

Southcombe Park Use and Development Plan

Executive Summary

July 2023

 **MOYNE
SHIRE**



Glossary and Acknowledgment

Glossary of Acronyms and Abbreviations

CAC – Community Asset Committee

CPTED – Crime Prevention Through Environmental Design

DDA - Disability Discrimination Act

DEECA – Department of Energy, Environment and Climate Action

EV – Electric Vehicle

LGA – Local Government Area

MSC – Moyne Shire Council

OH&S – Occupational Health and Safety

PCG – Project Control Group

SSO – State Sporting Organisation

SWOT – Strengths, Weaknesses, Opportunities and Threats

Acknowledgment of Country

We respectfully acknowledge the Eastern Maar and Gunditjmara people as the Traditional Custodians of the Port Fairy Region and recognise their continuing connection to the land and waterways.


We pay our respects to their Elders past, present and emerging and extend this to all Aboriginal and Torres Strait Islander People.


Disclaimer


This Use and Development Plan was prepared by an independent consultant in conjunction with the Moyne Shire Council. The report provides an overview of the context, research, needs analysis and stakeholder engagement methods undertaken which have helped to form the Use and Development Plan. This report is also subject to further consultation and consideration by the Council.

All illustrative plans, perspectives and site diagrams contained within this report are indicative artists impressions to illustrate conceptual ideas only and are subject to further resolution, consultation, detailed design, and approvals.

 35/328 Reserve Rd, Cheltenham VIC 3192

 info@solucio.com.au

 (03) 9240 5171

 www.solucio.com.au

Executive Summary

Introduction

Moyne Shire Council developed the Use and Development Plan to identify the key issues that impact the functionality of Southcombe Park, including user group and community uses, benefits and enjoyment. The Plan identifies key opportunities to improve the Park over the coming years.

Consulting firm, Solucio, was appointed to facilitate this process. The purpose of this document is to identify the key issues that impact the functionality of Southcombe Park and limit the potential community use, benefits and enjoyment. This report is supported by, and should be read in conjunction with:

- Use and Development Plan
- Background Analysis Report

Project Objectives

The specific objectives of this project are to:

- Assess the current and future uses and users of Southcombe Park.
- Engage with key stakeholders and build consensus on the issues and opportunities for the Park.
- Identify priorities for investment and integration of infrastructure.
- Provide specific development plans for priority Park projects.
- Provide additional resources to support key recommendations
- Specifically advise on any required adjustments to the existing irrigation plan as a result of this project, and any future drainage considerations.

Desired Outcomes

The ultimate outcome of a successful project and the subsequent implementation of the Southcombe Park Use and Development Plan will be:

- **A long-term Vision and planning principles** for the Park and its diverse community use.
- **Clear roles and responsibilities** for the ongoing planning, development governance and operations of the Park.
- **Integrated processes to ensure adherence to the Plan**, and to maximise the community benefits of Southcombe Park.

Executive Summary

Project Site

The main Southcombe Park Recreation Precinct covers nearly six hectares of open space and comprises of:

- Outdoor ovals and courts (cricket, soccer, tennis, netball).
- Indoor stadium with basketball and squash courts.
- Administration space for the Folk Festival office.
- Treatment room for massage therapy.
- Pavilions, amenities and storage.
- Open space, footpaths, parking and supporting infrastructure/utilities.

The site is the major sport and recreation precinct for the Port Fairy township and is home to multiple sports clubs.

- Port Fairy Cricket Club
- Port Fairy Soccer Club
- Port Fairy Tennis Club
- Port Fairy Basketball Association
- Port Fairy Netball Club
- Belfast Aquatics

The site is used on a year-round basis, with varying levels of intensity depending on the seasonal requirements of each sport/user group.

During March when the Port Fairy Folk Festival is held, all other sports and user groups do not have access to the venue for training and competition.

Overview of Current Usage



Basketball. The basketball court is in high demand and is utilised during the week for training and competition. However, it is currently unused on Saturday's and there is an opportunity to trial alternative scheduling to optimise the usage of the current facility. It is anticipated that there is approximately 20 hours of latent capacity within the facility, which equates to an additional ten teams. Once this threshold is reached, a second court will be required.



Netball. With its current home at Gardens Oval, and only seasonal use of the indoor court one night per week, there is no immediate priority to provide additional netball courts at Southcombe Park.



Cricket. The cricket club spends the majority of training time in the nets, with the turf wicket used primarily for competition on weekends. However, the nets are currently in poor condition and pose a safety risk. Given the current participation and capacity of the park, no additional playing surfaces are recommended for cricket at Southcombe Park, however, expanding the clubrooms and improving the condition of the nets and the oval will enhance the inclusiveness and playing experience.



