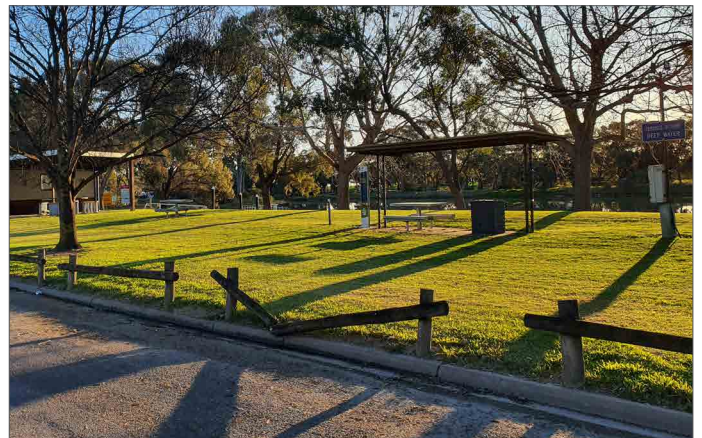
- ageing, uninviting playground with some natural shade
- popular picnic area between pavilion and creek.



Additional features

Other features

- old, unused netball court
- two old, unused tennis courts adjacent to new courts
- natural walking tracks along creek to the south with old, basic exercise stations.



Parking

A mix of informal parking areas exist across the site, including a sealed (but not marked) section around the main pavilion and old netball court area.

Additional space is available when needed through various informal areas including the track around the oval and large open spaces across the site that are accessible from it. These spaces provide ample parking opportunities.

Although the site is therefore well catered for in regard to parking, minor works to the track around the oval is proposed.

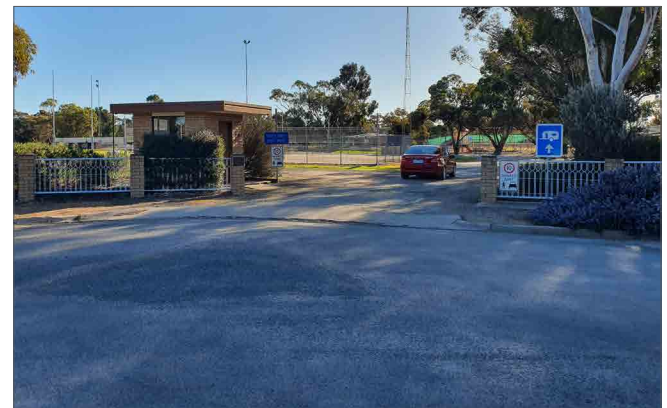


Access, linkages and connectivity

Walk and cycle connections

Vehicular, cycle and pedestrian access to the site is enhanced due to its proximity to town. Although there is a lack of dedicated concrete pathways, the generous road widths and wide footpaths support this access.

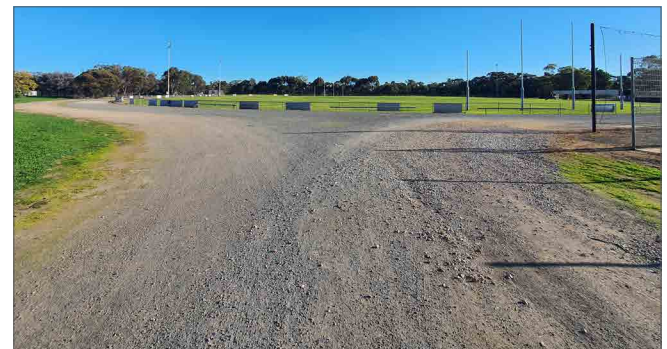
The oval's perimeter track provides the spine of connections between activity areas within the site but connections to the features in the northern aspect of the site are proposed to be improved in the master plan.



Vehicle entry and access

The main entry to the site is on the corner of Deakin and Higginbotham Streets with a secondary, informal exit/entry also located on the corner of Phillips and School Streets, behind the bowling club.

These two points of entry/exit are proposed to be retained, with the main entry proposed to be improved.



Shade and shelter

There is some natural shade across the site and this is to be enhanced with the proposed improved recreation facilities.

Shade for spectators is limited to that provided by the pavilion's verandah, which is also proposed to be improved.

