

Rochester Recreation Reserve Master Plan

July 2022



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1. INTRODUCTION

1.1. Background

Rochester Recreation Reserve is the primary community active open space in Rochester and district. It is located in the southwest section of the residential area of Rochester, and has the Campaspe River as its western boundary (see Figure 1). The reserve is Crown land managed by a community committee on behalf of the Minister for Energy, Environment and Climate Action.

Rochester Recreation Reserve is approximately 13.7 hectares in size, and comprises of a diversity of sporting and recreational uses and functions, including 2 sports ovals and 2 cricket practice facilities, 5 netball courts, 3 equestrian sand arenas and a cross country course, athletics field event infrastructure, 6 sports pavilions/ clubrooms, a playground, agricultural pavilions, and other buildings and infrastructure to support the user groups.

The Rochester Recreation Reserve Committee of Management assumed management of the adjacent Rochester Riverside Holiday Park in 2019, but the caravan park component is beyond the scope of this master plan.

Figure 1 – Location of Rochester Recreation Reserve



The following user groups are either based at Rochester Recreation Reserve or frequently utilise facilities within the reserve:

- Rochester Recreation Reserve Committee of Management
- Rochester Football Netball Club
- Rochester Junior Football Club
- Rochester Cricket Club
- Rochester Little Athletics
- Rochester Netball Association
- Rochester & District Horse & Pony Club
- Rochester & District Angling Club
- Rochester Agricultural and Pastoral Society

Prior to the COVID-19 pandemic of 2020 & 2021, the reserve was home to 35 sports teams, more than 650 individual reserve users of all ages and genders, and regularly hosted sports carnivals and other regional events¹. As well as its use for organised sport, the reserve is the venue for the Rochester Show held annually in late February, and is an important venue for residents and visitors to engage in passive and informal recreation, such as walking and exercising dogs.

A master plan was prepared for the reserve in 2008, and triggered several new and upgraded facility projects.

- Resurfacing of the netball courts
- Installation of the playground
- Removal of various pavilions and sheds that had reached the end of their functional life
- New multipurpose pavilion/ equipment store
- New public toilet block
- New cricket practice facility
- New pavilion for Windridge Oval

It is now timely for a new master plan to guide future upgrade and development projects, particularly where non-compliance exists for some of the sporting facilities. In October 2020, the Rochester Recreation Reserve Committee of Management engaged Equipment Solutions Plus and Simon Leisure Consulting to prepare a new master plan for the reserve. Some delays were experienced during the study due to the COVID-19 pandemic, which prevented in-person meetings to occur in a timely manner.

This report provides an overview of the study process, describes the key findings from the study, and outlines a new vision for the Rochester Recreation Reserve.

1.2. Master Planning Process

A number of research and consultative processes have informed the master plan development, including:

- Review of relevant background reports
- Consideration of demographic data relating to Rochester and district
- Review and assessment of the existing facilities and spaces within the Rochester Recreation Reserve

¹ Rochester Recreation Reserve Strategic Plan 2020-2024

- Consultation with Rochester Recreation Reserve user groups
- Analysis of issues and opportunities for the reserve
- Preparation of draft master plan for the reserve for review by the project stakeholders, and assessment of feedback received
- Preparation of the final Rochester Recreation Reserve Master Plan

The Rochester Recreation Reserve Master Plan has been designed to reflect the future needs and aspirations of the Reserve Committee of Management and the reserve user groups.

1.3. Purpose and Use of a Master Plan

A master plan determines a broad vision for an area and outlines a number of projects and strategies that are required to be implemented to achieve the new vision. Further investigation and feasibility of some of the projects and initiatives recommended in the Rochester Recreation Reserve Master Plan may be required, depending upon their scale, likely impact, and estimated cost.

It is important to note that the inclusion and reference to projects in the master plan does not directly commit the Reserve Committee of Management, the reserve user groups, the Department of Environment, Land, Water and Planning, the Campaspe Shire Council, or any other organisation to a responsibility for funding and implementing these projects.



Moon Oval and associated change room and social room buildings

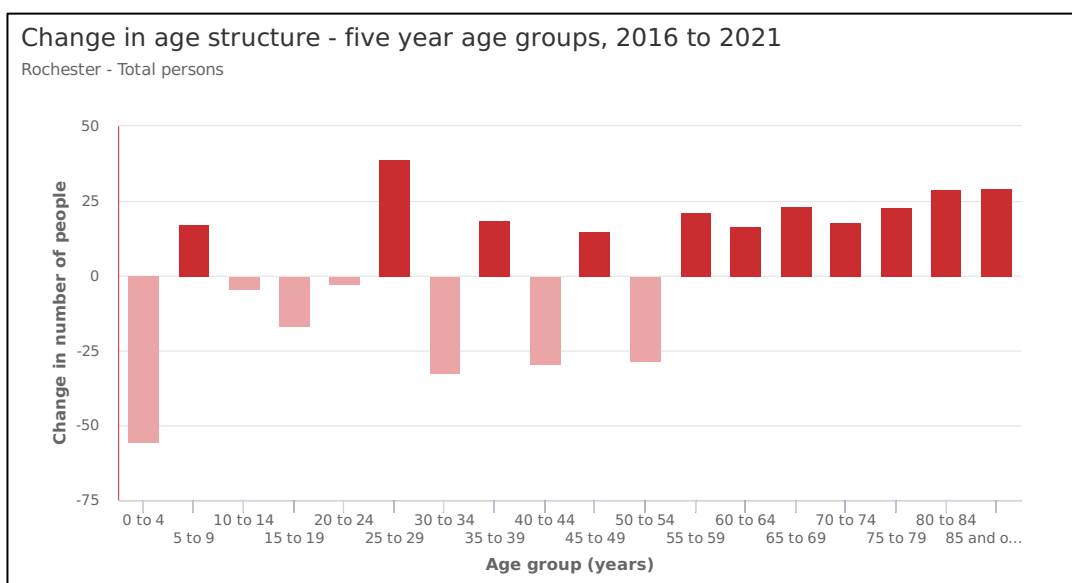
2. CONTEXT AND BACKGROUND

The Rochester Recreation Reserve Master Plan was informed by research and planning considerations. This section provides a summary of the key planning and contextual factors which were assessed and considered during the preparation of the master plan.

2.1. Rochester Demographics

A review of the population characteristics of Rochester identified the following relevant characteristics²:

- The 2021 population of Rochester was 3,064 people, a decrease of 49 people since 2016 (3,113).
- Rochester has a lower proportion of children aged under 18 years (17.1%) compared to all of Campaspe Shire (20.8%).
- Rochester has a significantly higher proportion of older adults (60+ years) compared to all of Campaspe Shire (40.0% compared to 32.4%).
- The graph below shows the change in age structure between 2016 and 2021 in Rochester. Although there has been a decrease of 55 children aged under 4 years compared to 2016, there has been an overall increase of 20 people aged 5 to 39 years. There has been an increase in the number of people aged over 60 years since 2016, 141 people, or a 12.5% increase.



- The population of Rochester is marginally more culturally diverse (proportion of people born overseas) than the whole of the Campaspe Shire, with 85.7% of the Rochester community Australian-born, compared to 88.6% for all of the Shire.

The projected population for Rochester shows that by 2036 the area will have an estimated additional 165 people, or a total projected population of 3,229.

The above characteristics have implications for the direction of the master plan:

- The likelihood of the population remaining relatively stable doesn't trigger the need for additional sporting facilities in Rochester.

² Source: Community Profile. id

- The high Australia-born population suggests that the Anglo-pursuits of football, cricket, netball and equestrian will continue to be the sports of preference for Rochester residents.
- There may be an emerging demand for recreation facilities (non-sporting) in Rochester that are more suited to older adults, such as walking paths/ trails.

2.2. Rochester Recreation Reserve Strategic Plan 2020-2024

The strategic plan is an important guiding framework for the Reserve Committee of Management for the management and development of the reserve. The strategy identifies the following Vision for the reserve

To provide a space that encourages participation in sporting and recreational activities by providing high quality, family friendly facilities that are readily accessible to direct users and to the Rochester and surrounding communities

The strategic plan is underpinned by six Goals, of which two have direct relevance to inform the master plan.

GROWTH

The following goals and actions support the attainment of this Goal.

