



# CHRISTIAN RESERVE MASTER PLAN

RURAL CITY OF MURRAY BRIDGE

FINAL REPORT | APRIL 2019





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<b>ABOUT THIS DOCUMENT</b>
The Christian Reserve Master Plan Report provides:
<ul style="list-style-type: none"><li>• An introduction and background to the Master Plan including its key objectives and drivers.</li><li>• Information on the existing condition and functionality of facilities and infrastructure at Christian Reserve.</li><li>• A summary of all consultation activities completed for the project.</li><li>• Master Plan development principles.</li><li>• Recommendations</li></ul>
This report also provides an overview of background and key project drivers leading to the development of the Master Plan. A summary of local demographics and facility condition and compliance information have also been included as evidence to support proposed strategic directions.



## 1 | INTRODUCTION AND BACKGROUND

The Rural City of Murray Bridge commissioned the development of four (4) oval Master Plans being; Johnstone Park, LeMeissurer Oval, Homburg/Jaensch Oval and Christian Reserve. These high level Master Plans will guide future reserve developments and improvement opportunities that respond to future sporting needs, as well as improving access and increasing activation of the sites.

Christian Reserve located in Murray Bridge is home to the Murray Bridge Netball Association and Murray Bridge Lutheran Tennis Club. The site features 12 netball/tennis courts and associated clubrooms, a children's playground as well as a detention basin with stormwater swales.

The consultation process with internal Council officers and the existing site users provided an insight into the current challenges and issues at the site. These included the current clubroom facilities not meeting the needs of sporting tenants, lack of formalised parking and disconnect to the community spaces of the site.

## 2 | PROJECT METHODOLOGY

The Christian Reserve Master Plan project has been undertaken in four key stages. The following diagram outlines the key stages and associated timelines.



## 3 | KEY SITE USER GROUPS

Christian Reserve is occupied by the Murray Bridge Netball Association and Murray Bridge Lutheran Tennis Club. The site is managed by the Christian Reserve Sporting Committee.

A summary of membership and usage by the two sporting groups is provided below.



### MURRAY BRIDGE NETBALL ASSOCIATION

- Runs social competition in summer, training/trial space and various carnivals throughout the year
- 50 Senior Males | 140 Senior Females
- 6 Junior Males | 24 Junior Females
- Expect to increase their playing membership by 10% over the next 5 years



