

Coulston Park - Tangambalanga Master Plan

Final Report

July 2011



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Executive Summary

In September 2010, Indigo Shire Council commissioned **Hands on Community Solutions** to complete a Master Planning exercise for Coulston Park in Tangambalanga. This project was to update the Master Plan completed in 2001 following the many recent developments at the Reserve, and to provide some direction for the coming 5-10 years.

Coulston Park is located on the intersection of Kiewa-Bonegilla and Kiewa East Roads in Tangambalanga. All of the town's major recreation facilities are ideally located in the one area. However, this is beginning to present some access, space and parking issues for users of the Reserve. The facilities are well utilised and with local population growth expected in the town and surrounding areas, it is expected that participation levels will only increase in the years to come. The main focus of this Master Plan is to investigate the integration of the facilities, how they can be developed and better utilised in the future.

The Coulston Park Committee of Management is a Council appointed Section 86 committee that is responsible for the management of the Reserve. The land in which Coulston Park is located is used for a wide range of community and recreational purposes. The proactive committee has been very successful in planning for new facilities and obtaining a range of external government grants to fund facility developments. The Reserve is well managed and maintained, which is a credit to the community and Council.



Executive Summary

Acknowledgements

Hands on Community Solutions would like to acknowledge the contribution of Council officers, David Koren and Chris Westwood, for their assistance in providing background information and support for the Master Plan. The Department of Planning and Community Development (DPCD) provided financial assistance for the development of this Master Plan. Also, to the individuals, user groups and Committee of Management representatives whose input and advice has been essential to the development of this report. Technical advice and the landscape plan has been provided by 2MH Consulting.

Methodology

The following methodology was completed for this Master Plan:

- A start up meeting was conducted with Council officers
- Consultation was held with all users of the Reserve to discuss the process and identify key issues and priorities
- Research, consultation and an industry review was completed
- A detailed site inspection was completed
- A Master Plan for other priorities at the Reserve was developed

Research conducted

The following section contains a review of relevant literature in relation to the project. The key findings from this literature are contained herein:

Tangambalanga demographics

Tangambalanga is a small town in north-eastern Victoria. It is located approximately 20km south-east of the regional centre of Wodonga, in the Kiewa Valley, and 5km from the Hume Weir. The residential district located near the intersection with the Kiewa Valley Highway is known as “Kiewa”, Tangambalanga proper began on the other side of the small valley flood plain. At the 2006 Census, Tangambalanga had a population of 439.

Situated in the rolling hills of the valley, the town exists around the dairy and cheese factory of the Murray-Goulburn dairy cooperative, which processes milk for the fresh milk market. Most shopping is done in Albury-Wodonga and many residents commute to the larger centre for work.

Indigo Shire Council is currently preparing a revised Structure Plan for Kiewa/Tangambalanga. It is in its final draft stage. The revised Structure Plan aims to assess development constraints and opportunities in Kiewa and Tangambalanga, and provide a co-ordinated approach to future residential development in the area. It is likely there will be some residential development and population growth in the near future which should increase utilisation of Coulston Park. A new industrial area is being developed by Council in land adjacent to the Recreation Reserve and this will be discussed further in the Opportunities and Priorities section of this report.

Coulston Park

Coulston Parks consists of Bowls Club facilities, 4 synthetic grass tennis courts with lights, two plexi pave courts with lights, new change rooms, community hall and tennis club building, storage shed, recently constructed netball court, BMX track and playground. A grant for a Skate Park has recently been obtained by the Tangambalanga community to be constructed at the Recreation Reserve.

Coulston Park covers an area of about 3.7 hectares. It is a focal point for the town and is a natural gathering place for residents engaged in recreation activities. The Reserve is located off the main road and is co-located with the Tangambalanga Swimming Pool, RSL Memorial Garden and a small community park area.

The Park has multiple user groups who have taken advantage of a number of new facilities that have been developed over the past three years. These include a Community Centre, a new hall, full commercial kitchen, large stage, entry foyer and bar facilities, two general purpose meeting/consulting rooms, storage facilities, tennis club club rooms and football club rooms.