1. Increase number of user groups
 - i. Investigate / identify potential new user groups
 - ii. Initiate discussions with Bowls Club regarding use of Reserve
 - iii. Discuss possibility of CFA training track located at the Reserve
 - iv. Investigate opportunities for and benefits of Emergency Services relocating to Reserve
 - v. Engage in Council's Aquatic and Leisure Services Strategy to discuss future of Rochester Pool
2. Attract more events to the Reserve
 - i. As part of Master Plan, investigate development opportunities to allow new events to Reserve
 - ii. Investigate partnership opportunities with neighbouring reserves for event hosting
 - iii. Encourage greater use of Reserve and increased participation by current user groups

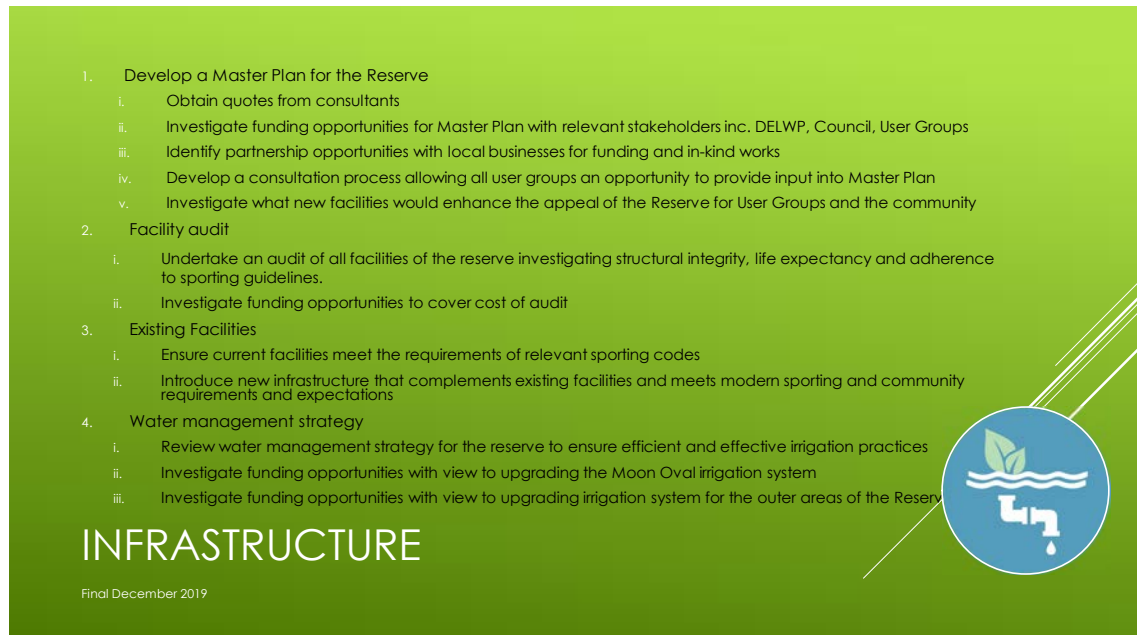
GROWTH

Final December 2019



INFRASTRUCTURE

The following goals and actions support the attainment of this Goal.



[Source: Extracts from the Rochester Recreation Reserve Strategic Plan 2020-2024]

2.3. Relevant Council Plans and Strategies

The following Campaspe Shire Council plans and policies provided useful base information relating to Council's approach for the general provision and support for sporting and recreation facilities, and to its reserve management policies.

1. Campaspe Shire Open Space Strategy 2022 – 2032
2. Campaspe Shire Policy 93: Council Contribution to Recreation Reserve Maintenance (2021)
3. Campaspe Shire Policy 138: Play Spaces Development (2017)

Campaspe Shire Open Space Strategy 2022 – 2032

The strategy provides Council and other land managers with a framework to achieve the overall direction of an open space network through the Campaspe Shire that is of high quality, connected and provides access for all. It guides the decision making process when planning, designing, and maintaining Campaspe' Shire's open space network.

The strategy is underpinned by the following principles:

- Health and community benefit
- Adaptable
- Accessible and connected
- Sustainable spaces
- Partnerships
- Protection and conservation
- Adequately resourced

The strategy supports a four-tiered hierarchy of open space that is generally based on the catchment of users, the size of the space and the actual facilities provided: Regional; District; Local; and Specific Purpose.

Rochester Recreation Reserve is one of three recreation reserves classified as Regional, with Victoria Park (Echuca) and Kyabram Recreation Reserve the other two. The following definition applies to Regional Reserves

A regional level sporting facility is a higher end sporting facility and would be able to cater for multiple sporting clubs, codes or activities (e.g. football, cricket, netball, tennis and soccer). These venues would likely host big sporting events and be able to cater for large crowds.

Appendix 1 shows the standards of provision for Regional, District and Local open spaces, including Sport and Recreation Reserves. This can be used by the Rochester Recreation Reserve Committee of Management to compare the actual level of provision of infrastructure, against the desired standard of provision.

The strategy contains no specific directions for the Rochester Recreation Reserve.

Policy 93 Council Contribution to Recreation Reserve Maintenance

Whilst this policy has a focus on the calculation of annual reserve maintenance contributions by Council, it contains the following principles that form the basis of the policy and inform reserve committees of development and usage directions for recreation reserves:

1. **Accessible to general public**
Facilities must be open to the general public for recreational use and/or hire, encouraging participation in both structured and informal activities.
2. **Co-location and shared facilities**
Facilities must be shared by two or more clubs/organisations and ideally be in continuous use.
3. **Sustainability planning**
The committee/ club or organisation must be able to demonstrate at least a three year plan and produce, operate and report to an annual budget that is viable/ sustainable.

Policy 138 Play Spaces Development (2017)

This policy guides the planning and design of play spaces in Campaspe Shire, and has the aim to ensure provision of high quality, safe and attractive play spaces in accordance with Council's agreed service levels. There are four classifications of playgrounds:

- Regional
- District
- Small Township
- Local

The playground at the Rochester Recreation Reserve is classified as a Local playground. It is located adjacent to the netball courts on the corner of Lindsay & Hood Streets. The service standard defined in the policy for a Local playground is

These playgrounds are located close to residential areas to provide basic play opportunities for the surrounding neighbourhood. They generally have limited equipment and are used for shorter time periods. While they aren't always diverse they do add value to the community and play an important part in health and wellbeing.

3. ROCHESTER RECREATION RESERVE EXISTING CONDITIONS

3.1. Land Ownership and Planning

Rochester Recreation Reserve is a Crown land reserve of approximately 13.7 hectares and comprises one land parcel only. The reserve is zoned *Urban Floodway Zone*, and is subject to no overlays.

The purpose of the Urban Floodway Zone is:

- To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas, which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies.

There are some constraints with the development of infrastructure in areas zoned *Urban Floodway* (refer Appendix 2).

3.2. Existing Site Conditions

This section describes the facilities available within the reserve, and identifies any specific features, issues and opportunities. A site analysis was undertaken by the consultant team in January 2021, however, there was no access possible into the internal areas of the pavilions and other buildings. Issues and opportunities have been informed from input received from user groups during consultative meetings, and from condition audits undertaken by AFL Victoria in 2019 for the:

- Moon Oval and associated pavilions
- Windridge Oval and associated pavilions
- Netball courts and associated pavilions

Figure 2 shows the key sporting and recreation facilities throughout the reserve.

3.2.1. Moon Oval

The oval field of play (boundary to boundary) is approximately 160m long x 120m wide, which is well within the range of preferred dimensions for a senior football and cricket oval. The run-off areas are well beyond the minimum 4m. The oval has a turf centre wicket area and sub-surface drainage and irrigation systems, which are operating efficiently.

At the time of inspection, the surface of the sports oval was excellent, which is consistent with the rating during the 2019 audit. The oval perimeter fence is generally in good condition, but some pipe railings need repair. The oval floodlighting is non-compliant both with the physical infrastructure of the four poles, and the lux level that is below the minimum 50 lux for senior football training.

The scoreboard is old and reaching the end of its asset life, and there is good provision for spectator bench seating around the oval and spectator shelter.

