



**DRAFT**

**Yarrowonga**

**JC Low**

**Oval Reserve**

**Master Plan**

**2024**





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# Introduction

## JC Lowe Oval Reserve

The Yarrowonga JC Lowe Oval Reserve is located off Burley Road on the western edge of Yarrowonga. The reserve has also historically been known as Alexandra Park.



The core users of the reserve are the Yarrowonga Football Netball Club, Yarrowonga Junior Football Club and the Yarrowonga Lawn Tennis Club. The clubs offer a wide variety of competitions, events and programs catering for juniors through to seniors.

The main assets on site include:

- 2 x netball courts and warm up space
- Home and away female change facilities
- Football oval
- Football clubrooms and home and away change facilities
- Scoreboard facility
- 23 x grass tennis courts
- 4 x asphalt tennis courts
- Tennis clubrooms
- Car Park (South Tennis Courts)
- Car Park (West of Yarrowonga Outdoor Swimming Pool)

The quality and condition of the playing surfaces is revered throughout Australia as being of the highest quality, allowing for elite level sporting use. This attracts car enthusiasts, runners and tennis players from all over the country to the precinct.

This sporting hub currently hosts many annual events including:

- Yarrowonga Easter Tennis Tournament
- Tennis Australia Festival of Tennis (November each year)
- Community Concerts
- Annual Rod Run (November each year) (REMPAN \$2,651,000 expenditure in the region). (14,000 visits)
- Cancer Council Relay for Life
- Yarrowonga Schools Athletics Carnivals (4 events each year)
- Murray Bushrangers practice match series and training camp
- Murray Marathon
- VCTA Country Week Tennis Event (held on rotation)
- Yarrowonga Football Netball Club (Ovens and Murray) - games and training
- Yarrowonga Junior Football Club (AWJFL) - (Ages 6 -12) - games and training
- Yarrowonga Junior Football Club (Ages 6 -12) – Friday night games



Oval



Tennis Courts



Netball Courts



JC Lowe Oval Dempsey Pavilion

While the JC Lowe Reserve facilities are a hub for people to participate, socialise and engage over the winter months, the JC Lowe Oval precinct provides more than a regular town sporting oval.

Country Week, the Easter Tournament, the Rod Run and the Murray Bushrangers continue to return to Yarrowonga due to the significant efforts to maintain the elite playing surfaces at the reserve.

Each of these major events boosts the local economy and benefits the broader region with event goers staying in towns across the shire.

## Yarrowonga and District

Yarrowonga is located approximately 275km from Melbourne, 80km from Shepparton and 90km from Wodonga, the nearest regional hubs.

Yarrowonga has a number of significant community assets that benefit the town including the Yarrowonga Town Hall, Yarrowonga Showgrounds Victoria Park, Chinamans Island Nature Reserve, Yarrowonga Foreshore and Lake Mulwala, Kennedy Park, JC Lowe Oval Reserve and the Yarrowonga Outdoor Swimming Pool.

Yarrowonga is acknowledged as;

- Having a unique identity derived from its location on Lake Mulwala, its growing, vigorous community and its continuing strengths as a commercial/ retail centre.
- A tourist destination.
- An area of natural conservation.
- Providing a sought after lifestyle for families and retirees.



Yarrowonga - Mulwala

## Demographics

Yarrowonga is the largest town in the Moira Shire, with a population of over 8,660 (ABS, 2022). Yarrowonga's population is expected to grow to 11,619 by 2041. The town is located on the southern bank of Lake Mulwala on the Murray River and has strong links with southern New South Wales, particularly the Mulwala Township.

The cross-border relationship with Mulwala is important as it is a significant township with a population of over 2,500 (2022 figures) residents who also utilise Yarrowonga's Recreational services.

Based on the 2021 Census data, Yarrowonga's population is breakdown is:

- 48.5% Male
- 51.50% Female
- The median age for Yarrowonga is 52
- There are 2409 families in Yarrowonga
- 15% (1350) are aged 14 years and under
- 8% (747) between 15 24
- 28% (2479) between 25 and 54 years
- 47% (4095) 55 years and over

16% of the community have done voluntary work through an organization or group in the last 12 months, which is very similar to the Australia wide data of around 14%.

The major employment industries in Moira Shire are Health Care & Social Assistance 22.4%, Retail Trade 16.3%, Construction 13.3%, Accommodation & Food Services 10.7% and Education & Training 9.7%.