Although no identified in detail in the master plan, the planting of shade trees across the site could be undertaken, but consideration to their ongoing maintenance and level of benefit should be considered.



Signage

There is almost a complete lack of signage across the Reserve, including at the main entry (excluding regulatory signs).

The signage that does exist is limited to basic club/ sponsor signage and some that acknowledge funding received for past improvements.

There is however, significant sponsorship signage at the bowling club.

While the proliferation of signage is not being recommended, the Master Plan has identified the need to create a more welcoming main entry statement through the use of appropriate signage and landscaping. The proposed signage should include information for community members/visitors regarding what the site offers and ensures they are encouraged to use the facilities and any programs that are being offered.



Facility snapshot



Existing key facilities

1. Caravan Park
2. Netball/tennis courts
3. Old tennis courts
4. Swimming pool
5. Playground
6. Old netball court
7. Main entry
8. Pavilion
9. Picnic area
10. Players/coach's dugout and spectator 'hill'
11. Bowling club
12. Public toilets
13. Cricket practice nets
14. Natural walking track
15. Sports oval





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Demand analysis

Community profile

The way in which a community participates in sport and recreation activities is influenced by age and demographic considerations. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of public open space.

In order to understand the make-up for the Recreation Reserve 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

One of few sport and recreation facilities in the town, the Reserve plays a pivotal role in providing such opportunities for the community and surrounds. And while it is acknowledged that many participants will come from outside the township of Beulah, core participation in recreation activities will come from the wider Beulah area.

Population considerations

Analysis of Beulah's population characteristics¹ reveals:

- ❑ an estimated residential population of 312 in 2021. Considering this relatively low population, the town has experienced a significant drop since the 2006 population of 472
- ❑ with a median age of 56 years, the average Beulah resident is older than in Warracknabeal (51 years) and significantly older than Victoria (38 years). This median age has significantly risen since 2006 when the median age was 46 years
- ❑ only 46 children under the age of 15 and only 17 residents aged between 15 and 24 years (the peak age groups for formal sports participation)
- ❑ there are also clear projections for significant population decline² across the Yarriambiack Shire Council area. The LGA population of 6,460 in 2021 is projected to decrease to just over 5,500 by 2036. The reduction is expected to be more marked in the younger age groups with the 0-29 years cohort reducing by almost 20%. Projections are not available at any level smaller than the entire Council area.

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the Master Plan these demographic considerations suggest:

- ❑ demand will likely increase for activities aimed at older residents, but opportunities for people of all ages should continue to be offered
- ❑ demand for additional facilities is unlikely to increase moving forward
- ❑ formal sporting clubs will need to continue to look beyond Beulah and the wider Council area to retain membership bases.

¹ ABS Census QuickStats, 2021

² Dept of Environment, Land, Water and Planning - Victoria in the Future, 2019

Trends in sport and recreation

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as Council looks to develop a Master Plan that ensures the sustainability of existing groups whilst also encouraging people to further engage in activity in public open spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, *Ausplay*. The most recent results of the survey were released in April 2023. In 2011-12 and 2013-14, a similar survey, the *Participation in Sport and Physical Recreation Survey* was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the *Exercise, Recreation and Sport Survey* (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

Formal sport trends

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline became a concern for the user groups based at the Recreation Reserve, additional delivery models such as social fixtures or 'pay as you play' approaches should be considered.

Diversification of sport

Modified sports such as T20 cricket and 7s rugby are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

Masters sport

There are indications that people may continue to engage in sport later into their old age. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The development of the preferred layout at the site has clearly considered the need for formal and informal activities that are attractive across the ages. The bowling club is particularly well placed to cater for older residents and the proposed recreation features will also provide opportunities for a wider range of ages.

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available).

It is not considered financially viable to consider this as an option for the Beulah Recreation Reserve, especially considering the main sports offered being AFL and cricket. However, the synthetic bowling green should be kept and renewed when necessary.

With its current level of use, the oval's playing surface is in good condition, and this is expected to continue to be the case.

Field and court sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, car parks) rather than fields will be more likely.

This is the case at the Reserve, and there have been no identified significant issues in this regard.