Figure 2 – Rochester Recreation Reserve Existing Conditions



3.2.2. Moon Oval Change and Social Rooms

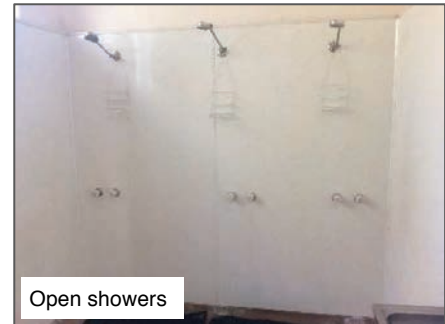
The change room and social room are two separate buildings, but connected by a veranda, and there are associated spaces, including an external bar and undercover spectator area. All are well maintained.

The 2019 audit rated the overall condition of the players and umpire change rooms as 'moderate', however several non-compliances with the *AFL Preferred Facility Guidelines (2019)* and functional constraints were noted: 5 open showers and 2 pans only in the home rooms; 3 open showers and 1 pan only in the away rooms; no strapping/ massage room in the away rooms; one umpire change room only with 1 shower and 1 pan only. The size of the two change rooms and associate amenities areas exceed the minimum

preferred areas of 45m² and 21m² respectively, however, the combined umpires change room and amenities is less than the preferred minimum area of 25m².

The 2019 audit attributed the following overall rating to the change rooms:

Home and Away rooms	52%
Umpire rooms	42%



Importantly, the report notes that both player change rooms and the umpire change room are currently not suitable for female use.

In relation to the Social Room building, the 2019 audit notes the following:

- The size of the Kitchen/ Canteen meets the preferred minimum area of 20m²
- There is no First Aid Room
- The size of the Social Room exceeds the preferred minimum area of 100m²

The **Social Room** building was given an overall rating of **36%**, and the following overall summary, *“Facilities here are very old and you can tell looked after by a dedicated Reserve Committee and kept really clean considering the age the care probably masks the deterioration to some extent”*.

3.2.3. Netball Courts and Associated Facilities

There are 5 netball courts in one bank of courts, and 1 standalone netball court.

Main Bank of Courts

- Have compliant dimensions and run-offs
- Asphalt surface is in average condition (cracking)
- There is a player shelter with a secure store along the western side of the western court (presumably the football netball club competition court), all in good condition. There is other seating and shelter to service the other courts
- Court floodlighting across all 5 courts is compliant to competition standard (200 lux)
- These courts are fenced along the western and northern boundaries, which is the reserve perimeter fencing

These **Netball Courts** were given an overall rating of **71%**.



Standalone Netball Court

- Has compliant dimensions, but the run-offs are not compliant
- Synpave surface is in poor condition (cracking and weeds growing through)
- There is a player shelter that is in good condition
- The court is not floodlight or fenced

Adjacent to the netball courts are two pavilions: the Rochester Netball Association building, which appears in good condition and well maintained; and the Homecrafts Pavilion. These buildings were not accessed, and were not inspected during the 2019 audit, however, the user groups have identified that a lack of suitable female change and amenities is a key constraint with the current netball precinct.

There is a small, unfenced playground adjacent to the netball courts comprising of several items, all in good condition. Gates in the perimeter fence allow access to local residents.



Standalone netball court and Rochester Netball Association Clubroom

3.2.4. Windridge Oval

The oval field of play (boundary to boundary) is approximately 150m long x 120m wide, which is on the smaller side of preferred dimensions for a senior football oval but is adequate for junior footballers and as a senior cricket oval. The run-off areas conform with the minimum 4m. The oval has a turf centre wicket area and sub-surface drainage and irrigation systems, which are operating efficiently.

At the time of inspection, the surface of the sports oval was excellent, which is consistent with the rating during the 2019 audit. The oval does not have a perimeter fence or floodlighting.

The electronic scoreboard has only recently been installed and is in excellent condition, and there is good provision for spectator bench seating around the oval and spectator shelter.

There two sets of cricket practice nets (both 3 lanes), which is a legacy of the period pre-2018 when there were two cricket clubs based at the reserve – now merged as the Rochester Cricket Club. The nets at the northern end are older and generally comply with current standards. The nets at the southern end are in excellent condition, and are floodlit.



Southern cricket practice nets

There is athletics field event infrastructure surrounding Windridge Oval:

- 2 jumping pits with synthetic surface runways (one long jump; one triple jump), and a shaded seating area adjacent – all in good condition
- a throwing cage with gravel landing area – in good condition
- a shot put circle with gravel landing area – in good condition



3.2.5. Windridge Oval Pavilions

There are two pavilions around Windridge Oval: the main change room pavilion built in 2013, and a second pavilion, the Peter Howes Clubrooms, which is a former cricket club pavilion.

The main pavilion was constructed to primarily cater for cricket and junior football; it has 2 change rooms of sizes less than the 45m², the preferred size for senior football but which is compliant for senior cricket, with 2 open showers; toilets are located off the main meeting/ social area which is approx. 100m²; a generous size kitchen/ canteen at 30m², and a store; and a generous and elevated spectator viewing area from its veranda. The pavilion is in excellent condition. Beside the pavilion is a communal BBQ area.

The Peter Howes Clubrooms building was not accessed, but appears to be well maintained and in serviceable condition as a secondary cricket social facility and store.

3.2.6. Equestrian Precinct

The equestrian precinct is situated in the south east section of the reserve, and is approximately 4.0 hectares in size. It comprises 2 fenced sand arenas, a cross country course, horse pens, a public toilet block, and a clubrooms. A 3rd sand arena is under construction in the centre of the precinct.

The Pony Clubrooms comprise amenities, a kitchen/ canteen, and equipment storage. The building was not accessed, but appears to be well maintained and in good condition.



3.2.7. Other Areas / Facilities

There is a new public toilet just inside the main reserve entrance, which is in good condition. The open space area to the west of the public toilet is a temporary camping area used during the Rochester Show and other events, and has several power heads that are in fair condition, and some concrete picnic tables and chairs which are in poor condition and could be updated with more contemporary picnic facilities.

The Cattle Pavilion and a new Multipurpose Pavilion are positioned on the eastern boundary of the reserve in the Moon Oval precinct. Neither were inspected inside, but the Rochester Agricultural and Pastoral Society reported that the Cattle Pavilion is in good condition but has poor ventilation. The Multipurpose Pavilion was constructed in 2013 and provides secure storage for many of the reserve tenants, and a clubroom facility for the Rochester & District Angling Club. The Pavilion has a large open extension to the north with a concrete floor, which provides an excellent undercover multipurpose space.

The open-air public toilets between the two ovals and adjacent to the Campaspe River are old and require refurbishment.

The reserve signage at the main entrance needs updating to accurately reflect the current tenants.



Reserve sign requiring updating



Northern open space area, concrete picnic furniture



Public toilet block between the ovals

4. USER GROUP CONSULTATION

The Reserve Committee of Management facilitated the consultation with user groups on behalf of the consultant team. Preliminary information was collected from user groups in November & December 2020 about the groups' memberships and use of the reserve, and any issues and opportunities in relation to the adequacy of facilities.

In March 2022, a 1st draft master plan was circulated to the Committee of Management for review and feedback with user groups. A second version of the master plan was presented in person to the Committee of Management and user group representatives on 14 June 2022 to determine the final directions for the master plan.

A summary of the key outcomes from the preliminary consultation with reserve user groups is provided in the following table.