Indigo Shire Council Recreation Plan

The aim of the Recreation Plan was to prepare a municipal plan that identified the current and future community needs for recreation opportunities and activities, and provided a framework for the strategic development of appropriate recreation infrastructure and facilities for the next 10 years.

Council has limited financial resources to provide significant increases in the level of recreation provision and servicing, particularly in the area of new asset development. Council's budgets focus on supporting asset improvement and renewal, and maximising their use by maintaining available facilities throughout their entire life-cycle. Council currently employs a Team Leader Recreation and Community Strengthening to deliver recreation related projects and services. Council says the impact of the position and its recreation focus has been effective. This is demonstrated by the positive feedback received from community groups that participated in consultation forums.

The geographic spread of major townships and Tangambalanga's relatively low population make it difficult to support major or regional level facilities and programs. Competition between towns for new facilities and services also places great demand on Council's limited resources.

Participation trends:

At the regional level (Goulburn-Ovens-Murray Region), traditional sports including Australian Rules Football, cricket, tennis, golf and netball remain the most popular sporting activities. However, they still experience fluctuations in participation.

The changing age structure of Indigo's population will have a significant impact on the future community sport and recreation needs. With older adults staying physically active later in life, it is likely that there will be an additional need for specialised recreation programs and services, as well as safe and warm indoor facilities to cater for this population group. Demand for a community based gymnasium and exercise and physical activity programs have already been observed throughout the Shire. A facility to cater for these type of activities has been provided in the new Community Hub.

Long-term population projections anticipate an overall reduction in young people aged 5 to 25 years living in Indigo Shire by 2021. Traditionally, this group contributes a large majority of organised sporting participants, particularly in the team sports of Australian Rules football, soccer, cricket and netball, and it could be expected that the ability to fill teams and maintain existing competition levels may be constrained.

Making recreation accessible

Convenience is a major factor determining whether people use facilities, but so is quality. As with many rural municipalities, there is a lack of public transport between Indigo townships and connections to the larger transport hubs of Wangaratta and Wodonga. Limited accessible transport has the greatest impact on younger people as they are mostly reliant on transport systems and parental support to access recreation opportunities.

All future recreation facility or building improvements and upgrades, as well as new facilities, will need to incorporate accessible planning and design to meet current building codes and Australian Standards for accessibility.

Maximising the value of existing infrastructure

A review of the Shire's facilities and infrastructure identified a range of issues that will ultimately impact and constrain existing infrastructure to meet changing community needs, be flexible in their use and to keep pace with increasing player and participant expectations.

An aging stock of recreation assets in Indigo Shire and limited resources to develop new and improve existing facilities, is an ongoing challenge. Cyclic maintenance and facility improvement programs, as well as an integrated process controlled by Recreation (in conjunction with Asset Management) would enhance club and facility sustainability, viability and relevance to the population they serve.

Council has transferred direct management control over many recreation facilities located on Council owned land (particularly recreation reserves), to Committee's of Management. There is also a significant number of recreational facilities in the Shire located on Crown Land, managed by a State Government controlled Committee of Management. Council has an Assets Maintenance Program that assists some 70 committees to look after community assets, many of which are buildings of a recreational nature.

Recreation reserves and sporting grounds

Coulston Park is one of a number of large sporting grounds, reserves and recreation precincts in Indigo. A focal point for Tangambalanga, Coulston Park has support facilities catering for a range of sporting groups. Many of these have been built incrementally, some are now ageing and are in the need of major refurbishment to bring them up to required standards. However, it has been very positive to see the development of the community facilities and change room upgrades in recent years, as well as the construction of the netball court.

Coulston Park features in the Recreation Plan's Priority Actions by Township. At a score of 53, which places its priority at Medium to Low, Council will:

Investigate opportunities to develop shared tracks/trails that incorporate and connect Riverside Park, Coulston Park, Kiewa River and Primary School.

At a score of 56, (Medium to Low) Council will:

Investigate the need and potential design for a skate park in Tangambalanga. Consideration should be given to its location within the Coulston Park community precinct.

At a score of 13, (Low), Council will:

Remove existing Coulston Park football/netball clubrooms and replace with a multipurpose and shared clubroom facility for football, netball and tennis.

At a score of 67, (Medium), Council will:

Through any future development of Coulston Park, consider the relocation of the Kiewa Cricket Club into any new facility.