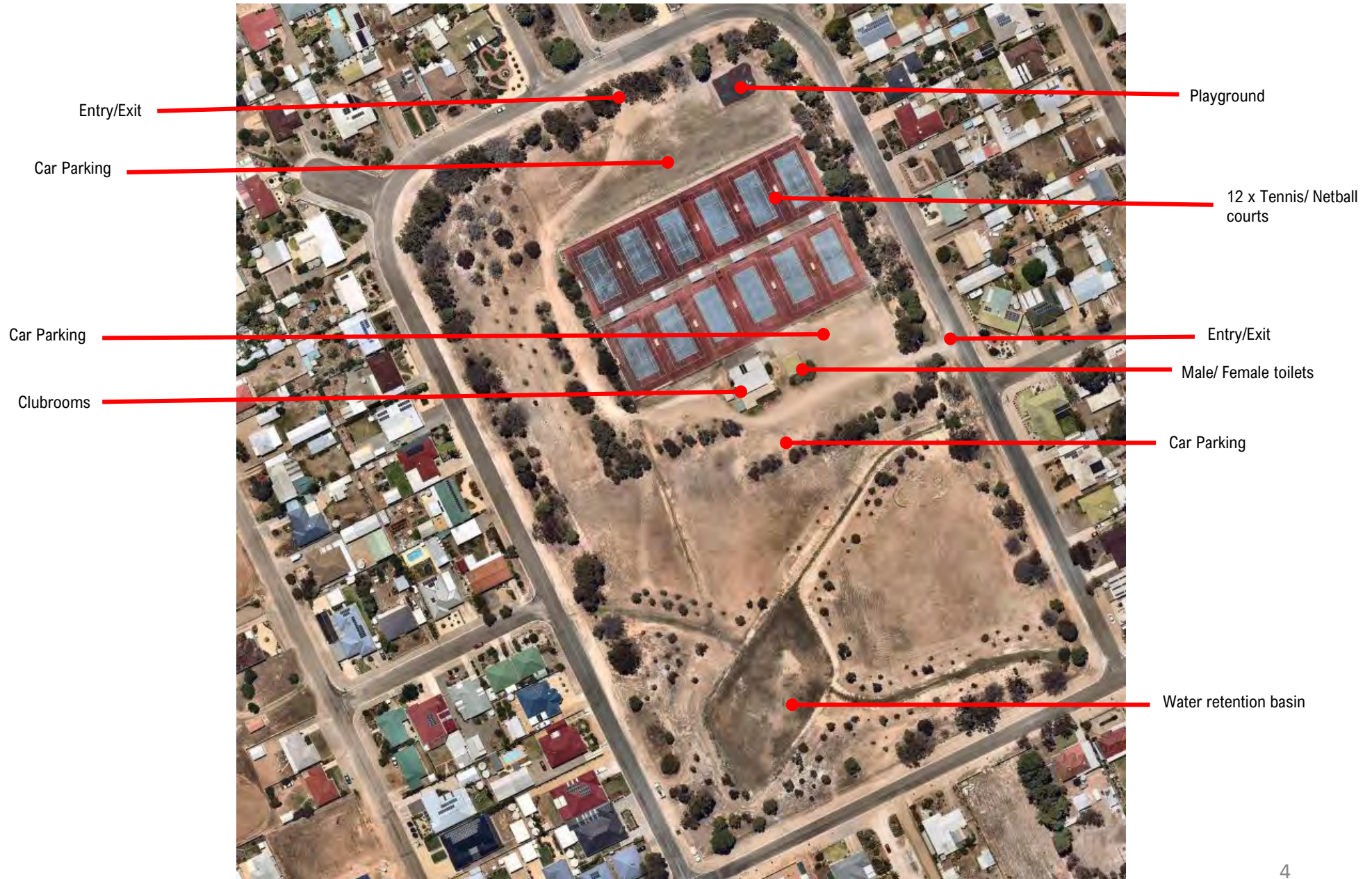
### MURRAY BRIDGE LUTHERAN TENNIS CLUB

- Participates in the Lower Murray Hardcourt Association competition
- 6 Senior Males | 2 Senior Females
- 29 Junior Males | 17 Junior Females
- Expect to increase their playing membership by 10% over the next 5 years

The following pages provide an overview of site features and facilities which highlight the location of key site features



## 4 | KEY SITE FEATURES







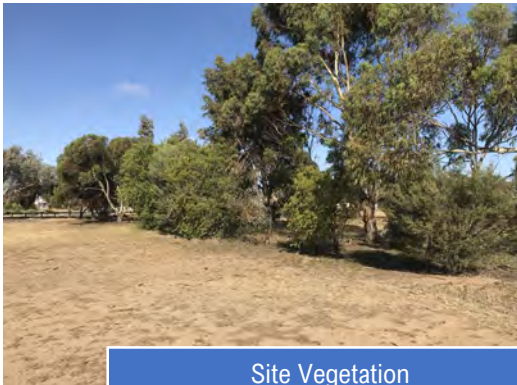
Public Toilet Block



Southern Car Park



Sports Club room Building



Site Vegetation



Car Park area behind Club Room



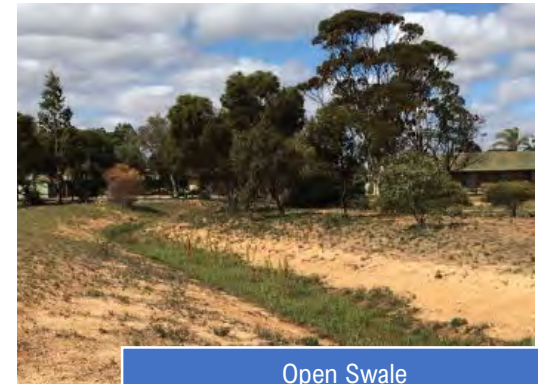
Car Park adjacent to Club Room



Tennis/Netball courts



Playground



Open Swale

## 5 | SITE USAGE

The below table outlines the usage of the courts throughout the year. Netball uses the courts all year round and Tennis use the courts from late September to late March. The below usage indicates that there is considerable opportunity to increase the usage of the courts.

