
9.6 Mockridge Park Redevelopment Proposal

Author: Jarrod Woff, Manager Facilities and Recreation

Previous Council Reference: Nil

Declaration

Chief Executive Officer – Andrew Mason

In providing this advice to Council as the Chief Executive Officer, I have no interests to disclose in this report.

Author - Jarrod Woff

In providing this advice to Council as the Manager Facilities and Recreation, I have no interests to disclose in this report.

Summary

As part of the State Governments *Community Sports Infrastructure Stimulus Program – Round 2*, Council has been invited to resubmit an application for the Redevelopment of Mockridge Park.

This paper provides background information, community consultation outcomes and seeks Council support of the project, prior to resubmission of the application.

Introduction

The land at Mockridge Park, Thornton Street, Camperdown is DELWP owned and vested in Council. There is currently an existing facility that is used for storage purposes and as a clubroom for Camperdown Cycling Club. The facilities have been gradually deteriorating over a number of years.

Council's long-term financial plan identified an upgrade to Mockridge Park to provide a recreation and sporting hub in Camperdown. The proposed project would include:

- Installation of a synthetic pitch for hockey and soccer
- Resealing of the existing velodrome
- New lighting
- Installation of new female friendly changerooms
- Installation of a new function centre.

It is anticipated that the redevelopment would accommodate the sports of hockey, soccer and cycling, whilst the proposed facility could attract interest from other community groups such as the senior citizens and provide a function space to cater for smaller functions up to 125 people.

This project is contingent upon State Government funding and will not proceed without it.

Council has been invited to submit an application to Round 2 of the *Community Sports Infrastructure Stimulus Program* following an unsuccessful application in Round 1.

Issues

The proposal for the redevelopment was tabled at a Councillor briefing and general support for the project was indicated. The resubmission process for the *Community Sports Infrastructure Stimulus Program – Round 2* outlines the need for a Council resolution to accompany the resubmission.

This project has been identified by users in the past including the Camperdown Cycling Club and more recently, the Camperdown Hockey Club Committee in 2018. The project has been discussed with potential users and has support.

Concept designs, cost estimates and project planning have been undertaken for this project, in consultation with the key users, whilst community engagement and discussion has also been held with the broader community.

This project, if supported and successful, will assist the Corangamite Shire in tackling some of the challenges outlined below that are currently being faced.

Corangamite Shire has a high incidence of cardiovascular disease with the main risk factors being poor nutrition and a lack of physical activity, with few achieving the recommended levels of physical activity.

Over one half of the population do not meet the necessary physical activity guidelines (Corangamite Shire Municipal Public Health & Wellbeing Plan 2017-2021). The Department of Health's LGA Community Profiles 2016 report also highlights for Corangamite residents:

- Nearly one third of the population are overweight or obese (32% males, 25% females) as per data from LGA Community Profiles, Dept of Health, 2013. This is 1.9% greater than the Great South Coast average and 3.6% greater than the Victoria state average.

Victoria's 30 Year Infrastructure Strategy December 2016, outlines the need to provide spaces where communities can come together. "Public spaces, and the community connections they enable, have been recognised as central to social cohesion. These spaces can include libraries, community centres, arts and culture venues, sport and recreation facilities...".

Meeting the infrastructure needs for a diverse range of sports will foster future participation, delivering a range of economic benefits, in particular via improved health, education and social outcomes.

The concept design and development of this facility would see female friendly facilities delivered. This supports female participation and removes participation barriers that restrict participants. It has been reported that at certain reserves females have changed in vehicles, prior to participating. This is a significant barrier to participation and if successful with the grant application, the delivery of this facility will remove this barrier.

This project increases opportunities for residents to participate in active sport and recreation, particularly those who do not play football or netball locally, without having to travel outside of the Corangamite Shire. This has the added benefit of reducing travel for local families and removes barriers to participation.

Finally, if this project was to come to fruition, there is the potential for economic benefit with the injection of funds for construction, coupled with a regional facility being able to attract regional level events to the Corangamite Shire.