At a score of 36, (Low), Council will:

Upgrade court surfaces and floodlighting at the Tangambalanga Tennis Club (Coulston Park) in-line with the proposed tennis facility hierarchy.

At a score of 4, (Low), Council will:

Review the existing Coulston Park Master Plan in line with proposed site developments and consider the preparation of a revised site plan that incorporates new facility development proposals.

Coulston Park Master Plan 2001

The 2001 Master Plan revealed a number of findings that would cost in around \$1.5million. Some of these works have since been completed:

- Drainage in the Park is poor and a basic services upgrade is required. Some improvement works have been completed.
- The sports ground is not adequately crowned – an upgrade of the oval has been completed.
- There is a need to upgrade the sports pavilion/change rooms, which has been completed.
- There is scope to incorporate a community centre on site, which has since been constructed.
- Upgrading passive and active recreation facilities, like refurbishment, adequate parking, improving signage, increasing tree planting, barbeque area, playground and new court lighting.
- New outdoor netball court, which has been completed

Consultation

Consultation was undertaken with the following key groups:

- Indigo Shire Council Recreation officers
- Indigo Shire Council – Planning Department
- Kiewa Valley Primary School
- Kiewa Valley Bowling Club
- Kiewa/Sandy Creek Football
- Kiewa/Sandy Creek Netball Club
- Tangambalanga Tennis Club
- Kiewa Tennis Club
- Kiewa RSL Sub Branch
- Kiewa Memorial Park
- Kiewa/Tangambalanga Lions Club
- Kiewa/Tangambalanga Neighbourhood Watch
- Beechworth Health Service

The results of this consultation were used to develop this Master Plan and the priorities contained within. The draft document was presented to the key stakeholders and community groups for their further input and advice.

Reserve Usage

The following use of the Recreation Reserve was obtained throughout the completion of the consultation:

Coulston Park Committee of Management

Quarterly Committee meetings

Kiewa Valley Bowling Club

Social and competition bowls, club rooms are used as a meeting space.

Use: Oct- March due to turf surface, but would play all year round with a synthetic surface. Facilities are used mostly 4 days a week.

Kiewa Valley Primary School

Use of the Community Hub and all recreation facilities throughout the year.

Use: Some periods of year are used more than others. On average, use is at least once a week.

Kiewa/Sandy Creek Football

Club was founded in 1969 on merger of Sandy Creek Football Club (established 1898) and Kiewa Football Club (established 1908). Member of the Tallangatta and District Football League.

Use: Competition from April – Aug. Seniors in A, B, C and Under 15, Under 13 and Midgets. Competition on Saturday with facilities used for training and club events rest of week.

Kiewa/Sandy Creek Netball Club

Member of the Tallangatta and District Football League.

Use: Competition from April – Aug. Seniors, Reserves, Under 17 and Under 14. Competition on Saturday with facilities used for training and club events rest of week.

Tangambalanga Tennis Club

Social and competition tennis. Facilities used for Association finals and tournaments. The Club operates from its facilities 3km from Coulston Park, but sometimes use Coulston for overflow.

Use: Used 3 nights a week and Saturdays, as well as additional social tennis and irregular tournaments.

Reserve Usage

The following use of the Recreation Reserve was obtained throughout the completion of the consultation:

Kiewa RSL Sub Branch

Meetings held at Bowls Club. Manage RSL Memorial Park adjacent to Reserve.

Use: Monthly meetings, ANZAC Day and Remembrance Day activities.

Kiewa/Tangambalanga Lions Club

Monthly meetings, assistance with community events, storage and would like area to store food van.

Use: Regular ongoing use.

Beechworth Health Service

Allied Health Service.

Use: Approximately once a week.

General community events

All facilities hired for community events, school use, social gatherings and sporting events throughout year.

Use: Regular ongoing use.

General community use

Recreation facilities used for general fitness and social sport. BMX track used regularly by local young people.

Use: Regular ongoing use.



Tourists

Public toilets, park and oval used by large number of tourists.



Use: Regular ongoing use.