The ABS also publishes Socio-Economic Index for Areas (SEIFA) data that ranks areas according to relative socio-economic advantage and disadvantage. In 2021 Yarrowonga had a SEIFA index of 974 ranking it in the 3rd Decile (lowest 30% of socioeconomic advantage in the state).

## What is 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 JC Lowe 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 Moira Shire Council, the reserve user groups, the Victorian Government or any other organisation to a responsibility for funding and implementing these projects.

## Master Plan Objectives

The JC Lowe Reserve Master Plan aims to:

- Identify and prioritise infrastructure related development needs in order to ensure the reserve remains fit for purpose and a sustainable community asset.
- Embed a strategic direction and “vision” for the future of the Reserve that is shared between the Reserve Committee, user groups and Council.
- Provide a facility that caters for community sport at a local and regional level and strategically aligns with the Active Victoria Strategy 2022-2026 .
- Host major tourist events for the region.
- Key principles considered in developing the plan include clear preference for multi-use facilities and consideration of service provision available in surrounding towns.
- Provide a plan for Council to develop and maintain recreational assets.
- Set out a cost plan for the implementation of the Master Plan.

It includes:

- An analysis of the current and future types and levels of usage at the recreation reserve; and
- A detailed site plan showing short, medium and long-term outcomes



## Related Council Plan and Strategies

Council has a number of strategies, plans and policies that relate to the development of Council's recreational assets and increasing the health and wellbeing of our community.

While Council has articulated in a number of strategies, plans and policies its commitment to encouraging participation in sport and recreation, it is however challenged by a unique set of circumstances linked to the municipalities make-up and population distribution and in this context the demand for infrastructure development and limited funds provide a significant and on-going challenge.

### **Moira Shire Community Asset Committee Manual 2020**

The direction and powers of the Committee are provided for via Council's delegation (through a Community Asset Committee), as well as the Moira Shire Community Asset Committee Manual 2020 (the manual).

In addition to providing guidance relating to governance and process, the manual also states that Council will support the Committee in the development of a Facility Improvement Plan, to outline the Committees aspirations for the use and development of the facility over its term in office. It states that Committees should constantly seek to identify and review potential improvements to the facility.

### **Moira Shire Council Plan 2021-2025**

The Moira Shire Council Plan is the document that guides the Council's direction and activities to 2025.

The Plan aims to ensure that recreation, sport, art and cultural facilities and programs will respond to cultural diversity and community needs. It will achieve this objective by implementing actions from the Recreation Strategy to support active lifestyles through passive and organized sport and recreational services and infrastructure.

The first strategic pillar 'A welcoming and inclusive place', includes the strategic action 'Recreation, sports facilities, programs and services respond to our diverse and emerging community needs'.

### **Moira Shire – Wellbeing for All Ages Strategy 2021-2025**

The Moira Shire Wellbeing for All Ages Strategy aims to provide Council with a clear and strategic planning approach that integrates planning for health and wellbeing across all stages of life.

Amongst a range of observations, the goal states that: “Moira Shire is a place where people feel safe, included and thrive as valued members of the community”. The objective to this goal is “Encourage the participation of women and girls in sport and recreation” and “Ensure new infrastructure and community assets are accessible”.

## **Moira Shire Council – Financial Plan**

Moira Shire Council is responsible for an extensive range of infrastructure assets across the municipality worth a total value of \$775 million. Council is continually faced with the ongoing dilemma of what resources and funds need to be provided to ensure these assets continue to provide the required services to its community in the most cost effective manner for the present and the future. This is challenging within a rate capping environment and other financial pressures including inflation and population growth. Council is committed to prioritising the funding of asset renewals which limits the amount of discretionary funding available for new or upgrade capital works.

## **Moira Shire Council Recreation Strategy 2016-2026**

The Moira Shire Council Recreation Strategy provides a framework to support the delivery of its vision of Moira being a Shire “...where its people are happy, healthy and safe through provision of quality and accessible recreation opportunities that meet the needs of community now and into the future” The Strategy defines Yarrowonga JC Lowe Oval Reserve Recreation Reserve as a ‘District Sports Ground’ and states that in the case of Moira Shire and especially in the smaller towns, these facilities are often the heart of communities, providing a range of sporting, recreational and social opportunities. In defining a level of service that provides reasonable access and facilitates participation but is financially sustainable the strategy proposes that 90% of the population live within 20kms of the town centre of a town with a District sports ground. In addition to recognizing the important role of sport, the strategy also acknowledges the importance of providing spaces and programs for less formal active recreation through the ongoing development of walking tracks and cycling paths, active green spaces including outdoor fitness equipment and programs to activate these spaces. The Strategy also highlights the unique challenges faced by the Council in providing sustainable facilities and states that “the provision of recreational program delivery and asset management can be resource intense and it is necessary to take a smart and efficient approach to the future....this will involve working in partnerships, shared use facilities, rationalisation when needed and a strong working relationship with Section 86 Committees, user groups and the wider community”.