The courts at the Reserve were developed considering both Netball Victoria and Tennis Victoria's identification of the potential for dual court marking - particularly in more rural and remote areas where club memberships (and facility use) tend to be smaller. The courts are an example of how well these type of facilities can work.

Facility management

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.



Recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to economic and environmental well-being. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- a range of infrastructure that supports all abilities participation.

The proposed improvements to recreation facilities within the site are a direct result of these popular trends.

Creating connections

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. Parkrun has experienced unprecedented growth and is one of the largest running events in the world. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, are aesthetically appealing, provide safe links for users, and are easy to navigate.

Internal connections between activity nodes have been included in the master plan and as mentioned previously, the site is easily accessible from within town so it is expected that increased use of the site will be enhanced by this direct connection and easy access.

Ageing communities

With the significantly higher median age of 58 years and expectations that the community will continue to be an aged one, the master plan has been developed to reflect and provide (where possible) facilities that will cater for older residents considering requirements such as:

- greater emphasis on low impact physical activity
- ability to compete in age-appropriate formal sport opportunities (e.g. masters)
- access to community infrastructure that requires wider paths, improved wheelchair/disabled access/ parking, more lighting, shaded seats for resting along pathways
- places offering a sense of safety and serenity
- increased use of mobility scooters as a convenient method of transportation.

The proposed recreation improvements and existing bowling club will be able to provide increased opportunities for an ageing community.

Impacts of technology

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven in part by increased use of technology. Technology remains one of the main contributors towards decreased physical activity and increased sedentary behaviour. However, active gaming is becoming a contemporary approach to exercise.

Increasing use of smart phones and apps allows people to obtain information, communicate with each other very quickly, and provide feedback on their recreation experience at any time of the day or night. Many people using parks, playgrounds, paths and trails make the decision on where to recreate based on the information available via the internet, blogs, forums and social media.

A number of mobile phone apps are aiding the community in tracking, recording and mapping their activities including running and cycling. The apps allow participants to compete against themselves, as well as other app users. It can also be a useful tool for managing authorities in determining where the community is currently participating in activities (whether authorised or not).

There are also increasing expectations of technology within recreation areas including WiFi access in key parks, charging hubs, and digital tools for information and marketing on tracks and signage.



A typical 'Map My Ride' output from a mountain bike rider

Increasing 'screen time' during leisure time

Time spent looking at a screen is somewhat unavoidable in many workplaces and schools. More of our leisure time is also being spent looking at screens, at the cost of active leisure activities including socialising, reading, writing, arts and crafts, sports, exercise and recreation³. Excessive screen time has been associated with negative health outcomes as people have less time available to participate in active pursuits such as play and physical activity.

TREND CONSIDERATIONS - KEY IMPLICATIONS

These trends in the provision and use of sport and recreation facilities have been considered in the development of this master plan with the most relevant summarised as follows:

- ❑ clubs and Councils need to recognise that social sport and modified games are becoming increasingly popular, and can increase participation in sport all age groups, and particularly people over the age of 40
- ❑ traditional use and management of sport fields may require review and adjustment to meet the needs of users in the future, and to take advantage of technology (e.g. telemetry systems for lighting and irrigation)
- ❑ demand for higher standard facilities, including playing surfaces (well-drained), field lighting, and all-weather synthetic fields is increasing.

³ Krause and Sawhill. *How free time became screen time*. 2016

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Council officers, tenant sporting clubs (and their peak bodies), local community and additional stakeholders identified throughout the project (local schools, State Government officers etc). Further, the team has considered the range of open space available in the Shire and wide-ranging trends.

Council engagement

Council staff have been interviewed several times throughout the process of developing the master plan. The key issues and opportunities identified during these discussions are summarised as follows:

Issues

- population growth is not expected in the area
- as noted in the Hopetoun Recreation Reserve Master Plan, the Beulah and Hopetoun football and netball clubs have merged, sharing home games
- there is limited funding available for major infrastructure developments
- there are ugly, unused areas across the site (especially the old courts)
- need to ensure 'responsible development' rather than creating unrealistic wish-lists
- it was noted that the town pub had closed.