	MORNING (6AM TO 12PM)	AFTERNOON (12PM TO 4PM)	EARLY EVENING (4PM TO 7PM)	LATE EVENING (7PM TO 11PM)
MONDAY			4.30-7.00 Approx. 40 players (Netball & Tennis)	7.00-8.30 Approx. 20 players (Tennis)
TUESDAY			5.30-7.00 Approx. 80 players (Netball)	7.00-8.45 Approx. 80 players (Netball)
WEDNESDAY			4.30-7.00 Approx. 30 players (Tennis)	7.00-8.00 Approx. 30 players (Tennis)
THURSDAY			5.30-7.00 Approx. 95 players (Netball)	7.00-8.45 Approx. 95 players (Netball)
FRIDAY			6.00-7.00 Approx. 50 players (Tennis)	7.00-10.30 Approx. 50 players (Tennis)
SATURDAY	8.30-12.00 Approx. 60 players (Tennis)			
SUNDAY (MAJOR EVENT) UP TO 1000 PEOPLE	6.00-12.00	12.00-4.00	4.00-6.00	

Christian Reserve is located in the suburb of Murray Bridge. The information below provides a summary of current and future demographic information and population projections for the Rural City of Murray Bridge. This information will help shape the recommendation for the Christian Reserve Master Plan and the importance of providing accessible, informal and targeted sport, recreation and leisure opportunities.

POPULATION AND AGE:

- The Census usual resident population of the Rural City of Murray Bridge in 2016 was 20,858, living in 9,664 dwellings with an average household size of 2.38
- 50.2% of the population are male with the remaining 49.8% being female
- 4.6% of the population identify as being Aboriginal or Torrens Strait Islander which is higher than the Great Adelaide region average of 1.4%
- There were 503 people over the age of 85 living in the Rural City of Murray Bridge in 2016, with largest age group being 45 to 49 years old.
- Analysis of the five year age groups of the Rural City of Murray Bridge in 2016 compared to Greater Adelaide shows that there was a similar proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+).

Overall, 17.3% of the population was aged between 0 and 15, and 19.8% were aged 65 years and over, compared with 17.4% and 17.2% respectively for Greater Adelaide.

- The Rural City of Murray Bridge population forecast for 2019 is 21,735, and is forecast to grow to 28,143 by 2041



ANCESTRY AND COUNTRY OF BIRTH:

- Analysis of the ancestry responses of the population in Rural City of Murray Bridge in 2016 shows that the top five ancestries nominated were:
  - English (8,151 people or 39.1%)
  - Australian (7,986 people or 38.3%)
  - German (2,746 people or 13.2%)
  - Scottish (1,656 people or 7.9%)
  - Irish (1,354 people or 6.5%)
- The largest changes in the reported ancestries of the population in this area between 2011 and 2016 were:
  - English (+503 persons)
  - Filipino (+255 persons)
  - Chinese (+225 persons)
  - Australian (+193 persons)
- Analysis of the country of birth of the population in the Rural City of Murray Bridge in 2016 compared to Greater Adelaide shows that there was a smaller proportion of people born overseas.

Overall, 14.7% of the population was born overseas, compared with 26.3% for Greater Adelaide.

The largest non-English speaking country of birth in the Rural City of Murray Bridge was Philippines, where 1.9% of the population, or 400 people, were born.

HOUSING AND TENURE:

- Analysis of the families with children in the Rural City of Murray Bridge in 2016 compared to Greater Adelaide shows that there was a smaller proportion of couples with young children, as well as a smaller proportion of couples with older children.

Overall, 11.9% of total households with children were couple with young children, and 7.5% were couples with older children, compared with 15.3% and 9.7% respectively for Greater Adelaide.