Key Reserve features



This section of the report aims to document and highlight key features of the Reserve and some observations about its use and/or condition:

Facility	Existing conditions and comments	Utilisation implications	Risk/Priority
<p>1. Oval and perimeter fencing</p> 	<p>Oval is slightly small in size but adequate for local competition. Oval renovation project completed in 2009 and a fully automated irrigation system installed. Playing surface improved dramatically. Ground is over sown each year at \$5,000. Costly to the club but provides excellent all year round surface. Committee has just installed a synthetic cricket wicket on the oval. Oval lighting provided at Reserve. Lux level testing and structural testing of poles recommended in future.</p>	<p>Oval maintained at very high level since renovation. Cricket wicket would need to be installed to allow for ongoing use; recommended in the Recreation Plan.</p>	<p>Sporting associations have guidelines in regards to provision of adequate playing surfaces. Perimeter fencing and signage needs to be monitored for safety purposes. Lighting assessment would ensure compliance with competition/training standards.</p>
<p>2. Community Hub/Tennis Club</p> 	<p>Community Hub completed in 2006 and combines; new hall, full commercial kitchen, large stage, entry foyer and bar facilities, two general purpose meeting rooms, storage facilities, tennis club rooms. Lions Club using one of meeting rooms for storage which will need to be relocated to allow for use of this space. Ongoing building maintenance will ensure facility is retained in present condition. Has been identified that a power upgrade may be required at Reserve as more use has been created and some issues have arisen.</p>	<p>Usage of facility has been increasing and is an excellent facility for community. Ongoing marketing and development of new programs will increase utilisation.</p>	<p>Priority is to spend some time developing new activities and increase use of buildings.</p>




Key Reserve features

Facility	Existing conditions and comments	Utilisation implications	Risk/Priority
<p>3. Football change rooms</p> 	<p>Football change rooms recently been constructed with financial assistance from Council and DPCD. Some minor works still to be completed and concreting out front of building and between main buildings would help improve appearance and tidiness.</p>	<p>Facilities have been constructed for intended use as football change rooms.</p>	<p>Facilities need to be completed and maintained to ensure longevity.</p>
<p>4. Outdoor tennis courts</p>	<p>4 synthetic grass courts and 2 plexi pave courts in good condition. Planning for resurfacing and replacement recommended for hard court facilities which deteriorate over time. Lighting provided on synthetic grass courts and electrical assessment is required to determine if adequate lighting is provided. Club has retained a small block of land that can be sold once it is rezoned. This will generate capital funds.</p>	<p>May not comply with competition standards. Opportunity for daytime and evening use.</p>	<p>Tripping/fall Injuries due to inadequate lighting.</p>
<p>5. Netball courts</p> 	<p>Single asphalt court recently constructed by committee with funds from DPCD and Council. Netball club finished courts with shelters, seating, bollards and gravel. Netball club have change rooms and storage on rear of Bowls Club building, which would ideally be upgraded to better suit requirements.</p>	<p>New court complies with industry standards.</p>	<p>Facilities are presented in excellent condition.</p>

Key Reserve features

Facility	Existing conditions and comments	Utilisation implications	Risk/Priority
<p>6. Bowling Club</p> 	<p>Bowling Club, in partnership with Council, has applied to convert its existing turf bowling green to synthetic playing surface. This would increase participation to all year round usage. Bowls Club facilities are used on a regular basis and will require an upgrade in future.</p>	<p>Bowls Club facilities are not accessible which presents problems for use by Bowls Club members and RSL.</p>	<p>Upgrade of turf playing surface to synthetic will increase use and reduce workload of volunteers.</p>
<p>7. General surrounds/BMX track</p>  	<p>Reserve is well utilised for range of recreational activities. Grounds are maintained by volunteers to high standard. There are a number of significant trees. However, some additional tree planting would be beneficial. BMX track has been developed at rear of Reserve and is well utilised by young people. In the past there has been major drainage issues and Council has been working with committee to address these. Have been funded through DPCD for a skate park to be located on site. The exact location of skate park has been investigated as part of this Master Plan and will be highlighted in next section.</p>	<p>Visual amenity of Reserve is likely to attract visitors for formal and passive recreation.</p>	<p>Priority has been to identify suitable space for a Skate Park. This presents a problem due to lack of space. Committee commenced discussions with Coulston family to secure additional space adjoining Reserve to assist with additional facilities required.</p>
<p>8. Main entrance to Reserve</p> 	<p>Formalise entrance to improve recognition from street. Width of entry is concern. Discussion held about additional parking and entrance widening by using land in RSL Memorial Garden. Further street lighting needs to be installed to improve visibility at night.</p>	<p>Improve pedestrian/vehicle access and potentially increase parking.</p>	<p>Reserve is used for a number of activities at same time. There is great deal of conflict between vehicles at site and entrances/exits need to be considered carefully.</p>