Group	Information from Groups
Recreation Reserve Committee of Management	<p><u>Issues/ Opportunities from the Committee</u></p> <ul style="list-style-type: none"> • Upgrade irrigation system across the reserve, including the Moon Oval, the open space area at the northern end of the reserve, and the area in front of the Cattle Pavilion • Basketball is an established sport in Rochester but has access only to non-compliant courts at Rochester Secondary College. The addition of a 2-court multipurpose building that could accommodate basketball, netball, table tennis, badminton, indoor cricket, etc. would allow the reserve to host tournaments and attract visitors to the Rochester Riverside Holiday Park • Potential for a new swimming pool at the reserve to replace the existing pool in town which is reaching the end of its functional life • Upgrade the Moon Oval floodlights and electrical network across the reserve to meet compliance • Increase the road lighting throughout the reserve • Install solar panels • Walking tracks to include fitness/ exercise stations <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Horse events on the Windridge Oval can be detrimental to the playing surface • The Reserve Committee also operates the adjacent Rochester Riverside Holiday Park, and are looking at ways of bringing in business through sporting and other activities at the reserve • The reserve hosts many one-off community events, eg. funerals, weddings, birthdays • Personal trainers and exercise groups are using the reserve throughout the year
Rochester Football Netball Club	<p><u>Club Profile</u></p> <p>Football</p> <ul style="list-style-type: none"> - 3 Senior Mens football teams (Seniors, Reserves, U18), and U16 team <p>Netball</p> <ul style="list-style-type: none"> - 4 Senior netball teams, and U17, U15

Group	Information from Groups
	<p><u>Issues/ Opportunities from the Club</u></p> <p>Moon Oval</p> <ul style="list-style-type: none"> • Aspire for a facility similar to the Moama Rec Reserve pavilion • Require new floodlights • Require new social rooms • Upgrade the change rooms to accommodate compliant umpires rooms and a gymnasium – facilities required to be female friendly • Coaches boxes need upgrading • Electronic scoreboard <p>Netball Precinct</p> <ul style="list-style-type: none"> • Require compliant female change rooms (upgrade shower/ toilet facilities) • Aspire for indoor courts <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Upgrade the playground
Rochester Junior Football Club	<p><u>Club Profile</u></p> <ul style="list-style-type: none"> - 123 male and 14 female players - Auskick, U12 team, U14 team <p><u>Issues/ Opportunities from Club</u></p> <ul style="list-style-type: none"> • Require floodlights to Windridge Oval • Upgrade the BBQ area <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Club hosts an annual football league carnival across both grounds
Rochester Cricket Club	<p><u>Club Profile</u></p> <ul style="list-style-type: none"> - 3 Senior Mens teams: 2 turf, 1 turf/ hard wicket - 4 Junior male teams (U16, U14, U12) - 1 Junior female team (U14) - 3 Blasters teams (U10) <p><u>Issues/ Opportunities from Club</u></p> <ul style="list-style-type: none"> • Windridge Oval precinct is a good cricket facility • Picket fence around ground • Upgrade the BBQ area <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Club uses both Windridge and Moon Ovals • Club is planning to add a Senior Womens team within 2 years • Club hosts multiple senior and junior country week training sessions and matches each season • Club hosts 8 Over 60's matches as part of the GMC Over 60's carnival held in mid-late March each year

Group	Information from Groups
Rochester Little Athletics	<p><u>Club Profile</u></p> <p>Approx. 60 participants aged 6 - 16 year</p> <p><u>Issues/ Opportunities from Club</u></p> <ul style="list-style-type: none"> • Aspire for a synthetic running track • Install floodlights to long and triple jump areas • Upgrade the BBQ area <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Shares Windridge Oval precinct with cricket through summer
Rochester Netball Association	<p><u>Association Profile</u></p> <p>- 80 players aged 6 - 16 years</p> <p><u>Issues/ Opportunities from Association</u></p> <ul style="list-style-type: none"> • Upgrade shower/ toilet facilities
Rochester + District Horse & Pony Club	<p><u>Club Profile</u></p> <p>- 47 female and 3 male members</p> <p><u>Issues/ Opportunities from Club</u></p> <ul style="list-style-type: none"> • New 60m x 80m arena is required (<i>construction has commenced</i>) • Install a cover over the Show Jumping arena • Upgrade the kitchen in the Pony Clubrooms, and line the interior of the building • Upgrade shower/ toilet facilities • Improve the cross-country course <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Mainly use the Equestrian Precinct, with the Club's annual gymkhana also using the Windridge Oval
Rochester + District Angling Club	<p><u>Club Profile</u></p> <p>- 15 members</p> <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Use a room in the Multipurpose Pavilion for meetings
Rochester Agriculture and Pastoral Society (Show Society)	<p><u>Issues/ Opportunities from the RA&PS</u></p> <ul style="list-style-type: none"> • Require a new cattle pavilion <p><u>Other Comments</u></p> <ul style="list-style-type: none"> • Annual Rochester Show includes cattle and horse events • Show utilises the whole reserve for the annual 2-day event, and the RA&PS also conducts several one-off events throughout the year

5. ROCHESTER RECREATION RESERVE MASTER PLAN

5.1. Master Plan Development

The Rochester Recreation Reserve Master Plan was developed through consideration and analysis of information collected during the study from the following sources:

- Local influences including the demographic profile of Rochester, the Rochester Recreation Reserve Strategic Plan 2020-2024, and the directions and recommendations contained in relevant Council planning reports.
- Site analysis by the project consultant team.
- Input from Rochester Recreation Reserve Committee of Management and user groups.
- Feedback received on draft reserve layout plans.

The key design drivers for the development of the reserve master plan were:

1. Improved off-court facilities for female sports participants, particularly netballers.
2. Compliant and upgraded amenities in most buildings.
3. Aspiration for a new 2-court multipurpose stadium.
4. New/ upgraded change room and social room for Moon Oval.

5.2. Key Directions of the Master Plan

The key proposals and directions identified in the reserve master plan are described below, and should be read in conjunction with the illustrated master plan in Appendix 3. The numbers below correspond with the numbers on the master plan.

1. New 2 court multipurpose sports stadium and associated amenities and storage, and incorporating new offices and clubroom for the Rochester Netball Association

Constructing a new 2-court stadium at the reserve is an aspirational project for the Reserve Committee and the user groups, and for the Campaspe Shire Council that will require a significant financial commitment. The project will provide the Rochester and district community with local access to compliant indoor courts, and to an indoor space suitable for other recreational, social and educational uses. The existing single court at the Rochester Secondary College has non-compliant run-offs, and only offers restricted community use.

The stadium development will also have the benefit of responding to deficiencies identified with other facilities at the reserve: inadequate provision of female change and amenities to service the netball precinct; the surface of the outdoor netball courts is beginning to deteriorate; lack of appropriate facilities to support other indoor sports, eg. table tennis, badminton, volleyball and futsal. It is recommended that the Reserve Committee and Council firstly undertake a stadium feasibility study to ensure a strategic process is undertaken to confirm need, the optimal design and location for the stadium, and to understand the likely capital and ongoing operating costs for the stadium.

See Appendix 4 for some preliminary information about a suggested scope and floor plan. It is estimated that an area of approximately 1,675m² is required for the sports court hall (includes allowance for a two-step bench seat to be installed along one side of each court for spectator seating) and an estimated 580m² for the off-court support facilities, such as change rooms, storage, social/ community room, office and meeting rooms, and amenities. A sample floor plan for a 2-court stadium is included in Appendix 4. or strand wire farm

2. Resurface three outdoor netball courts, and upgrade the playground

The condition of the netball court surface is beginning to deteriorate. If the stadium project proceeds, the 2 eastern courts in the bank of 5 courts will need to be resurfaced, whilst the standalone will need to be rebuilt as it has a non-compliant footprint and the condition of the surface is poor.

The playground is a Local level playground and will require upgrading in the next 10 years.

3. Expand and formalise the car park to service the new stadium
It is recommended that the existing gravel car park be expanded and sealed due to the additional and more frequent usage that the stadium will generate. Sealing the car park (kerb and channel optional) will reduce the maintenance that would otherwise be required for an unsealed car park to service the stadium usage.
4. Improve the ventilation within the Cattle Pavilion
The need for this project was identified by the Rochester Agricultural and Pastoral Society.
5. Potential expansion of the covered hardstand
The Multipurpose Pavilion has a large open extension to the north with a concrete floor, which is used by various groups as a programmable space, including personal trainers. It is also a valuable space during the Rochester Show, and to increase its length could provide additional uses, particularly during hot or inclement weather.
6. Install an irrigation system within the open space adjacent to the Cattle Pavilion
The need for this project was identified by the Reserve Committee of Management and will improve the durability and presentation this area of prominent public open space within the reserve.
7. Upgrade Moon Oval: install new LED floodlights to competition standard (150 lux) and renew the irrigation system
Moon Oval does not have compliant floodlights for football training. This has personal safety implications for footballers, therefore is a priority project. Compliant floodlights will also improve the standard and level of enjoyment of training for footballers of all ages. Depending on available funds, the Reserve Committee should consider installing LED globes to reduce power charges (but are more expensive to install than halogen globes), and install floodlights to 150 lux so the oval can host night matches. Floodlights of 150 lux can also be installed to provide optional switching to 50 lux and 100 lux for a small additional fee, but will provide power usage options and flexibility.