## **Moira Shire Asset Management Plan 2021 - 2031**

Moira Shire is responsible for a portfolio of assets that have a combined value and replacement cost of \$800 million, including land, buildings, drainage, waste and roads.

This framework aims to ensure that Council's assets are sustainable and continue to function at a level of service determined by the Council and accepted by the broader community.

The purpose of the asset management plan is to “show how we will responsibly manage our assets to meet the service delivery needs of our community into the future in a cost effective way”.

## **Environmental Sustainability Strategy 2022 -2026**

As per the Moira Shire Environmental Sustainability Strategy 2012-2026 Council must ensure that Environmental sustainability is considered and integrated across all areas of Council, in all decisions and in project implementation and that Ecologically Sustainable Design Principles are implemented in the planning stage of all Council projects (capital works, subdivisions, new buildings and building renovations). These are captured in the environmentally accountable Council focus area of the strategy.

## **All Abilities Access and Inclusion Plan 2023 - 2026**

The All Abilities Access and Inclusion Plan incorporates Accessible Places and Spaces. An action of the draft strategy is to develop and plan for a connected and accessible community environment which incorporates improved pedestrian and cycling infrastructure, improved accessible car parking at key community buildings and in shopping precincts to ensure safe access and sufficient spaces, provide sufficient Council owned public toilets through and Improve public parks, playgrounds, gardens and facilities to ensure that they are connected, accessible and inviting to all.

## **Moira Shire Play Space Strategy 2023**

The Moira Shire Council Play Strategy was adopted by council in March 2023. Access to quality play spaces for the Moira Shire community will support the realisation of the Community Vision. The Moira Shire Play Strategy underpins Council's current and future investment in play spaces across the Shire, and identifies opportunities for renewals, upgrades, and new playgrounds across the Shire including within Recreational Reserves.

## Related State / National Sport Strategies

### **Netball Victoria 2023-2026 Strategic Plan**

Netball Victoria identifies four strategic pillars in their Strategic Plan including Play, Grow, Inspire and Lead as well as the development of a Statewide Facilities Strategy to assist with any redevelopment plans for existing netball venues, or construction plans for a replacement of a new netball venue and auditing the condition and design of facilities against netball facility standards.

### **Tennis Australia 2020**

Tennis Australia has developed a comprehensive planning framework to support and assist tennis clubs throughout the country. Amongst the frameworks are recommended levels of facilities based on a national hierarchy and indicative costings of upgrades and re-development of courts based on a number of court and surface types. Under the Tennis Australia facility hierarchy Yarrowonga Lawn Tennis Club would fall under Regional Tennis Centres.

### **Australian Football League – Preferred Community Facility Guidelines 2024**

The Guidelines have been developed in order to provide direction for the development of new facilities and/or those being considered for major refurbishment or redevelopment.

- For local or regional type facilities the guidelines recommend:
- Avoiding open showers and provide 3 to 4 showers.
- Avoid troughs and individual urinals and provide a minimum of 1 ambulant accessible toilet cubicle.
- Social/Community spaces should be at least 100m<sup>2</sup> and around 150m<sup>2</sup>.
- Appropriate umpires, meeting, administration and storage spaces should be provided.

Specifically relating to change facilities the guidelines recommends that:

- A minimum of 3 showers should be provided and that these should be lockable cubicles to better accommodate all users.
- A minimum of 3 toilet pans is preferred and should be provided as lockable cubicles. Urinals should be avoided to better accommodate all gender use and at least one ambulant toilet should be provided in accordance with Disability Discrimination Act standards.
- A regional or club level social facility should have a commercial kitchen and storage of around 25m<sup>2</sup> and social, community or multi-purpose room of around 150m<sup>2</sup>.

## Stakeholder Identification

The table below identifies the primary and secondary stakeholders in relation to the on-going management and future development of the recreation reserve i.e., primary stakeholders are those that are critical and the secondary stakeholders i.e. those who are influential in the direction but not necessarily critical.