Key Reserve features

Facility	Existing conditions and comments	Utilisation implications	Risk/Priority
<p>9. Driveways and car park</p> 	<p>Need to re-shape and add gravel to sections of roadway. Option of developing additional parking, improving traffic movements and safety raised as major issue.</p>	<p>Need for signage, traffic management devices, improved driveways and entrances.</p>	<p>This is biggest issue for Reserve users and presents most risk to pedestrians and vehicles.</p>
<p>10. Surrounding facilities</p>  	<p>Small playground is provided in park adjacent to Reserve for community use. It is well utilised. Lions Club is looking for a site to develop new BBQ area and it may be in the Reserve or in this park land.</p> <p>Tangambalanga Swimming Pool is located adjacent to Reserve but is not part of Coulston Park. Facility is well used and valued by community and is well placed in the Hub of town.</p> <p>RSL Memorial Park located at the main entrance to Coulston Park but is not part of the Reserve. Reserve maintained by Council. Identified opportunity to investigate use of some open space to improve entrance.</p> <p>Some privately owned land adjacent to Reserve identified for future expansion of Reserve. This land has been identified in Master Plan diagram.</p>	<p>Ongoing maintenance is required of all passive recreation areas and capital improvements will help to enhance use of Coulston Park.</p>	<p>Not key priority areas for Master Plan but these facilities add value to Coulston Park and are of great benefit to wider community.</p>

It should be noted that some risks were identified at the Reserve that may cause injury or harm to users. The Committee of Management have an obligation to address these risks in order of priority using a Risk Matrix, similar to the following table. This report has commented on areas of concern and further consideration should be given to Risk Management in the future in consultation with qualified and experienced professionals as required.

Risk Matrix - Priority planning

		Consequence				
		Negligible	Minor	Moderate	Major	Catastrophic
Likelihood	Rare	L	L	L	M	H
	Unlikely	L	L	M	H	H
	Possible	L	M	M	H	E
	Likely	M	M	H	E	E
	Almost Certain	M	H	H	E	E

L – Low M – Medium H – High E – Extreme

Master Plan Priority Ranking

Priorities in this Masterplan have been developed using the following scale;

Very High: Requires Immediate Attention

High: Action within 12 months

Medium: To be actioned within 1-3 years

Low: Works not programmed at this stage but fits into the longer term plan

1. Additional land/BMX track relocation and Skate Park Development

Action: Early discussions had with the private owner in regards to use of additional land adjacent to Reserve for further Reserve expansion and development. It has been discussed this land could be used for additional parking and for the relocation of the BMX track. The BMX track site would then be used for the development of the Skate Park. The two facilities would be located adjacent to each other, but separated by an open drain. The design for the BMX track and Skate Park is currently being developed. Council needs to formalise any possible land acquisition/expansion of the Recreation Reserve land.

Indicative cost: to be determined

Potential partners: Indigo SC, land owners, Committee of Management

Priority level: Very High

2. Access/parking improvements

Action: It is important the Reserve is easily identifiable from the road and looks visually appealing. The roadway entrance into Reserve is too narrow and further investigation should be considered in regards to use of RSL Memorial Park land. Formal design should be completed to assist with this further to Master Plan. Consideration should also be given as to how pedestrians will move in this area.