Opportunities

- the unused areas may be opportunities for the development of other features
- the netball/tennis courts and associated toilets/change facilities were recently upgraded and are high quality
- increased community use of the Reserve is a desired outcome
- considering the limited resources available to the clubs, they maintain the facilities well, and this most likely continue.



Existing user groups engagement

Establishing the needs of existing user groups allows the master plan to ensure the site meets their needs into the future.

Southern Mallee Giants Football Netball Club

The Club is the result of the recent merging of the Beulah and Hopetoun Clubs, and it utilises both the Beulah and Hopetoun Recreation Reserves as its home base.

The club has a membership of 310, and while the playing numbers have been relatively steady over the past few years, the club expects them to increase slightly in the coming three years, mostly in the adult and junior female areas.

Facility use

- with the merger of the Beulah and Hopetoun clubs, the Beulah Recreation Reserve now hosts only four home games a year
- training is undertaken 2 afternoons/evenings each week with fixtures played on Saturdays on a home-and-away basis.

Development aspirations

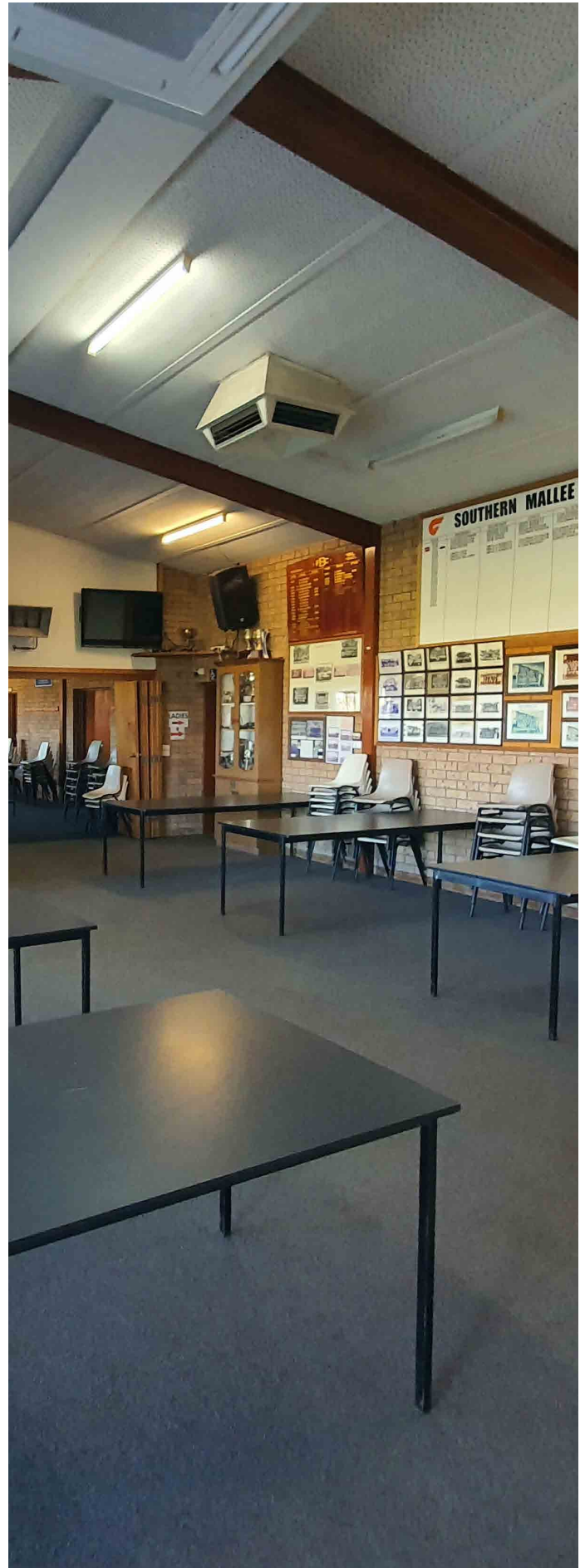
- it is believed the functionality of the pavilion (internally) could be greatly improved with renovations to areas such as the canteen/kiosk, bar and function area
- upgrading change rooms to neutral friendly is needed
- cricket nets in very poor condition
- while the field lighting is adequate, the irrigation could be improved
- oval perimeter fencing could be upgraded in time
- public toilets near bowling club need an upgrade.