The oval has sub-surface irrigation but it requires upgrading or renewal to ensure even irrigation with the benefit of better capability to maintain the surface to a higher standard and capacity to absorb an increased load.
8. Undertake a feasibility assessment to upgrade/ replace the Moon Oval change pavilion and social room to achieve gender neutral and compliant player and umpire change rooms, timekeepers/ scoreboard operator room, coaches room, a gym, and a larger and more contemporary social room.
The current player change rooms are large but lack compliant amenities and a massage room in the away change), lack compliant and gender neutral umpires rooms, and lack a first aid room and a gymnasium. The facilities rated only average in an audit conducted by AFL Victoria. The social room is old and rated below average, and the Rochester Football Netball Club explained that it is not able to meet all needs of the Club.

Similar to the proposed new stadium project, it is recommended that the Reserve Committee, the Rochester Football Netball Club, and Council firstly undertake a feasibility assessment of both buildings to explore and cost development options (upgrade existing and/or remove and rebuild), and to ensure the optimal design and floor plan is achieved to create operational efficiencies and improved service to users.

See Appendix 5 for some preliminary information about a suggested scope. It is estimated that a combined area of approximately 700m² is required for a community football/ cricket pavilion that meets AFL Victoria and Cricket Victoria preferred standards.
9. New electronic scoreboard
The existing Moon Oval scoreboard is close to the end of its functional life, and given the status of the reserve as a Regional level reserve, a new electronic scoreboard should be installed on the Moon Oval.
10. Upgrade Windridge Oval: install LED floodlights to training standard (100 lux), and install a picket fence around the oval
Installing floodlights to football training standard (100 lux) will enable the usage load of the Moon Oval to be shared with the Windridge Oval, thereby enabling the surface of the Moon Oval to be maintained at a higher level than is currently possible. LED globes will reduce power charges

compared to the more expensive halogen globes, but are more expensive to install than halogen.

The need for the project to install a picket fence around the Windridge Oval was identified by the Rochester Cricket Club, and is presumably for a double benefit: to trap balls hit to the boundary; and to improve the visual amenity of the Windridge Oval precinct. It is recommended that aluminium picket fence panels be installed to reduce the ongoing maintenance (painting) costs, and to achieve superior durability of the life of the fence.

11. Upgrade the BBQ area

The BBQ area south of the Windridge Oval precinct main pavilion is an important feature to promote social interaction between sports participants, and to generate income through the sale of BBQ'ed meat. The BBQ equipment, brick structure, and surrounds would benefit from an upgrade.

12. Install floodlights to the long and triple jump area (50 lux)

The need for this project was identified by Rochester Little Athletics, and is presumably to enable extended training and/or competition activities to occur.

13. Upgrade the Pony Clubrooms: line the interior and renew the toilet and shower amenities

This project will improve the facilities within the equestrian precinct, and the overall experience of members, volunteers and supporters of the Rochester & District Horse & Pony Club, and also visitors to the equestrian precinct.

14. Install a shelter over the show jumping arena

The need for this project was identified by Rochester & District Horse & Pony Club, and is presumably to offset the effects of the sun on participants, volunteers and supporters during training and competition times.

15. Renew the cross country course

The need for this project was identified by Rochester & District Horse & Pony Club, and is in response to a need to repair or replace some of the jumps to ensure compliance of the course with Pony Club Victoria standards.

16. Complete the construction of the new sand arena

A project by the Rochester & District Horse & Pony Club to construct a new sand arena in the middle of the Equestrian Precinct has already commenced. It requires a surrounding fence to be installed, and additional sand supplied.

17. Incrementally secure the reserve perimeter fencing, as funds become available

This is an aspirational project is not urgently required. Uniform fencing around the entire length of the reserve boundary will upgrade the visual presentation of the reserve, and make it secure for events where an admittance charge is levied. A fence treatment consistent with the existing chain-mesh and barbed wire strands along Church Street, Lindsay Street & Hood Street.

Additional Projects

Construct an unsealed pedestrian path throughout the reserve

The reserve currently lacks an integrated path network. The benefits of a pedestrian network include safety (separation of vehicles and pedestrians), connections (the various precincts throughout the reserve can be connected), and active recreation (a path network provides new opportunities for local residents to utilise the reserve for personal exercise in the form of walking, jogging or cycling). It is recommended that the pedestrian path network be constructed as an unsealed to better integrate into the bushland setting – an indicative path alignment is shown on the master plan.

Undertake tree planting throughout the reserve

The reserve features many River Red gums, which are a feature of the landscape setting of the Rochester Recreation Reserve. It is recommended to increase tree planting throughout the reserve, especially boundary planting and avenue planting, as a strategy to increase the provision of natural shade and further improve the visual amenity of the reserve.

5.3. Other Recommendations

The following other recommendations have emanated from the master planning study, but do not directly relate to the proposed physical upgrade projects at the Rochester Recreation Reserve.

1. Install solar panels to roofs, as a strategy to reduce power costs.
2. Upgrade the electrical network and passive lighting throughout the reserve to ensure there is sufficient power supply to the reserve to accommodate proposed new floodlighting projects, and the passive lighting to improve personal security for reserve users (eg. internal road lighting, building exterior lighting).
3. Arrange for the fabrication and installation of a new reserve entrance sign, required largely to update the list of tenant groups.
4. Consider removing the old concrete picnic tables and chairs in the northern open space area, and replacing them with more contemporary furniture.
5. Cease the use of the Windridge Oval for equestrian events, to preserve the surface of the oval for the field-based sports.

5.4. Cost & Staging Plan

The Rochester Recreation Reserve Master Plan recommends more than 20 separate improvement projects for the reserve. The total estimated cost for full implementation of the master plan is approximately \$14,932,000. The practicality and order of implementation of most projects will be subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of the Campaspe Shire Council, the Reserve Committee of Management, user groups, other stakeholders, and the broader needs of the community.
- Further investigation, research and consultation.

The estimated capital costs for individual improvement projects are shown in the table on the following page. The item number assigned to each project is the same as the numbered symbols on the master plan.

Notes about the Master Plan Costings

- **The directions contained in the master plan do not commit the Campaspe Shire Council, the Reserve Committee of Management or any other organisations to a responsibility for funding.**
- All capital cost estimates shown in the tables are based on works being undertaken by professional contractors.
- The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months, however, the current market is highly turbulent for the cost and supply of many materials. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate estimates.
- Cost exclusions include:
 - Design and construction contingencies.
 - Any loss of income that may be incurred by user groups during construction projects.
 - Goods and Services Tax (GST).
- It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program by packaging projects into one larger contract.