Soccer. The soccer club has seen approximately 60% growth between 2021 and 2022 and is projected to continue to increase. The existing pitch adequately caters for current participation, However an additional pitch will be required by 2026 based on the current growth trajectory.



Tennis. Tennis has a high provision of courts for the current usage levels and the size of the population in Port Fairy. Additional courts are not a priority for the future development of Southcombe Park.



Port Fairy Folk Festival. The Port Fairy Folk Festival is held on an annual basis over the Labour Day weekend in March. For approximately two weeks either side of the event, the site is unable to be used and accessed by the other tenant clubs and user groups to enable the set-up, pack-down and staging of the event.

Executive Summary

Summary of Key Issues



Infrastructure Issues

There is high usage and demand for the site.

- The inclusion of soccer at the site over the last 12 months has placed additional demands on the existing infrastructure.
- Basketball requires additional court space to meet future demand.
- As one of the largest sporting assets in the Shire, the site is regularly in demand to host additional sport, recreational and community activities (including ad-hoc school activities and community events).
- Overuse degrades the quality of infrastructure and amenities.

The existing assets and infrastructure are ageing and in need of renewal.

- Buildings and amenities are not compliant with contemporary standards expectations.
- There is no DDA access to the tennis courts and stadium.
- Lack of unisex and all abilities amenities.
- Indoor stadium has ventilation issues, limited seating, and inadequate run-off.
- Belfast Aquatic Centre is ageing, and the plant room has evidence of corrosion.
- Limited technology infrastructure and capability across the site.



Management/Operational Challenges

The site is home to multiple tenant sports which impacts the planning and usage of the Park.

- The booking process for the grounds and facilities is manual and allocations are on an ad-hoc basis.
- User groups have multiple, varying priorities for development at the site.
- There is no universally agreed vision or priority list for use and development of the site - which has made it difficult to set and manage expectations from both Council and the CAC.
- There are opportunities to improve the governance of the CAC.

The site hosts the Port Fairy Folk Festival on an annual basis.

- Running the Folk Festival prevents sporting activity pre, during and post-event.
- The event infrastructure causes damage to infrastructure and ground surfaces.
- Lack of communication between user groups and other stakeholders.
- Entry and exit points are not compliant for all abilities access.
- Conflicting use of the site as a festival and emergency response destination during peak fire season.



Broader Trends and Considerations

Increasing impact of climate change and extreme weather events.

- The entire project area is subject to flooding and inundation.
- There are rising costs of insurance, utilities, and maintenance.
- Some future investment at the site may not be viable given sea level rise.
- The sustainability and climate resilience of future investments and developments will continue to be under increased scrutiny.

Population growth and rising demand for junior and women's sport will place escalating pressure on sport and recreation facilities in Port Fairy.

- The site has limited capacity for expansion or inclusion of new sports/activities.
- There is increasing participation in junior and women's sport.
- With an ageing population, infrastructure will need to be flexible and adaptive to meet the needs of multiple user groups.
- Usage of the park is subject to seasonality.

Funding and investment challenges such as LGA financial constraints, complex funding sources and long lead times (3-5 years).

Executive Summary

Future Vision for the Precinct

A sport, recreation and tourism destination that positively contributes to the natural environment, community well-being and the local economy.

Key Strategic Recommendations



Open

- Incorporate underutilised areas of the Caravan Park into the Southcombe Park precinct to create a new play and active recreation space.
- Provide dedicated public toilets.
- Utilise the cricket oval as a secondary soccer pitch for training (outer field only with turf wicket to be protected).
- Install an online booking and entry system



Activated

- Maintain Southcombe Park as the home of the Port Fairy Folk Festival.
- Expand the cricket and soccer pavilion.
- Replace and expand the current Folk Festival shed to facilitate sports equipment storage.
- Provide a tennis pavilion
- Explore the feasibility (location and viability) of an additional indoor court.
- Provide an area for community activation and use adjacent to the Aquatic Centre.



Attractive

- Upgrade the irrigation and drainage of the playing surfaces
- Provide training-level lighting in an agreed location and investigate options for competition level sports field lighting.
- Upgrade the cricket nets



Connected

- Enhance cross-site connectivity and access.
- Improve site entries with signage and wayfinding.
- Improve the existing provision of car parking.
- Provide dedicated seating and shade/sheltered areas.