AFL VICTORIA INSIGHTS

- the playing surface on the oval is good
- the overall condition of general facilities within the pavilion is average
- toilet/change facilities within pavilion need upgrading
- the growth of female participation is building a sustainable female league within the region
- recognition of the impact of the lack of population growth in the region and the need for clubs to attract players from far away areas.

NETBALL VICTORIA INSIGHTS

- courts considered in excellent condition
- player amenities/change facilities also excellent.



Beulah Bowling Club

A well maintained and popular facility, the following necessary improvements have been noted:

- there is a need for the kitchen to be upgraded
- as mentioned earlier, the public toilets need upgrading

Additional stakeholder engagement

Beulah community

The local community were given opportunities to provide input into the development of the Master Plan through a community workshop and a community survey. Key considerations include:

- the swimming pool needs various improvements including both pools and slide to be refurbished and more shade to be provided
- the clubrooms could be used for functions more, especially with the pub closing
- toilets need upgrading
- the playground needs upgrading
- a skate park and/or a pump track would attract youth to the town
- additional seating around the oval is needed.



DEMAND ANALYSIS - SUMMARY

In addition to the various facility improvements, the need for increased recreation opportunities was strongly identified through the demand analysis.

This, and the relatively low sport participation numbers and ageing population, has resulted in the master plan focusing on providing a wider range of these recreation opportunities.

Subsequently, proposed improvements to sporting facilities should not involve major sporting infrastructure, but focus more on improving functionality.

This approach also considers Council's limited resources and provides a responsible and realistic guide to the site's future maintenance and development. It also considers that given its size and population, the town and surrounds is relatively well catered for in regard to sport and recreation opportunities.

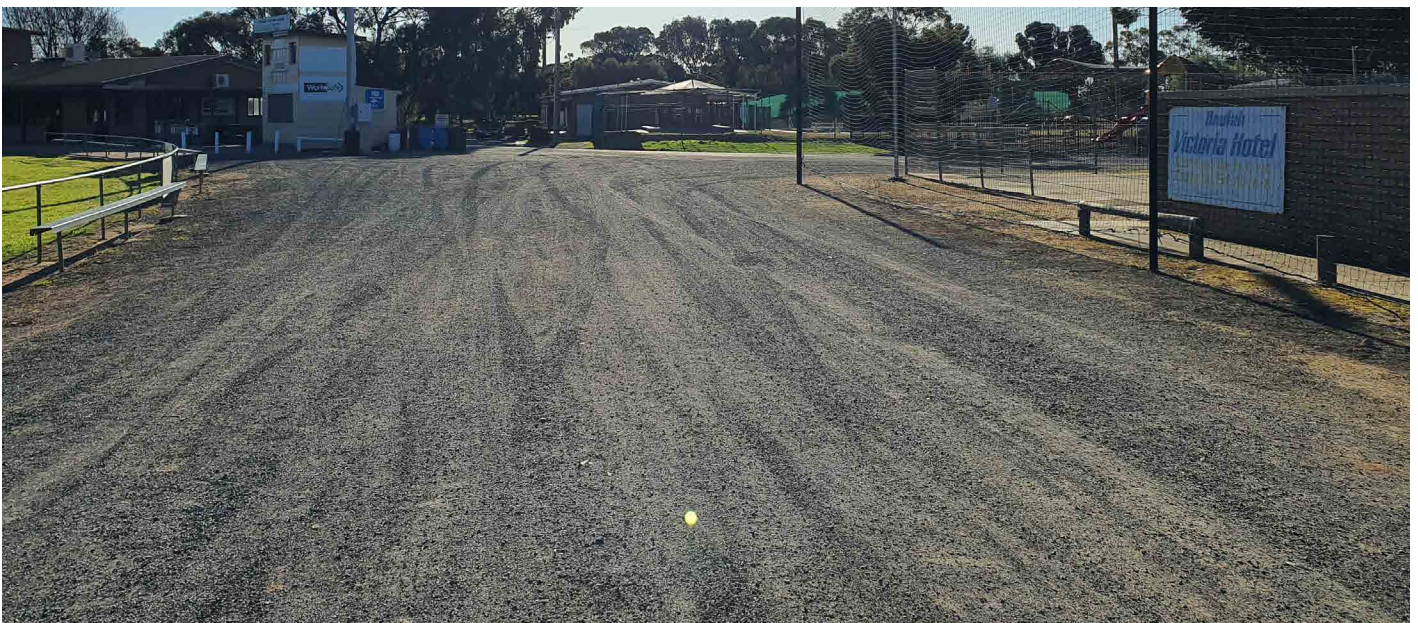
It should be noted that detailed investigations regarding the swimming pool's infrastructure was not undertaken due to the specialist nature and high capital costs of such works.