Serious lack of parking and a number of options have been raised to increase car parks available:

- If extension of Reserve occurs, it is proposed the roadway be re-aligned and additional parking be provided in the acquired land.
- An alternative option is to re-align roadway further away from oval boundary to create some parallel parking where space is available. Both options will require major site works and technical investigation.
- Possible parking along entrance/exit road if space was made available through RSL land.
- The area that is used for parking by Bowls and Tennis needs to be developed with drainage and a graded surface to increase parking availability. Consider widening the access road to increase parking options but it is important to keep a clear access route. The new access road or the potential expansion of the Reserve should be linked in the future with the proposed residential development, which will be located off Huon Road.
- All roadway extensions and parking improvements are likely to be constructed as unsealed surfaces, consider sealing these areas if resources allow to reduce longer term maintenance requirements. Emergency vehicle access needs to be retained.
- As car parking options are increased, it will be beneficial to stop vehicle access prior to reaching the netball courts to improve pedestrian safety on game days.
- It has been identified that a new access point into the reserve, through the industrial estate to link with the reserve roadways, would greatly improve safety.

Further improvement works should include signage, landscaping, surface treatment and installation of bollards/ barriers/kerbs to help with traffic and pedestrian movements. All entry and exit points, and roadways around buildings should have overhead lighting for safety.

Indicative cost: to be determined

Partners: Indigo SC, land owners, Committee of Management, local businesses.

Priority level: Very High

3. Bowls Club

Action: Bowling Club, in partnership with Council, has applied to convert its 2 turf bowling greens to synthetic playing surface. This would increase participation to all year round usage.

Indicative cost: \$130,000 - \$200,000 dependent on surface type

Potential partners: DPCD, State and Federal Government (Gov), Indigo Shire Council (SC), local community organisations.

Priority level: Very High

4. Community Hub facility

Action: New facility has been developed on site. Community Hub completed in 2006 and combines; new hall, full commercial kitchen, large stage, entry foyer and bar facilities, two general purpose meeting/consulting rooms, storage facilities, tennis club club rooms. Also a need to clean up and level the surfaces around buildings. Identified that a power upgrade may be required to include 3 phase power for major events/emergencies. Security lighting needs to be installed in car park areas and around buildings to improve access for evening activities. May also be a need to install window coverings.

Indicative cost: Ground Works- \$15,000, Power upgrade/lighting- to be investigated, Window coverings- \$5,000- \$20,000

Potential partners: DPCD, State and Federal Gov, Indigo SC, local community organisations.

Priority level: Ground works - Very High, Power upgrade - High, Window coverings - Low

5. New pavilion/change rooms

Action: New football pavilion needs minor works to complete facilities, clean up and level surfaces around buildings.

Indicative cost: Building works-to be investigated, Ground works- \$15,000

Potential partners: local community organisations.

Priority level: Very High

6. Storage

Action: Lack of storage throughout so all areas are in demand and shared. Lions Club equipment needs to be moved from meeting room in Hub and additional shed/storage may need to be constructed. This should not be done in an adhoc fashion, by adding sheds throughout Reserve.

The option of extending the western side of the community centre has been raised and such options should be carefully considered. A new storage shed could be constructed adjacent to Netball club shelter. The issue of storing the Community Car has been raised, this could be placed in a secure area adjacent to the eastern end of the Netball/Bowling club changeroom (subject to further Council investigation).

Indicative cost: Dependent on options pursued. Storage sheds can range from \$2,000 to \$20,000.

Potential partners: Local community organisations, Indigo SC.

Priority level: High

7. Building maintenance/accessibility

Action: New facilities are in excellent condition and need to be maintained to retain their appearance and use. Appropriate cleaning practices should be put in place and maintained. Structural Assessment required for Bowls Club facility to determine any work required and approximate lifecycle. Address Building Maintenance issues, with priority to manage risk and to prevent long term damage to building. All buildings should be accessible and comply with relevant code requirements. This ensures use by all members of community.

Indicative cost: Usage fees should cover ongoing building maintenance costs. Inspections costs - \$1,000- \$5,000

Potential partners: Local community organisations, Indigo SC.

Priority level: Ongoing

8. Support for volunteers/activity development

Action: Succession planning for Committee of Management and sporting club committees should be priority to ensure ongoing strength and development. Introduce 'Come and Try' sports day with focus on trailing new activities and attracting more volunteers. Activities should not be in competition with other facilities or businesses. Need to increase usage to include indoor sports, concerts, movies, community activity and use by health services. Focus on event development that attracts visitors. Look at opportunities to host interclub competition and school holiday activities. Review all funding opportunities and seek funding where appropriate in partnership with Council. Important for COM to raise matching contributions for funding applications.