The concept designs for the redevelopment are provided as an appendix to this report.

Policy and Legislative Context

An application to the Community Sports Infrastructure Stimulus Program is consistent with the key themes of Council's Plan 2017-2021, as follows:

Council will make budgetary decisions that ensures Council remains in a strong financial position now and into the future.

Council will provide and support a range of opportunities that support people to engage in healthy and active lifestyles, the arts, recreation and sport.

Internal / External Consultation

Council officers have met with the three clubs that could benefit from the proposed redevelopment and broader consultation has been undertaken with the community.

Council officers have spoken to the landowner (DELWP) who has provided in-principle landowner consent and support for the project.

There has been external consultation undertaken with the community in relation to this project, including facebook posts, online drop in sessions (due to COVID) and requests for feedback through Council's website.

Majority of feedback to the proposal has been positive, with over 20 submissions via the website, six attendees to the online drop in-sessions and numerous comments on facebook. In summary, the themes of the commentary have included:

- Additional shade and shelter to be considered
- Positioning of the new clubrooms
- Potential for school use during the day
- Naming of the facility to be considered.

A copy of all feedback received is provided under separate cover to this report.

Financial and Resource Implications

Quantity surveying of this project has been undertaken and a cost estimate of \$3.9M has been highlighted. The grant application to the *Community Sports Infrastructure Stimulus Program* asks for \$3.51M, with the guidelines outlining that a 10 percent minimum local financial contribution of the funding amount sought is required to be committed and confirmed by LGAs. As a result, a contribution of \$390,000 (exc. GST) would need to be provided by Council in the 2021-2022 financial year, should the grant application be successful.

If external funding is not successful, this funding will be returned to Council reserves as the project will not be able to proceed.

It is expected that there will be ongoing operational costs associated with the facility.

Options

Council can choose to support a submission for the redevelopment of Mockridge Park in Round 2 of the *Community Sports Infrastructure Stimulus Program*, or choose not to support a submission.

Conclusion

The project is supported by a range of stakeholders including the Camperdown Hockey Club, Camperdown Schools, Camperdown Cycling Club, Corangamite Lions FC, DELWP and Corangamite Shire.

In principle support for the development through the land-owner being the Department of Environment Land Water and Planning (DELWP) has been provided. The project has been scoped and is ready to proceed, should the submission proceed and be successful.