Directions

Key opportunities and constraints for the future development of Beulah Recreation Reserve are summarised below and provide the rationale and direction for the master plan.

Opportunities and constraints

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> The existing main entry at the corner of Deaking and Higginbotham Streets is inviting, but could be improved with signage and minor landscaping <input type="checkbox"/> There is very little naming signage around the site <input type="checkbox"/> There is the opportunity to better promote features within the site, especially the pool and proposed new features (and identification of the bowling club's location) 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop an improved main entry with improved signage and landscaping <input type="checkbox"/> Include promotional and directional signage for the swimming pool, bowling club and proposed new features
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> Minor improvements proposed near the pavilion and with the oval's perimeter track 	<ul style="list-style-type: none"> <input type="checkbox"/> Some shaping and marking of areas near pavilion and a widened, levelled perimeter track
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> Improved connections between activity nodes <input type="checkbox"/> Site could be better used for casual walking 	<ul style="list-style-type: none"> <input type="checkbox"/> Pathways between new and existing nodes <input type="checkbox"/> Encourage use of existing track around oval by the community for recreation walking
Vehicle movement	<ul style="list-style-type: none"> <input type="checkbox"/> The existing layout works well for vehicular traffic (with the minor improvements noted above) 	<ul style="list-style-type: none"> <input type="checkbox"/> Improvements to parking near pavilion and perimeter track (as above)



Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts		
Football, netball, cricket and bowls	<ul style="list-style-type: none"> <input type="checkbox"/> Large main pavilion but with limited functionality <input type="checkbox"/> Cricket practice nets in poor condition <input type="checkbox"/> Spectator 'hill' location could be improved <input type="checkbox"/> Netball/tennis courts and associated building new and in excellent condition <input type="checkbox"/> Oval perimeter fencing in poor condition <input type="checkbox"/> Shaded spectator options limited to front of pavilion <input type="checkbox"/> Field irrigation could be improved <input type="checkbox"/> Public toilets near bowling club ageing <input type="checkbox"/> Bowling club with old kitchen facilities 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade pavilion interior in such areas as toilet/change, canteen/kitchen, bar and function room <input type="checkbox"/> Upgrade/replace cricket practice nets <input type="checkbox"/> Extend pavilion roof to increase shaded spectator area <input type="checkbox"/> Upgrade oval perimeter fencing and additional bench seating <input type="checkbox"/> Extend/relocate spectator 'hill' <input type="checkbox"/> Investigate necessary field irrigation improvements <input type="checkbox"/> Upgrade public toilets near bowling club <input type="checkbox"/> Investigate renovations to bowling club kitchen
Playground	<ul style="list-style-type: none"> <input type="checkbox"/> Old with some natural shade 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade existing play features and expand on existing natural shade
Old tennis courts	<ul style="list-style-type: none"> <input type="checkbox"/> Unused and unattractive 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop new small pump track with family nodes
Old netball court	<ul style="list-style-type: none"> <input type="checkbox"/> Resurface to flat open hard surface area 	<ul style="list-style-type: none"> <input type="checkbox"/> A multi-purpose hard surface for use by RC cars/trucks, scooters, bicycles, etc
Picnic area	<ul style="list-style-type: none"> <input type="checkbox"/> Limited connection to pavilion and Reserve 	<ul style="list-style-type: none"> <input type="checkbox"/> Improve connection to encourage increased interaction





Master Plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Beulah Recreation Reserve Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research, trends analysis and demand. Overall, it provides an ideal opportunity to develop the facility to meet the identified needs of the sporting community and the recreation (and community facility) needs of locals and visitors.