Master Plan Cost and Suggested Staging

Item No. on Plan	Improvement Project	Project Description / Specification	Priority	Estimated Costs
1a	Undertake a feasibility study for a new 2 court multipurpose sports stadium	- Recommend engaging a consultant team comprising a sports planner, architect, and quantity surveyor	M	\$25,000
1b	Construct a new 2 court multipurpose sports stadium	- Demolish the Homecrafts Pavilion and RNA Pavilion (\$25,000) - 2 courts multi-lined each the size of a compliant netball court, with bench seating down one side of each court (sports court hall - \$6,000,000) - Off-court support facilities, including change rooms, storage, social/ community room, office and meeting rooms, and amenities (\$2,100,000)	M	\$8,125,000
2	Resurface 3 outdoor netball courts, and upgrade the playground	- Resurface 2 asphalt courts and new line marking (\$70,000) - Reconstruct the standalone court as a compliant asphalt court, no floodlighting (\$175,000) - Allowance for Local level playground upgrade (\$35,000)	M	\$280,000
3	Expand and formalise the car park to service the new stadium	- Seal the new car park (no kerb and channel) 1,000sqm @ \$100 (\$100,000) - Linemarking (\$3,500)	M	\$103,500
4	Improve the ventilation within the cattle pavilion	- Allowance for supply and installation of 10 large ceiling fans	H	\$50,000
5	Potential expansion of the covered hardstand	- Estimated additional 150sqm of concrete, with shelter extension - Concrete (\$25,000) - Steel shelter extension (\$75,000)	L	\$100,000
6	Install an irrigation system within the open space adjacent to the Cattle Pavilion	- New sub-surface irrigation system, approx. area 2,500sqm	L	\$35,000
7	Upgrade Moon Oval	- New LED floodlights to 150 lux (\$450,000) - New sub-surface irrigation system (\$150,000)	H	\$600,000
8a	Undertake a feasibility assessment to upgrade/ replace the Moon Oval pavilion	- Recommend engaging a consultant team comprising an architect and quantity surveyor	H	\$17,500
8b	Upgrade/ replace the Moon Oval pavilion	- Allowance is for redevelopment of the change room building and a new social room integrated with it. - Refurbishment and extension of the change room building to deliver compliant player and umpire change rooms & amenities (female friendly), massage room in home and away change, new gym, additional storage, a new first doctor/ aid room, public toilets, and timekeepers room: approx. 310sqm @ \$3,500 (\$1,085,000) - New social room building to deliver community/ social room and adjoining store, kitchen/ canteen and store, internal amenities, storage, viewing veranda, and bin store (single storey building): approx. 240sqm @ \$5,500 (\$1,320,000) - Landscaping/ paving (\$40,000)	M	\$2,445,000
9	New electronic scoreboard	- New electronic scoreboard, including steel supporting structure (\$60,000) - Demolish the existing scoreboard (\$7,500)	H	\$77,500
10	Upgrade Windridge Oval	- New LED floodlights to 150 lux (\$350,000) - Install a white aluminium imitation picket fence around the perimeter of the oval - approx. 450m @ \$175 (\$78,750)	M	\$428,750
11	Upgrade the BBQ area	- Allowance for a new BBQ and new brick supporting structure	H	\$10,000
12	Install floodlights to the long and triple jump area	- New LED floodlights to 50 lux - 2 poles only (\$75,000)	L	\$90,000
13	Upgrade the Pony Clubrooms	- Allowance to refurbish the toilets and showers area (\$45,000) - Allowance to plaster the internal walls of the meeting/ canteen and amenities areas (\$55,000)	M	\$100,000
14	Install a shelter over the show jumping arena	- Allowance is for a shade cloth material cover fixed to a steel supporting structure - 4,000sqm	L	\$600,000
15	Renew the cross country course	- Allowance for the replacement of some jumps, and the installation of some jumps	M	\$15,000
16	Complete the construction of the new sand arena	- Supply and install new wooden rail fence around the arena and painted white - Est. 55m x 70m, so 250m lineal metres of fencing @ \$100 (\$25,000) - Supply and spread sand (\$15,000)	H	\$40,000
17	Incrementally secure the reserve perimeter fencing	- Allowance is for chain-mesh fence with barbed wire strands @ \$50 per metre - West boundary 460m (\$23,000) - North boundary (Church Street) - not required, already fenced - East boundary (Hood Street) - not required, already fenced - East boundary (Everard Street & High Street) 440m (\$22,000) - South boundary 250m (\$12,500)	L	\$57,500

Item No. on Plan	Improvement Project	Project Description / Specification	Priority	Estimated Costs
Other Projects				
Construct a pedestrian path throughout the reserve	- Moon Oval Precinct: construct 1.2m wide granitic gravel path approx. 1,000m long = 1,200sqm @ \$35 (\$42,000) - Windridge Oval Precinct: construct 1.2m wide granitic gravel path approx. 650m long = 780sqm @ \$35 (\$27,300)		L	\$69,300
Undertake tree planting	- Allow 25 semi-mature trees @ \$250		M	\$6,250
Install solar panels to roofs	- Allowance for both oval pavilions and the Multipurpose Pavilion - 10 kilowatt solar panel system per roof @ \$15,000 (\$45,000) - Tesla battery store at each site @ \$15,000 (\$45,000)		L	\$90,000
Upgrade the electrical network	- Allowance for sub-station increase (\$75,000) - Allowance for re-wiring, as may be required (\$35,000)		H	\$110,000
Install security lighting	- Allow 10 street lights @ \$7,500		M	\$75,000
New reserve sign for the main entrance	- Design, artwork, fabrication and installation		H	\$7,500
Install new picnic furniture in the northern open space area	- Remove existing concrete picnic tables (\$2,500) - Supply and install 4 picnic tables @ \$3,500 (\$14,000)		M	\$16,500
Consultant Fees (design, documentation, admin)		@ 10% of project cost		\$1,357,430
TOTAL MASTER PLAN COSTS (ex GST)				\$ 14,931,730

Appendix 1

Standards of Provision of Open Space Areas

Hierarchy	Regional						District						Local								
Typology	Parks/ garden	Sport & recreation	Conservation & heritage	Linear, trail or corridor	Drainage or wetland	Urban space	Passive open space	Parks/ garden	Sport & recreation	Conservation & heritage	Linear, trail or corridor	Drainage or wetland	Urban space	Passive open space	Parks/ garden	Sport & recreation	Conservation & heritage	Linear, trail or corridor	Drainage or wetland	Urban space	Passive open space
BBQ facilities	✓✓	✓✓	◊	x	x	✓	✓	✓✓	✓✓	x	x	x	x	✓	xx	✓	xx	xx	xx	xx	xx
Bicycle racks	✓✓	✓✓	x	✓✓	x	✓✓	✓✓	✓✓	✓✓	x	✓	x	✓	✓	x	x	x	x	x	x	x
Car parking - off street	✓✓	✓✓	◊	◊	x	x	✓	✓	✓	x	◊	x	x	x	xx	✓	xx	xx	xx	xx	xx
Dog off lease area	◊	x	xx	x	◊	xx	◊	◊	xx	xx	x	◊	xx	◊	xx	xx	xx	xx	xx	xx	xx
Drinking fountain	✓✓	✓✓	◊	✓✓	x	✓	✓	✓	✓	x	✓	x	◊	◊	◊	✓	x	✓	x	x	x
Fencing/ bollards	✓	✓	✓	x	x	x	✓	◊	✓	✓	x	x	x	x	x	◊	◊	x	x	x	x
Festival & event space - major	✓	✓	x	x	x	✓	✓	✓	✓	x	x	x	✓	✓	x	x	x	x	x	x	x
Festival & event space - minor	✓	✓	x	x	x	✓	✓	✓	✓	x	x	x	✓	✓	◊	◊	x	x	x	◊	◊
Garden bed	✓	x	x	x	✓	✓	x	✓	✓	x	x	✓	✓	x	x	x	x	x	x	✓	x
Informal recreation - space	✓✓	x	✓	x	✓	x	✓✓	✓✓	x	✓	x	✓	x	✓	✓	x	x	x	x	x	✓
Informal recreation - infrastructure	◊	x	xx	xx	xx	xx	x	◊	x	xx	xx	xx	xx	x	x	x	xx	xx	xx	xx	xx
Sports infrastructure**	xx	✓✓	xx	xx	xx	xx	xx	xx	✓✓	xx	xx	xx	xx	xx	xx	✓✓	xx	xx	xx	xx	x
Lighting	✓	✓✓	✓	✓✓	x	✓✓	✓	✓✓	✓✓	✓	✓	x	✓	✓	✓	✓	x	✓	x	✓	✓
Paths - Pedestrian	✓✓	✓✓	✓	✓✓	✓	✓	x	✓✓	✓✓	✓	✓✓	✓	✓✓	x	✓	x	xx	x	xx	✓	xx
Paths - Shared	✓	✓	✓	✓✓	✓	✓	x	✓	✓	✓	✓✓	✓	x	x	xx	xx	xx	✓	xx	x	xx
Play space	✓✓	✓✓	x	x	✓	x	✓	✓✓	✓✓	x	x	✓	x	x	✓	✓	xx	xx	✓	xx	xx
Public art	✓✓	x	✓	✓	✓	✓	x	✓	✓	✓	✓	x	✓	x	✓	x	x	x	x	✓	x
Public toilets	✓✓	✓✓	◊	x	x	◊	x	✓✓	✓✓	x	x	x	◊	x	xx	✓✓	xx	xx	xx	xx	xx
Rubbish bins	✓✓	✓✓	✓	✓	✓	✓	✓✓	✓✓	✓✓	✓	✓	✓	✓	✓	x	✓	x	x	x	x	x
Shade (built)	✓	✓	xx	xx	xx	✓	xx	✓	✓	xx	xx	xx	✓	xx	xx	✓	xx	xx	xx	xx	xx
Signage - Name of reserve	✓✓	✓✓	✓	✓	x	✓	✓	✓✓	✓✓	✓	✓	x	✓	✓	✓✓	✓✓	✓	✓	x	✓	✓
Seating	✓✓	✓✓	◊	✓✓	✓	✓	✓	✓✓	✓✓	x	✓	✓	✓	✓	✓✓	✓✓	x	✓	x	✓	x
Skate park/ BMX	◊	x	xx	xx	xx	xx	◊	◊	x	xx	xx	xx	xx	◊	xx	xx	xx	xx	xx	xx	xx
Trees - Large canopy shade	✓✓	✓	✓	✓	✓	✓	✓	✓✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water features (built)	✓	x	xx	xx	xx	✓	xx	✓	x	xx	xx	xx	✓	xx	xx	xx	xx	xx	xx	xx	xx