Indicative cost: Largely administrative by volunteers with support of Council.

Potential partners: Local community organisations, Indigo SC, sporting clubs, local businesses.

Priority level: Ongoing



9. Oval maintenance and management

Action: Implement Irrigation/Pump Maintenance program and adequately train all volunteers responsible for oval maintenance. Implement Oval Turf Management program with advice from qualified turf professionals and/or Council. Repairs to perimeter fencing as required. Committee just installed synthetic cricket wicket on oval. Conduct lux level testing on oval lighting and structural assessment as required. Ensure oval usage fees cover required maintenance costs.

Indicative cost: Ongoing budget allocations required. Lighting assessment- \$1,000

Potential partners: DPCD, State and Federal Gov, Indigo SC, local community organisations.

Priority level: Medium

10. Grounds improvements

Action: Reserve is well maintained by Committee and local community. Roster of maintenance tasks may help to share workload. This could include mowing, weed spraying and cleaning. Tree planting will be important to maintain appearance. Need to repair and update some park furniture, and increase number of seats. Consistent theme should be used when purchasing seating/rubbish bins. Lions Club has raised idea of developing community BBQ in Reserve or at Park/Playground, adjacent to Reserve. An appropriate location within Reserve may be behind football pavilion, next to tennis courts. This would be a valuable addition. BMX track will require ongoing monitoring to ensure facility is safe to use by locals, once it is redeveloped at its new location..

Indicative cost: Tree planting \$10,000, Update park furniture \$15,000, Community BBQ - to be determined, BMX Track - ongoing

Potential partners: Local volunteers and businesses, Indigo SC.

Priority level: Tree planting - High, Park furniture - Low, Community BBQ - High, BMX track - Medium

11. Tennis facility improvements

Action: Tennis courts will need re-surfacing and remedial works in the short term. Condition Assessment and Maintenance Program should be developed in order for Club to plan for financial implications of these future works. Lux level testing should be completed on existing lighting to ensure it is adequate.

Indicative cost: Tennis courts - \$60,000- \$200,000, Lux level testing - \$500

Potential partners: DPCD, Tennis Australia, Indigo SC, businesses, local community organisations.

Priority level: Tennis court works - Medium, Lux level testing - Very High

12. Relocation of Maternal & Child Health (MCH)

Action: Tangambalanga Kindergarten and Maternal Child Health Service (MCH) are currently located in the former CWA building. If the kindergarten is relocated, there may be the option of relocating the MCH service to the Community Hub facility. The Hub is the ideal location for a range of community activities and services, and should be considered as opportunities arise to increase utilisation.

Potential partners: Indigo SC

Priority level: Medium

13. Documentation/Processes

Action: Need to formalise booking procedures, marketing information, risk management practices and general documentation to improve operation and utilisation of facilities.

Indicative cost: to be determined

Potential partners: DSE, Indigo SC, other community organisations

Priority level: Medium



Priorities Summary

Action	Cost	Priority	Partners
1. Additional land/BMX track relocation and Skate Park Development	to be determined	Very High	Indigo SC, land owners, COM.
2. Access/Parking improvements	to be determined	Very High	Indigo SC, land owners, COM, businesses.
3. Bowls Club	\$130 - 200,000	Very High	DPCD, State and Federal Gov, Indigo SC, community organisations.
4. Community Hub facility	Ground works- \$15,000, Power upgrade/lighting- to be investigated, Window coverings- \$5-\$20,000	Ground works - Very High Power upgrade - High Window coverings - Low	DPCD, State and Federal Gov, Indigo SC, community organisations.
5. New pavilion/change rooms	Building works-to be investigated, Ground works- \$15,000	Very High	Community organisations.
6. Storage	Dependent on options pursued	High	Community organisations, Indigo SC.
7. Building maintenance/accessibility	Usage fees to cover ongoing costs. Inspections costs - \$2,000- \$20,000	Ongoing	Community organisations, Indigo SC.
8. Support for volunteers/activity development	Largely administrative by volunteers with support from Council.	Ongoing	Community organisations, Indigo SC, sporting clubs, businesses.
9. Oval maintenance and management	Ongoing budget allocations required. Lighting assessment - \$1,000	Medium	DPCD, State and Federal Gov, Indigo SC, community organisations.
10. Grounds improvements	Tree planting \$10,000, Update park furniture \$15,000, Community BBQ - to be determined, BMX Track - ongoing	Tree planting - High Park furniture - Low Community BBQ - High BMX track - Medium	Volunteers and businesses, Indigo SC.
11. Tennis facility improvements	Tennis courts - \$60 - \$200,000, Lux level testing - \$500	Tennis court works - Medium Lux level testing - Very High	DPCD, Tennis Australia, Indigo SC, businesses, community organisations.
12. Relocation of Maternal & Child Health	to be determined	Medium	Indigo SC.
13. Documentation/Processes	to be determined	Medium	DSE, Indigo SC, community organisations.