	Stakeholders	Roles	Interest
Primary	● Community Asset Committee	Council Liaison and Reserve Maintenance	
	● Yarrowonga Football Netball Club	Primary User	
	● Yarrowonga Lawn Tennis Club	Primary User	
	● Moira Shire Council	Asset Manager	
Secondary	● Yarrowonga Holiday Park Committee		Adjoining Land Lease
	● Yarrowonga Godfathers Organisation	User Group	
	● Education Department	Secondary User	
	● State Government	Potential Funding Partner	
	● Local Business	Potential Funding Partner	
	● Department of Energy, Environment and Climate Action (DEECA)	Land Owner	
	● Federal Government	Potential Funding Partner	
	● Sport & Recreation Victoria	Potential Funding Partner	
	● Other casual users	Secondary Users	
	● State Sporting Association	Oversee User Groups	
	● Yarrowonga/Mulwala Business and Tourism	Event Organisers	

# Current Situation

## Site User Groups Usage

Yarrowonga  
Junior  
Football  
Club

Friday night Football  
Sunday AWJFL

### Friday Night Football

- 300 children and their parents/supporters
- 100 approx. 5,6 & 8 year old boys and girls learning to play via Auskick
- U8s 4 teams of playing each Friday night
- U10s 6 teams playing each Friday night
- U12s 4 teams playing each Friday night

### Sunday AWJFL

- Female Football
- 3 Under-age junior football teams

Yarrowonga  
Lawn Tennis  
Club

Club Competitions  
Club Tournaments

### Club Competitions

- Goulburn Murray Tennis
- Junior Tennis and Squad Training
- Friday Night Aggregate
- Thursday Night Ladies
- Tuesday Night Mens
- Social Tennis
- On Court Sessions

### Club Tournaments

- Major Competitions
  - Easter Tournament – approx. 1500 participants/spectators
  - Country Week Tennis – approx. 1000 participants/spectators

Yarrowonga  
Football  
Netball  
Club

Saturday Ovens  
and Murray

- 120 participants with 100 volunteers and spectators in the 1000s
- 1 U18 Team
- 2 Open Age Football teams under
- 2 Under Age netball teams
- 3 Open age netball teams

Other  
Uses

- Education Use
- Athletic Carnivals
- Annual Rod Run
- Relay for Life



Yarrowonga Football Netball Club



Annual Rod Run

## Community Asset Committee

The Yarrowonga JC Lowe Oval Reserve is located on Crown land and managed by Moira Shire Council, who in turn under the provision of Section 65 of the Local Government Act 2020 have appointed a volunteer “Community Asset Committee” (C.A.C.) to oversee its day to day operations as well as support any future developments.

Moira Shire C.A.C.’s have some flexibility relating to their composition, however the Moira Shire Council Community Asset Committee Operations Manual 2020 recommends a mix of user group and/or community representatives, limiting any single user group to two representatives. The committee’s current governance structure includes a president, vice president, secretary, treasurer and five general committee members.

The current structure of the JC Lowe C.A.C. is a Chairperson, Deputy Chairperson, dual Secretary / Treasurer Position and single member representation from the Yarrowonga Football Netball Club, Yarrowonga Lawn Tennis Club, Yarrowonga Caravan Park Committee, Yarrowonga Godfathers Organisation and four Community Representatives.

### **JC Lowe Reserve Community Asset Committee Vision and Objectives**

Through the review of current operations, issues, opportunities and trends the reserve committee has developed the following Vision and Objectives for the next 10 years:

#### **Vision**

As a regionally significant sporting precinct the Yarrowonga JC Lowe Oval Reserve will continue to be the sporting heart of the Yarrowonga community by bringing people together and keeping them connected through the provision of sporting, recreational and social facilities.

#### **Objectives**

- **Financial**
  - Raise enough funds to ensure the facilities are safe and functional until appropriate development occurs.
  - Work with partners to raise funds to support future developments.

## Objectives

- **Compliance**
  - To ensure Community Asset Committees obligations are being met.
- **Programming and Use**
  - Provide 'Regional Sporting Facility standard spaces' for Tennis and a District level facility for football and netball and netball as well as having provision to support additional activity as needed in the future.
  - Encourage diversity and growth in usage through provision of appropriate facilities.
  - Provide an accessible and compliant function and change room space to meet the need of existing community and sport use and allow for future growth
  - Retention of oval space into the future to ensure the Tennis club remain viable.

## Finance

The Committee primarily generates funds through the hire fees provided by the user groups, additional fundraising and grants, while outgoings are generally related to insurances, improvements, maintenance and repairs. The reserve received more than \$14,080.00 in funding annually from Moira Shire Council to support maintenance primarily as well as some additional operational support and investment in infrastructure and no concurrent operating or maintenance funding through DEECA.