✓✓

Should have

✓

May have

◊

Subject to demand analysis

x

Should not have

xx

Must not have

Appendix 2

Urban Floodway Zone Overview

37.03

08/08/2012
VC87

URBAN FLOODWAY ZONE

Shown on the planning scheme map as **UFZ**.

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.

To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.

To reflect any declarations under Division 4 of Part 10 of the *Water Act, 1989*.

To protect water quality and waterways as natural resources in accordance with the provisions of relevant State Environment Protection Policies, and particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).

37.03-1

08/08/2012
VC87

Table of uses

Section 1 - Permit not required

Use	Condition
Extensive animal husbandry	
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Apiculture and Extensive animal husbandry)	
Leisure and recreation (other than Informal outdoor recreation, Indoor recreation facility, and Motor racing track)	
Road	
Utility installation (other than Telecommunications facility)	
Any use listed in Clause 62.01 if any requirement is not met	

Section 3 - Prohibited

USE
Indoor recreation facility
Motor racing track
Any other use not in Section 1 or 2

37.03-2

15/09/2008
VC49

Buildings and works

A permit is required to construct a building or construct or carry out works, including:

- A fence.
- Roadworks.
- Bicycle pathways and trails.
- Public toilets.
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A pergola or verandah, including an open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of 3 metres above ground level.
- A deck, including a deck to a dwelling with a finished floor level not more than 800mm above ground level.
- A non-domestic disabled access ramp.

This does not apply to:

- Flood mitigation works carried out by the responsible authority or floodplain management authority.
- The following works in accordance with plans prepared to the satisfaction of the responsible authority:
 - The laying of underground sewerage, water and gas mains, oil pipelines, underground telephone lines and underground power lines provided they do not alter the topography of the land.
 - The erection of telephone or power lines provided they do not involve the construction of towers or poles.
- Post and wire and post and rail fencing.

37.03-3

19/01/2006
VC37

Subdivision

A permit is required to subdivide land. A permit may only be granted to subdivide land if the following apply:

- The subdivision does not create any new lots, which are entirely within this zone. This does not apply if the subdivision creates a lot, which by agreement between the owner and the relevant floodplain management authority, is to be transferred to an authority for a public purpose.
- The subdivision is the resubdivision of existing lots and the number of lots is not increased, unless a local floodplain development plan incorporated into this scheme specifically provides otherwise.

37.03-4

19/01/2006
VC37

Application requirements

Local floodplain development plan

If a local floodplain development plan has been developed for the area and has been incorporated into this scheme, an application must be consistent with the plan.

Flood risk report

If a local floodplain development plan for the area has not been incorporated into this scheme, an application must be accompanied by a flood risk report to the satisfaction of the responsible authority. The flood risk report must consider the following, where applicable:

- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this zone.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effects of the development on environmental values such as natural habitat, stream stability, erosion, water quality and sites of scientific significance.

37.03-5

19/01/2006
VC37

Referral of applications

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the floodplain management authority.

37.03-6

19/01/2006
VC37

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.

37.03-7

19/01/2006
VC37

Advertising signs

Advertising sign requirements are at Clause 52.05. This zone is in Category 4 unless a schedule to this zone specifies a different category.

Notes:

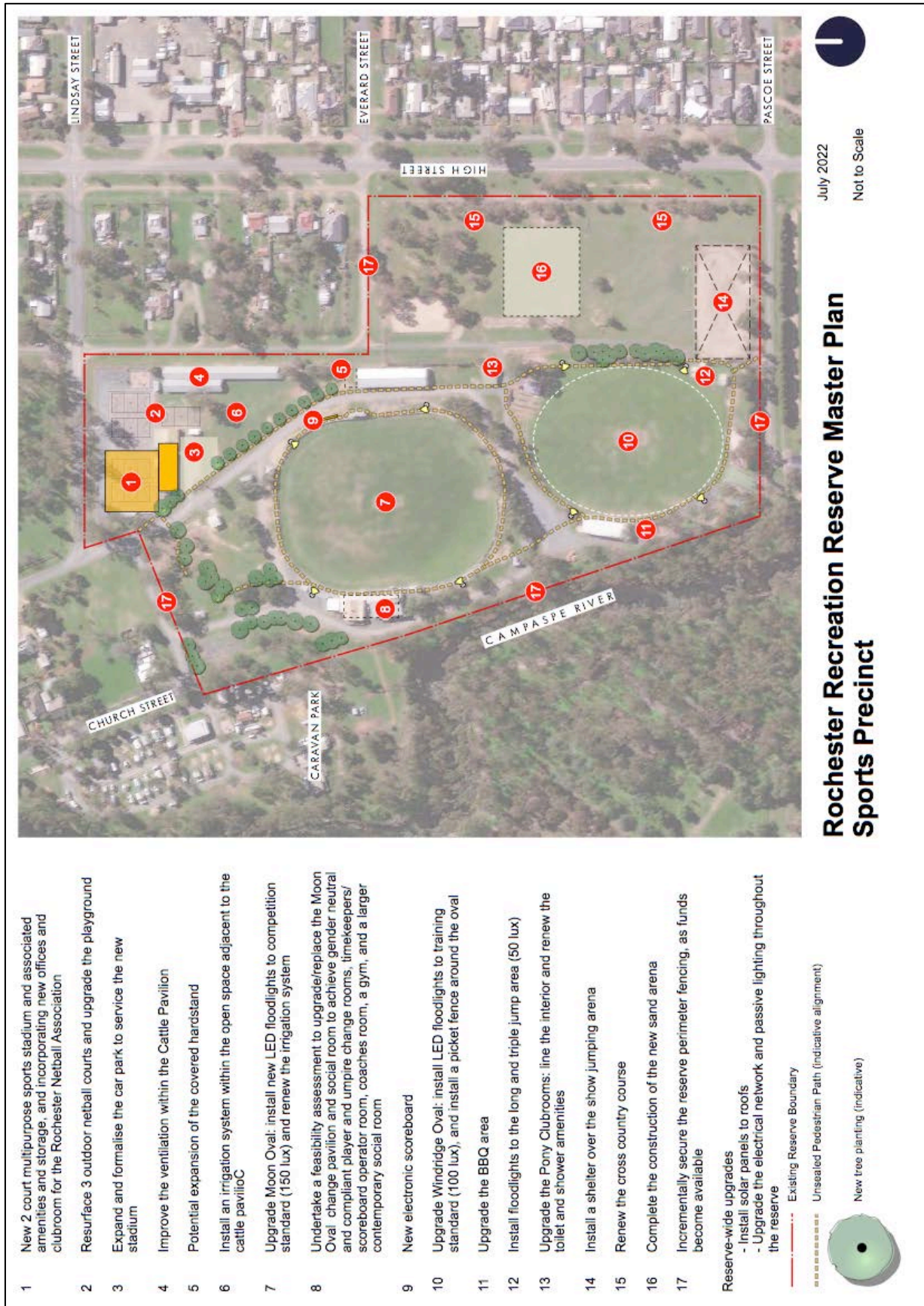
Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.

Check whether an overlay also applies to the land.

Other requirements may also apply. These can be found at Particular Provisions.