The Master Plan integrates existing facilities with new elements and embellishments to enhance the current sporting activities and provide improved recreation opportunities to establish a quality community hub.

Vision

The medium- to long-term vision for the Recreation Reserve is:

to increase the range of recreation opportunities for the Beulah community while still meeting the formal sporting needs of tenant clubs, thus creating a true community hub

Master plan elements

Key elements of the Beulah Recreation Reserve Master Plan are:

Element	Description	Rationale
1. Pavilion	Internal renovations such as canteen/kitchen and bar area, toilets/change rooms	To provide updated and functional, and gender neutral components
2. Old netball court	Resurface with smooth, painted concrete	To provide multi-purpose area for activities such as RC cars/trucks, scooters, etc
3. Old tennis courts	Develop new, small pump track with family nodes	To increase recreation opportunities
4. Playground	Upgrade existing playground with modern play equipment and enhance natural shade	To improve the quality of recreation opportunities provided
5. Picnic area connection	Improve connection between picnic area and pavilion/Reserve	To encourage increased participation through improved connectivity
6. Spectator 'hill'	Extend/relocate	To improve spectators view of main oval
7. Cricket practice nets	Upgrade/replace	Currently unusable and to allow club and community use
8. Oval perimeter fencing	Upgrade over time and provide additional bench seating	To improve safety, aesthetics and spectating options
9. Main entry	Improve signage and landscaping	To improve aesthetics and provide information
10. Public toilets	Upgrade existing public toilets near bowling club	To improve functionality and aesthetics
11. Oval irrigation	Investigate necessary improvements	To ensure the quality of playing surface
12. Netball/tennis courts	No required improvements	New facility
13. Oval perimeter track	Grade and widen	To improve access and allow continued nose-parking



MASTER PLAN
BEULAH RECREATION RESERVE

Beulah VIC 3395

Legend:

- 01. Internal improvements to pavilion such as canteen/kitchen and bar area, toilets/change rooms
- 02. Resurface old netball court with smooth, painted concrete to allow continued and improved ad-hoc recreation use (such as RC cars, scooters, etc)
- 03. Develop old, unused tennis courts into pump track area with 'family' nodes and connections to other activity areas
- 04. Upgrade existing playground with modern play equipment and retain existing natural shade over
- 05. Improve connection between pavilion and picnic/barbeque facilities on Little Yarrambiack Creek

- 06. Extend/relocate existing spectator 'hill' away from coaches' boxes to improve viewing
- 07. Upgrade existing cricket practice nets
- 08. Upgrade field perimeter fencing and bench seating over time
- 09. New signage at main entry identifying Reserve features
- 10. Upgrade public toilets near bowling club
- 11. Investigate necessary improvements to field irrigation
- 12. No required improvements identified for relatively new tennis/netball courts
- 13. Grade and widen perimeter track.

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Staged implementation and indicative costs

The proposed staging and indicative costs provided will depend on a range of factors such as final detailed designs, sourcing of materials, any relevant approvals that may be required, procurement scheduling and financial management. The cost of implementation of the Master Plan is beyond Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide - changes in user priorities or earlier opportunities for funding may alter staging.

These recommendations do not commit Council or the tenant clubs to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Item Number (from Plan)	Description	Indicative cost (\$)
<i>Short term</i>		
4 - Playground	Upgrade with modern equipment and enhance natural shade	150,000
5 - Picnic area connection	Improve connection between picnic area and pavilion/ Reserve	20,000
7 - Cricket practice nets	Upgrade/replace	25,000
<i>Medium term</i>		
1 - Pavilion	Internal renovations	Not costed
2 - Old netball court	Resurface with smooth, painted concrete	25,000
6 - Spectator 'hill'	Relocate/extend	10,000
9 - Entry	New signage (interim)/landscaping	10,000
1 - Pavilion roof	Extend	40,000
<i>Long term</i>		
4 - Old tennis courts	Develop small pump track and family nodes	200,000
8 - Oval perimeter fencing	Replace with new and additional bench seating	40,000
9 - Entry	Update signage	10,000
10 - Public toilets	Upgrade	50,000
11 - Field irrigation	Investigate need for upgrade	Not costed
13 - Oval perimeter track	Grade and widen	40,000