The Committee relies heavily on community volunteering and in-kind support to remain operational. To support future re-developments, the Committee will need to work with facility users, the broader community and all levels of government to build partnerships.



Hard Courts



Hit Up Wall

# Issue & Opportunity Analysis

## Issues

### Site Location

Over the last 15 years, there have been numerous discussions between the Yarrawonga Football Netball Club and Moira Shire Council that have flagged the potential relocation of infrastructure and activities from the JC Lowe Oval Reserve including Football, Netball and Tennis to The Yarrawonga Showgrounds.

The Yarrawonga Showgrounds Victoria Park Master Plan was first developed in 2009 in consultation with the Yarrawonga Showgrounds/Victoria Park Committee and its member groups. The Yarrawonga Football Netball Club was not represented on the site plan of 2009; but it was acknowledged that the Yarrawonga Football Netball Club could be potentially be relocated to the site. No significant consultation was subsequently undertaken and discussions did not progress.

The Master Plan was revised in 2022, and the current Yarrawonga Showgrounds Victoria Park Master Plan does mention a soccer / football pavilion at Victoria Park but does not specifically reference the Yarrawonga Football Netball Club relocating to the site any point within the ten year horizon of the master plan. This is due to the cost of relocating and providing “like for like” facilities being prohibitive.

### Yarrawonga JC Lowe Planning and Development Overlay

JC Lowe reserve is zoned as PCRZ (Public Conservation and resource zone). It is subject to the following planning overlays:

- Rural Floodway overlay
- Environmental significance overlay
- Bushfire management overlay

It is also an 'area of cultural heritage sensitivity' under the Aboriginal Heritage Regulations 2018. Major alterations to the site may trigger the requirement for a Cultural Heritage Management Plan as per the Aboriginal Heritage Act 2006.

### **Lack of space to grow**

The site is constrained by the presence of the caravan park located to the East, West and South of the oval, and the river to the north. This effects the capacity to provide additional parking at the facility and to develop additional sporting fields or courts.

### **Ageing football pavilion**

The asset condition rating for the building is overall fair. Club, committee and council have spent significant funds in recent years refurbishing and maintaining parts of the facility extending the life of the facility. Functionally both the tennis club building and the football netball club pavilion are meeting the needs of the clubs for the short term.

### **Lack of initial planning (e.g. road way, car parking)**

Fencing off of the caravan park has changed the dynamic of the reserve along with the establishment of a new road way. Parking is limited and some distance from the facilities with only a small amount of parking available at both of the main facilities. During major events there's no capacity at the site for major event parking. The utilisation of Yarrawonga township car parking is required to be incorporated into the planning for major events.

### **Reserve Entrance**

There is no formalised and signed walking track leading from Burley Road through to the football/ netball facility at the other end the reserve.

The designated car parks at the reserve are not lit with security lighting and formally signed which becomes a problem with a number of activities held after dark.

### **Pedestrian Traffic**

Pedestrian lighting, signage and established and maintained walking tracks from the car park to the Dempsey Pavilion in particular would enhance the safety of participants and spectators for the oval sports.

Further, a nominated marked pedestrian crossing and walkway for pedestrians whose cars are parked in the currently unused carpark, in conjunction with the exclusion of parking on bushland is required.

## Tennis Club Entry Point

The major carpark and entry point to the Yarrawonga Lawn Tennis Club is via the new road to the south of the courts. The old carpark provided access via the Yarrawonga Holiday Park, and is now only used by tennis club members during low attendance days. The current access to the Tennis Club is a long walk from the carpark area. Relocating the Tennis and Football Netball Club pavilion to the area between the east side of the oval and the tennis hard courts would improve accessibility for tennis users.

## Volunteers

While the contribution of existing volunteers and the willingness of the Yarrawonga community to contribute their time and resources to a number of causes and projects has been identified as a real strength, the age, capacity and availability of volunteers is a key issue. In addition to this, the Committee have highlighted that with so much effort going towards raising funds for or directly undertaking repairs to ageing and failing infrastructure (fixing broken things), there is risk of the loss of motivation to stay involved.



## **All Abilities Access**

Accessible parking is required at the Dempsey Pavilion. Compliant pedestrian access paths are also required around the facility.

## **Water Access**

Separate meters are required for the Tennis Club, Football Netball Club and Caravan Park Committee. A review of current water access arrangements between sporting users and caravan park is required, to ensure long-term affordable water supply to the site.