Appendix 3

Rochester Recreation Reserve Master Plan



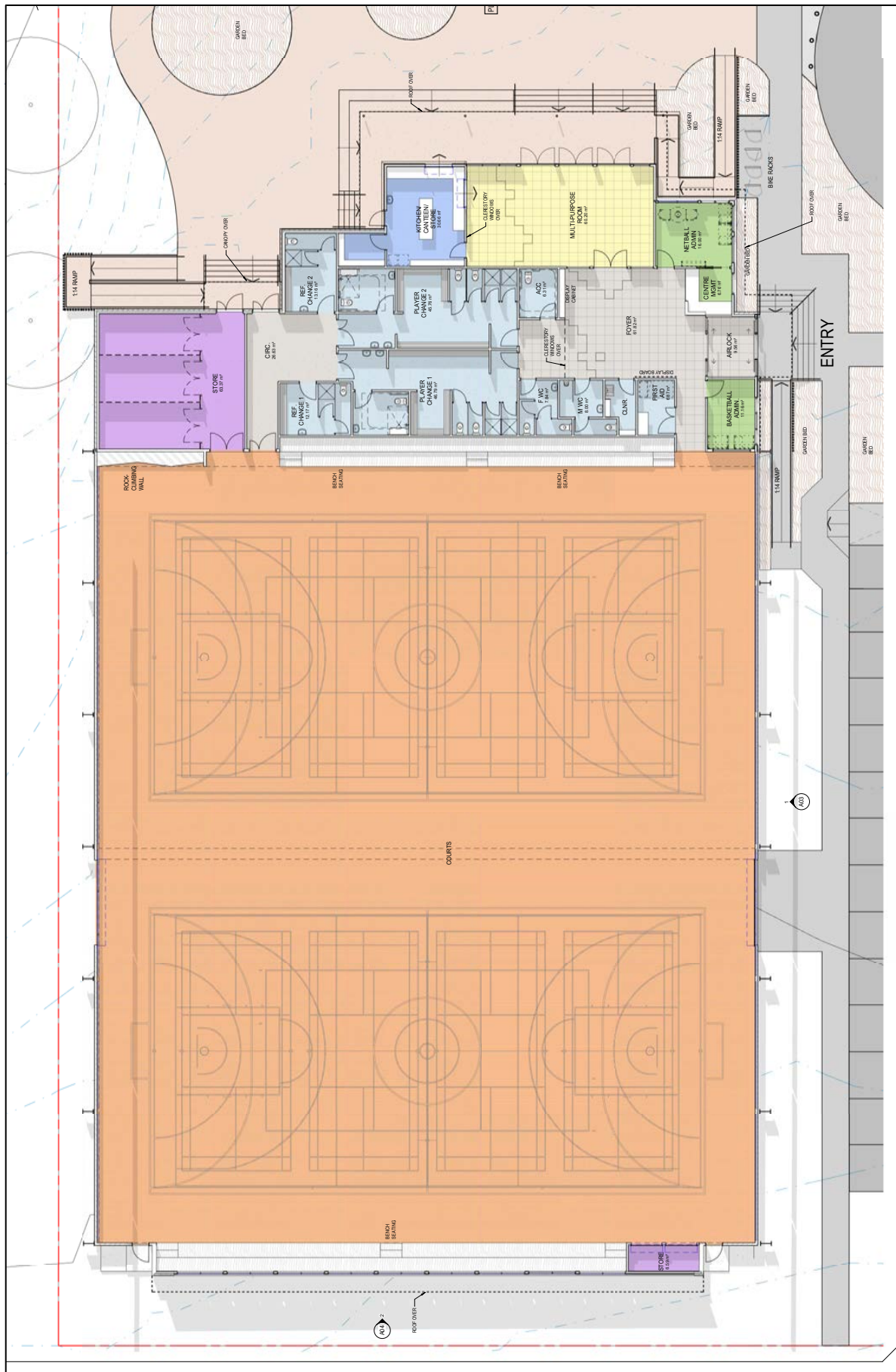
Appendix 4

Sample 2-Court Sports Stadium

Suggested stadium spaces and associated area schedule

Stadium Building (2 court stadium)	Recommended Areas (m2)
Sports Court Hall	
2 x courts with footprints for compliant netball courts and 2m circulation space around the run-offs (line marking for 2 netball, 2 basketball, 8 badminton, 2 volleyball, and 2 futsal)	1,675
Bench seating (2 steps) along one side of each court	
Change Rooms	
Change x 2 @ 20sqm	40
Change x 2 @ 10sqm	20
Accessible WC/ Shower (x 2 @8msqm)	16
Amenities x 2 @ 20sqm	40
Umpires / Referees (M&F)	25
Other Spaces	
Storage - courtside	20
Storage - in stadium hall	45
Multipurpose Room	60
First Aid Room	15
Centre Admin/ Office/ Store	15
Rochester Netball Ass Office/ Store	10
Entry/ Foyer	50
Social / Multipurpose Room	80
Meeting Room	20
Social/ Meeting Rooms Store	10
Public Toilets (M & F)	16
Accessible WC	6
Kitchen/ Canteen	30
Food Store	5
Miscellaneous Areas	
Cleaner Store	5
Total Net Area	2,203
Circulation at 10% (excludes sports court hall)	53
Estimated Total Building Area	2,256

Sample floor plan for a 2-court stadium with similar requirements for Rochester



Pavilion Component	AFL 'Local' Facility Standard (m2)	Cricket Victoria 'Club (Home)' Standard (m2)	Recommended Areas (m2)	Comments
Football-Cricket Home Team				
Home Change 1	45	20	45	
Home Amenities 1	25	20	25	To be female friendly (refer 'AFL Preferred Facility Guidelines 2019')
Accessible WC/ shower	-	5.5	8	DDA requires an accessible change/ shower space for both home and away teams
Home Massage / Strapping 1	10	-	10	
Home Medical Room (Doctors Room)	-	-	15	To doubles as First Aid
Fitness Gymnasium	20	25	35	Recommended that the gym be located adjacent to the home change room and separated with netting so gym can be used as a warm-up area on match days
Football-Cricket Away Team				
Away Change	45	20	45	
Away Amenities	25	20	25	To be female friendly (refer 'AFL Preferred Facility Guidelines 2019')
Accessible WC/ shower	-	5.5	8	DDA requires an accessible change/ shower space for both home and away teams.
Away Massage / Strapping	10	-	10	
Other Spaces				
Umpires Change Room	25	15	25	To be female friendly (refer 'AFL Preferred Facility Guidelines 2019')
First Aid	-	10	0	Doctor's Room above to double as First Aid
Time Keepers / Scorers	10	3	5	To accommodate time keepers and scoreboard operator
Administration Office	15	15	10	Shared by football and cricket clubs
Meeting Room	-	-		
Community/ Social Room	100	125	150	Increased spatial allowance to reflect larger existing spaces available, and to create additional flexibility as a community meeting and events space. Install operable wall to allow space to be divided into two smaller spaces - proposed one of 100sqm; one of 50sqm
Store (tables/ chairs/ portable stage)	-	-	15	To function in association with community/ social room
Canteen	20	20	20	Shared space
Kitchen				
Kitchen Store	-	8	5	
Bar	-	-	15	Under building code, separate serving areas for food and alcohol are required. Includes a cool store
Internal Toilets	-	-	30	Includes accessible WC with baby change facility
Entry Foyer/ trophy display	-	-	15	Proposed that an entry/ foyer double as a trophy/ memorabilia space to enable the social room to be 'clean' of memorabilia so more desirable as a hireable space for community functions and events
Football Store (internal)	20	-	10	
Cricket Store (internal)		30	10	
Football Store (external)			30	One space with a roller door, and install chain mesh compounds to create separate secure storage bays, ideally located facing the oval
Cricket Store (external)	-	30		
Miscellaneous Areas				
Cleaner's Store	5	5	5	Increased spatial allowance to accommodate other services, eg. hot water
Services	-	3		
Public Toilets	25	35	20	
Covered Viewing Area	50	-	50	
Bin Enclosure	-	-	9	
Total Net Area	450.0	415.0	650.0	
Grossing (Circulation at 5%)	22.5	20.8	32.5	
Total Building Area	472.5	435.8	682.5	