Key Governance Recommendations

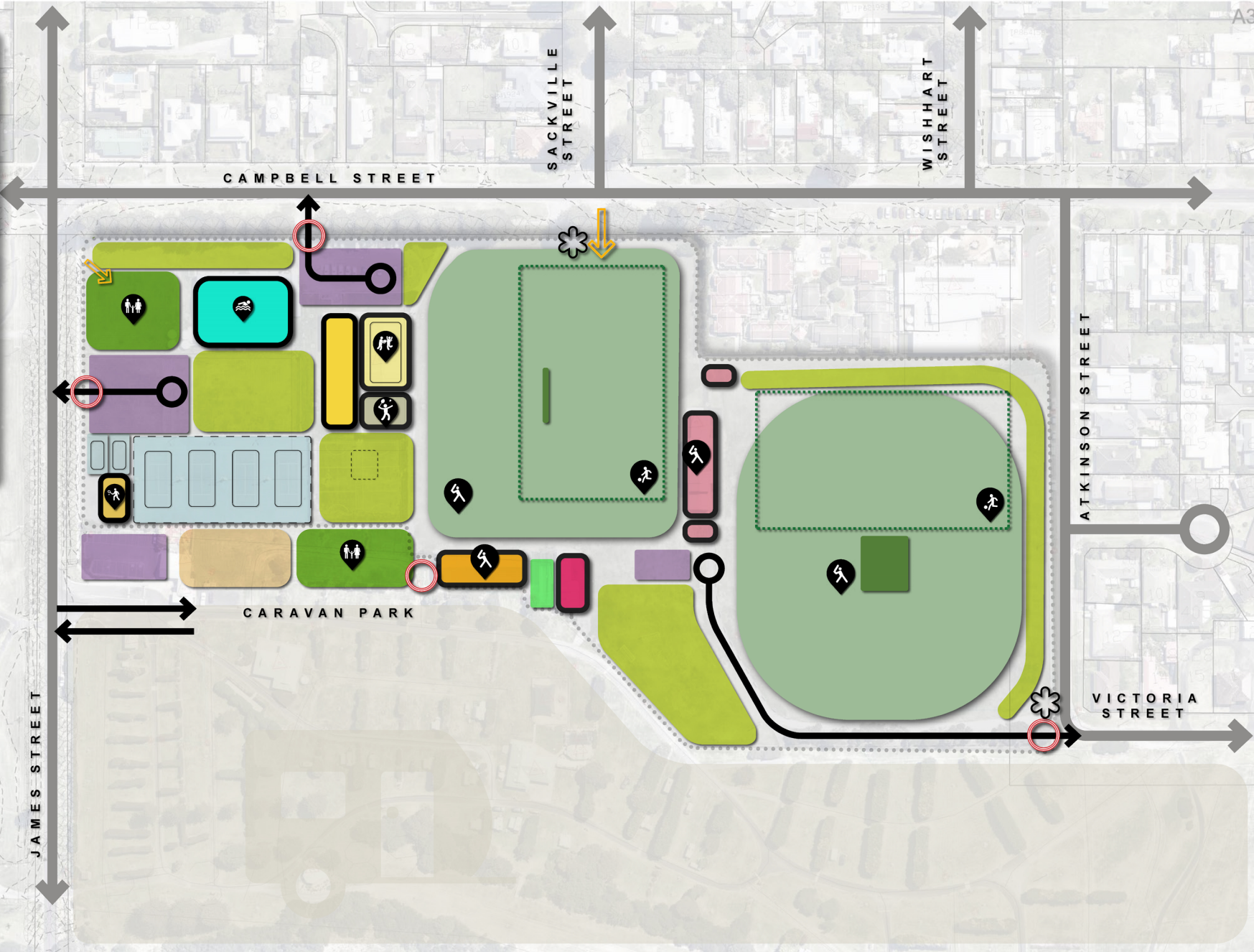
- Maintain the CAC as the management structure for the park.
- Initiate term limits and succession planning for all CAC positions.
- Appoint a representative from the Folk Festival on the CAC.

LEGEND

- SITE BOUNDARY
- PRECINCT ENTRY
- ← ROAD CONNECTIONS
- ✿ SIGNAGE/PUBLIC ART/OTHER
- VISUAL LINK/THRESHOLD

FUNCTIONS

- OPEN SPACE
- AQUATICS
- INDOOR COURTS
- SQUASH COURTS
- NEW ADDITION/EXTENSION
- CRICKET PAVILION
- TRAINING NETS
- INDOOR CRICKET TRAINING
- TENNIS
- CAR PARK/INFORMAL PARKING
- FIELDS/OVALS
- MAINTENANCE & STORAGE
- SKATE PARK
- POTENTIAL PLAY ZONES

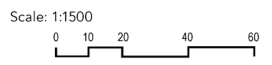


RUSSELL CLARK RESERVE

CARAVAN PARK

SOUTHCOMBE PARK USE AND DEVELOPMENT

FUNCTIONAL CONCEPT DIAGRAM



Date: JULY 2023



Client: MOYNE SHIRE

Consultant Team: Solucio



INFORMATION PURPOSES ONLY



Insightful, intuitive intelligence



35/328 Reserve Rd, Cheltenham
VIC 3192



info@solucio.com.au



(03) 9240 5171



www.solucio.com.au