## **Opportunities**

### **Strong participation across all programmes**

The core users of the reserve are the Yarrawonga Football Netball Club, Yarrawonga Junior Football Club and the Yarrawonga Lawn Tennis Club. The clubs offer a wide variety of competitions, events and programs catering for juniors through to seniors. With the population growth of the Yarrawonga and Mulwala areas, all clubs have been able to leverage strong participation in junior programmes which in turn increases the long term sustainability of the clubs.

### **Events and ability to generate income**

The site currently hosts major events such as Show and Shine, major tennis events and at times has hosted charity events. There is scope on site for this to expand into the future to host regionally significant events. It is important that the facility is maintained and developed so as to continue to attract these events. The hosting of events provides revenue to the Committee which goes directly back to improving the facilities and maintenance at the reserve.

### **Location (next to river)**

Whilst the riverside location has drawbacks of flooding risks and development constraints, the location of the JC Lowe oval is nonetheless picturesque and inviting for residents and visitors.

## Ability to leverage sponsorship

The tennis and football clubs at JC Lowe Reserve enjoy the benefits of being able to leverage large sponsorship arrangements due to the football club being the only club in Moira Shire to compete in the Ovens and Murray League (and consistently being competitive) and the tennis club being a large regional facility hosting many tournaments.

## Development of additional oval/field

Yarrowonga Football Netball Club have strongly advocated for the development of the grassed area to the south west of the existing oval. This space is currently under a 21 year lease to Yarrowonga Caravan Park, with the lease ending in 2037. There is potential to work in partnership with the Caravan Park Committee to repurpose this space, potentially as an additional ground for junior football or an overflow parking area to cater for major events held at the reserve.

## Community Space

The Football Netball Club social space is a well utilised facility hosting a number of community bookings including birthdays and training sessions. The community space is one of the largest social spaces at any Moira Recreation Reserve, boasting views across the reserve. There are some layout issues, including the placement of the bar facilities. If the pavilion was to be replaced, providing a “like for like” space of this size would be costly.



Yarrowonga Football Netball Club



Under The Southern Stars



Country Week Tennis

## **Change Rooms**

Female change facilities at the football netball venue were completed in recent years and provide high quality facilities for users. The football facilities have been continually refurbished over a number of years including the removal of walls. The end product although aged, is currently meeting the needs of the existing clubs.

## **Caravan Park**

The Yarrowonga Holiday Park (Caravan Park) surrounds the JC Lowe Oval Reserve. Historically on game day, football cars would park through the caravan park, however the site is now fenced in and cars cannot access for parking. Now the site is fenced in. The caravan park has shown exponential growth in visitation over a number of years and developed the premises to cater for this growth.

## **Tennis Area**

JC Lowe Reserve boasts grass courts of the highest quality. There is opportunity in liaison with the Yarrowonga Football Netball Club to continue to host both regionally and state level events at the facility with up to 50 courts available when the oval and existing tennis courts are in use.

## **Scoreboard Building**

The scoreboard building services both Football and Tennis. This building is currently used as a meeting space, a competition office for tennis and a scoreboard and timekeeper facility during the football season.

## **Spectator Seating**

Current spectator seating for the football site is sufficient. However, there is limited spectator seating for netball.

## **Roadways and Car Parking**

The entrance road to the reserve was initially constructed as a driveway rather than a formal roadway. However, over time, it has increasingly been used as formal roadway and Council acknowledge that it should be reflected as such. Naming of the entrance road will help identify the location and reduce the risk of emergency vehicles being confused by an unnamed road.

# Existing Infrastructure at JC Lowe Oval

**Asset:** JC Lowe Oval Grandstand



**Condition:** Good  
**Recommendation:** No action required

**Asset:** JC Lowe Oval Dempsey Pavilion



**Condition:** Fair  
**Recommendation:** Consider replacement in new location as a long term project

**Asset:** JC Lowe Oval



**Condition:** Good.  
**Recommendation:** Oval requires drainage plan. Future works to be considered with the irrigation pump and system replacement into the future