Federal Government

Various funding programs have been released as a result of the economic stimulus package and bushfire recovery efforts. Information on suitable grants should be obtained through Indigo Shire Council as they will be required to auspice the grants.

Department of Planning and Community Development – Sport and Recreation Victoria

The Community Facility Funding Program contributes to the provision of high-quality and accessible community sport and recreation facilities across Victoria. Building Community Infrastructure provides grants to improve places where communities meet and interact. Applications under the Minor and Major Facilities category are available for community groups, working in partnership with Council, to develop or upgrade community sport and recreation facilities. Coulston Park has been very successful in obtaining grants under this program in recent years.

Regional Development Victoria

This State Government department has access to funding that supports the building of community infrastructure where economic benefit and broad community use is identified. Not ideally suited for recreation facilities, but broader aspects of Reserve development may be considered.

Philanthropic Grants

There are active philanthropic organisations supporting regional Victoria through various grants programs. More information can be obtained through <http://communityfoundations.philanthropy.org.au>.

Indigo Shire Council Funding Programs

- Community Grants Program, which allows community groups to apply for project funding
- Capital Works annual budget, which is developed through identified priorities in key strategic planning exercises and demonstrated need
- Council employs Community Development staff to assist with the preparation of funding applications and advise should be sought on all identified funding applications

Recommendations and Conclusions

Now that many new and upgraded facilities have been secured for the Reserve, it is important to resolve some of the access and parking issues. These will require strong partnerships with Council, along with further design work and investigation to find the most effective solutions for the Reserve.

There will also need to be some compromise by users to accept the limitations of the space that is available.

The construction of the Skate Park is important to young people of the town, especially since funding has been secured to develop this facility. Securing additional land will be of great benefit to the Reserve and the community.

The Coulston Park Committee of Management will need to look at its documentation, marketing and introducing new activities/events to increase sustainable use and generate income for the Reserve. There will be significant ongoing maintenance and replacement costs in the future that need to be planned for through the current generation and saving of income.

The Committee is strong with a long term commitment for the development of the Reserve. The Committee, together with the broader community, should:

- Source suitable funding/grant opportunities whose criteria fit the scope of this project, in consultation with Indigo Shire Council.
- Continue to develop activities and events that will demonstrate broad community use and viability of the Reserve, and to raise funding contributions wherever possible.
- Develop and document Reserve Management Practices and the facility bookings to improve efficiency.
- Work together, as the strength of the Committee and user groups is an enormous benefit when managing and developing large scale recreation assets, like the ones located at Coulston Park.
- Work with Council to link Coulston Park with any proposed development areas, including the creation of an access point from the reserve into the Industrial Estate as feasible.

The information contained in this report is intended for the specific use of the Coulston Park Committee of Management and Indigo Shire Council. All recommendations by **Hands on Community Solutions** are based on information provided by or on behalf of the Committee of Management and we have relied upon such information being correct at the time this report has been prepared.

Readers should note this report might include implicit projections about the future which, by their nature, are uncertain and cannot be relied upon. They are dependent on potential events or technical assessments, which have not yet occurred.

References

The following references have been used in the development of this report:

- DPCD website - Planning scheme data and maps, grant information
- Indigo Shire Council - website/Recreation Plan
- Australian Bureau of Statistics - population data
- Recreation studies and strategies as identified in the document