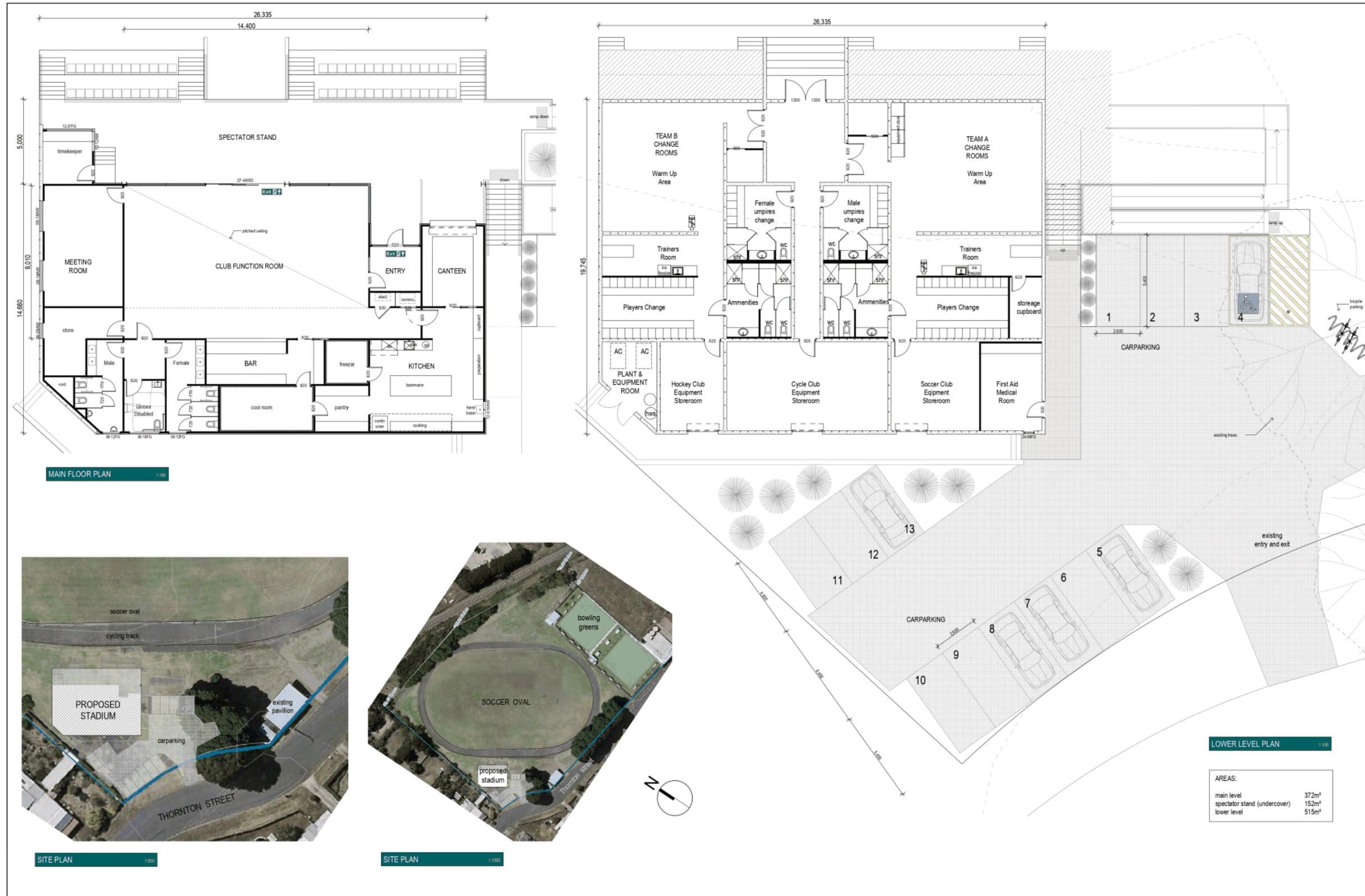
RECOMMENDATION

That Council

- 1. Supports the submission of Mockridge Park Redevelopment to Round 2 of the *Community Sports Infrastructure Stimulus Program*.**
- 2. Supports a budget commitment of \$390,000 (exc.GST) in 2021-2022 as a Council contribution to the application should it be successful.**

Attachments

1. Mockridge Park Concept Design
2. Mockridge Park Community Consultation Feedback 2021 - Under Separate Cover - Confidential



MAIN FLOOR PLAN 1:100

LOWER LEVEL PLAN 1:100

SITE PLAN 1:500

SITE PLAN 1:1500

AREAS:

main level	372m ²
spectator stand (undercover)	152m ²
lower level	515m ²

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Rev Number	Drawing Title
A	SCHEMATIC DRAWINGS

PROPOSED STADIUM
 MOCKRIDGE PARK (10 THORNTON ST)
 CAMPERDOWN
 Client
 CORANGAMITE SHIRE

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SECTION 1 1:100

SECTION 2 1:100

SECTION 3 1:100

EAST elevation 1:100

WEST elevation 1:100

NORTH elevation 1:100

SOUTH elevation 1:100

Mockridge Stadium

Labels in drawings: coal room, BAR, FUNCTION ROOM, SPECTATOR STAND, spectator seating, Cycle equipment, amenities, main urinals, pitched ceiling, concrete sl panels, HOME AWAY, 42:12.

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PROPOSED STADIUM
 MOCKRIDGE PARK (10 THORNTON ST)
 CAMPERDOWN
 Client: CORANGAMITE SHIRE

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