**Asset:** JC Lowe Oval Kiosk



**Condition:** Fair  
**Recommendation:** No further action is required

**Asset:** JC Lowe Oval Scoreboard & Timekeepers Box



**Condition:** Very Good  
**Recommendation:** No works required

**Asset:** JC Lowe Oval Interchange Boxes



**Condition:** Fair  
**Recommendation:** No further action required

# Existing Infrastructure at JC Lowe Oval

**Asset:** JC Lowe Oval Timekeepers Box



**Condition:** Poor  
**Recommendation:** Continue to maintain as required

**Asset:** JC Lowe Oval Coaches Boxes



**Condition:** Very Good  
**Recommendation:** No further action required

**Asset:** JC Lowe Oval Oval Playground



**Condition:** Very Good  
**Recommendation:** Continue to maintain  
Install shade sails in the future upgrade

**Asset:** JC Lowe Oval Football Netball Club Fencing



**Condition:** Very good. Renewed in 2020  
**Recommendation:** No action required

**Asset:** JC Lowe Oval Netball Change Rooms



**Condition:** Very Good  
**Recommendation:** No action required

**Asset:** JC Lowe Oval Netball Shelters



**Condition:** Very Good  
**Recommendation:** No action required

## Existing Infrastructure at JC Lowe Oval

<p><b>Asset:</b> JC Lowe Oval Netball Courts</p>	<p><b>Asset:</b> JC Lowe Oval Netball Court Lighting</p>
	
<p><b>Condition:</b> Very Good <b>Recommendation:</b> Maintain as required</p>	<p><b>Condition:</b> Good <b>Recommendation:</b> Upgrade to LED in the future</p>
<p><b>Asset:</b> JC Lowe Oval Football Oval Lighting</p>	<p><b>Asset:</b> JC Lowe Oval Behind Goal Netting</p>
	
<p><b>Condition:</b> Good <b>Recommendation:</b> Upgrade to LED in the future</p>	<p><b>Condition:</b> Poor <b>Recommendation:</b> Replace into the future</p>
<p><b>Asset:</b> JC Oval - Oval Irrigation</p>	<p><b>Asset:</b> JC Lowe Oval - Oval Fencing</p>
	
<p><b>Condition:</b> Poor condition. Recent assessment recommended that the irrigation system be renewed <b>Recommendation:</b> Replacement required in the future</p>	<p><b>Condition:</b> Poor Condition <b>Recommendation:</b> Replacement of oval fencing required into the future</p>

# Existing Infrastructure at JC Lowe Oval

<p><b>Asset:</b> Public Toilets behind the Pascoe Ellis Stand</p>	<p><b>Asset:</b> JC Lowe Oval Reserve Tennis Hit Up Wall</p>
	
<p><b>Condition:</b> Good Condition <b>Recommendation:</b> No action required</p>	<p><b>Condition:</b> Very Good <b>Recommendation:</b> No action required</p>
<p><b>Asset:</b> J.R. Rennie Tennis Club Pavilion</p>	<p><b>Asset:</b> Tennis Competition Shed</p>
	
<p><b>Condition:</b> Good <b>Recommendation:</b> No action required</p>	<p><b>Condition:</b> Good Condition <b>Recommendation:</b> No action required</p>
<p><b>Asset:</b> Tennis Court Fencing</p>	<p><b>Asset:</b> Tennis Club Perimeter Fencing</p>
	
<p><b>Condition:</b> Poor <b>Recommendation:</b> Replacement required into the future</p>	<p><b>Condition:</b> Fair <b>Recommendation:</b> Replacement required into the future</p>

## Existing Infrastructure at JC Lowe Oval

<p><b>Asset:</b> JC Lowe Oval Reserve Tennis Courts Grass</p>	<p><b>Asset:</b> JC Lowe Oval Reserve Tennis Courts Hard</p>
	
<p><b>Condition:</b> Very Good <b>Recommendation:</b> Continue to maintain and improve as part of a regular program</p>	<p><b>Condition:</b> Poor <b>Recommendation:</b> Replacement required into the future</p>
<p><b>Asset:</b> Car Park - South Tennis Courts</p>	<p><b>Asset:</b> Car Park - West of Yarrowonga Outdoor Swimming Pool</p>
	
<p><b>Condition:</b> Good <b>Recommendation:</b> No action required</p>	<p><b>Condition:</b> Fair <b>Recommendation:</b> Formalisation of car parking required into the future</p>
<p><b>Asset:</b> Tennis Club Raw Water Pump and Irrigation</p>	<p><b>Asset:</b> JC Lowe Oval Reserve Tennis Club Shed</p>
	
<p><b>Condition:</b> Good <b>Recommendation:</b> No action required</p>	<p><b>Condition:</b> Very Good <b>Recommendation:</b> No action required</p>

**Ticket Box:** Was removed. A permanent ticket box located at the front entrance to the reserve would provide shelter for volunteers as part of the future capital works planned.

# Development Priorities

Costings provided are based on broad estimates taken from similar projects at the time of developing this plan

No.	Project	Priority Low Medium High	Timeframe	Estimated Cost (2024)	Project Type
1	Replace playground shade structure	Medium	Short	\$25,000	Upgrade
2	Replace 4 x concrete Tennis Courts	Medium	Long	\$350,000	Upgrade
3	Replace external Tennis Club fencing	Medium	Long	\$100,000+	Upgrade
4	Replace ground surface irrigation (tennis and football)	High	Short	\$202,000	Upgrade
5	Install walking track / footpath linking Burley Road to Tennis / Football Facilities	High	Short	\$25,000	New
6	Provide adequate lighting to entrance way and carpark	High	Short	\$130,000	New
7	Replace football goal netting and post system	High	Long	\$50,000	Upgrade
8	Install bollards between oval, road and tennis court area	High	Long	\$5,000	Upgrade
9	Install road closure gate between netball and football for match day	Low	Medium	\$2,500	New
10	Install new LED lighting on Netball Courts	Low	Long	\$125,000	Upgrade
11	Install tiered spectator seating at the netball courts	Low	Long	\$15,000	New
12	Replace current lighting on Football Oval with LED globes and fittings	Low	Long	\$100,000	Upgrade
13	Install separate water meters for the Tennis Club, Football Netball Club and Caravan Park	Low	Long	\$10,000	Upgrade
14	Formalise and seal car park area behind the swimming pool plant room	Low	Long	\$500,000	Upgrade
15	Install retractable netting for tennis courts surrounds	Low	Long	\$100,000+	New

# Development Priorities

Costings provided are based on broad estimates taken from similar projects at the time of developing this plan

No.	Project	Priority Low Medium High	Timeframe	Estimated Cost (2024)	Project Type
16	Provide dual spectator viewing structure between football and tennis	Low	Long	\$100,000+	New
17	Construct new fenced grassed area located on the area of the current caravan storage zone, to allow for: <ul style="list-style-type: none"> <li>• Junior sport to be conducted (soccer and AFL), or</li> <li>• An overflow parking zone.</li> </ul>	Medium	Short	\$200,000	New
18	Formalise access to Tennis Club facilities from southern car park	Medium	Long	\$50,000	Upgrade
19	Formalise All Abilities Access route and disabled car parks for patrons at the football, netball and tennis facilities	High	Short	\$300,000+	Upgrade
20	Install new Entrance Lighting to the main entrance	High	Short	\$130,000	New
21	Install reserve entrance signage	High	Short	\$5,000	New
22	Improve drainage and seal the area between the Clubrooms and netball court impacted by flood events	High	Short	\$100,000	Upgrade
23	Install ticketing box on the side of the entrance road for match days	High	Medium	\$10,000	New
24	Install solar systems on the roof of Football and Tennis Pavilions	High	Medium	\$130,000	New
25	Replace fence around the Oval with picket fencing	High	Medium	\$20,000	New
26	Construct new Football Changeroom Facilities	High	Long	\$1,500,000+	New
27	Construct new Football Netball Community Facilities	High	Long	\$5,000,000+	New

# 2024 JC Lowe Oval Reserve Master Plan



## Improvement Project

- 1 Replace playground shade structure
- 2 Replace 4 x concrete tennis courts
- 3 Replace external tennis club fencing
- 4 Replace ground surface irrigation (tennis and football)
- 5 Install a walking track/footpath linking Burley Road to tennis/football facilities
- 6 Provide adequate lighting to entrance way and carpark
- 7 Replace football goal netting and post system
- 8 Install bollards between oval, road and tennis court area
- 9 Install road closure gate between netball and football on match day
- 10 Install new LED lighting on netball courts
- 11 Install tiered netball spectator seating at the netball courts
- 12 Replace current lighting on football oval with LED globes and fittings
- 13 Install separate water meters for the Tennis Club, Football Netball Club and Caravan Park
- 14 Formalise and seal car park area behind the swimming pool plant room
- 15 Install retractable netting for tennis courts and surrounds
- 16 Provide dual spectator viewing structure between the football and tennis
- 17 Construct new fenced grassed area located on the area of the current caravan storage zone, to allow for junior sport to be conducted, or an overflow parking zone
- 18 Formalise access to tennis club facilities from southern car park
- 19 Formalise All Abilities Access route and disabled car parks for patrons at the football, netball and tennis facilities
- 20 Install new entrance lighting to the main entrance
- 21 Install reserve entrance signage
- 22 Improve drainage and seal the area between the clubrooms and netball court impacted by flood events
- 23 Install ticketing box on the side of the entrance road for match days
- 24 Install solar systems on the roof of football and tennis pavilions
- 25 Replace fence around the oval with picket fencing
- 26 Construct new football change room facilities
- 27 Construct new football netball community facilities





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