There were a larger proportion of single parent households with young children and a smaller proportion of single parent households with older children. Overall, the proportion of single parent households with young children was 5.1% compared to 4.0% in Greater Adelaide while the proportion of single parent households with older children was 5.2% compared to 5.8% in Greater Adelaide.

Each of the site user groups as well as the relevant peak sporting bodies have been consulted to establish preliminary needs and demand for sporting and recreation infrastructure at Christian Reserve.

All stakeholders have been provided with an opportunity to contribute towards the development of the Master Plan through Site User Surveys and interactive workshops.

Below is a summary of the Site User Surveys and initial site user meetings:

### **Murray Bridge Netball Association (social)**

Top 3 redevelopment priorities for your club:

1. Stormwater drainage from courts
2. Clubroom redevelopment & storage for netball & tennis
3. Parking & building/court surrounds updated

### **Other comments:**

Beautification of the whole area would be beneficial to all who use the facilities, with easier access for the general public to be able to use the public courts

### **Lutheran Tennis Club**

Top 3 redevelopment priorities for your club:

1. New Clubroom
2. Bituminize the carpark & area around clubrooms
3. Shade shelters & more seating around courts – particularly on the clubhouse side where people often like to sit.

### **Other comments:**

Courts are used at other times for hire and private coaching.

Numbers can be higher for finals matches etc.

Other clubs, e.g. Mannum, play against us at Christian Reserve so numbers may be more.

The follow provides a summary of the initial meeting with site users and their feedback about the site.

### **General comments:**

- Netball association and Lutheran Tennis Club
- Strong netball summer competition (social) 28 team
- Winter – clubs play back with associated football
- Junior Carnival – attracts 70 team
- Courts are hired to various groups i.e. netball club training, trials
- Regional netball round robin competition held once a year
- Both groups associated with their peak sporting bodies
- Master Games have been held at the site
- 12 courts are adequate

### **SITE ISSUES:**

- Dust around the site an issue – hard to keep the courts clean
- Car parking – not enough formalised car parking
- Clubrooms too small
- Insufficient changerooms/toilets for the site

### **SITE IMPROVEMENTS/PRIORITIES**

- Formalise car parking
- Upgrade of clubroom. Include:
  - 2-4 changerooms
  - Toilets (external access for public use)
  - Admin space for both netball/tennis
  - Storage
  - Meeting room/social space
  - Canteen
  - Permanent PA System
  - Lighting – security especially around the clubroom

### **TENNIS SA COMMENTS:**

The venue is the largest venue for all clubs affiliated to the Lower Murray Hardcourt Tennis Association. As such the venue plays host to the Association's most significant events such as finals and tournaments.

Things to be addressed through a master plan for the site:

- There is increasing pressure from netball on tennis to accommodate summer netball training and play.
- The clubhouse facilities require renovations to accommodate secure storage, modern canteen facilities, compliant toilets and change rooms and improved viewing/spectator points with protection from the weather.
- Significant cost for utilities placing stress on the cost of operation
- Support for planning maintenance and capital investment in the future
- Support for communities with the region to have reduced barriers to use the facilities (e.g. tennis has installed a keypad gate entry connected to an online booking system).

*No comment from Netball SA was provided.*



8 | FACILITIES AND COMPLIANCE

The below tables provides an overview of run off compliance for all court facilities at Christian Reserve. Green boxes denote compliance and red non compliance against sporting guidelines and hierarchy levels. The below outlines that tennis compliance is met but netball compliance is not. Although the clubroom facility is in reasonable condition due to its size, lack of change rooms, admin areas etc. it does not support a regional facility for either sport. Clubroom facilities should be upgraded to comply and attract more competitions and events.

TENNIS

Run off compliance - Enclosure 1 (Court 1 - 6 Southern End)							Run off compliance - Enclosure 2 (Court 7-12 Northern End)						
Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts	Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts
Large Community (12+)	5.48m	5.54m	3.05m	4.79m	3.66m	8.45m	Large Community (12+)	5.48m	5.6m	3.05m	5.48m	3.66m	8.92m

According to Tennis Australia’s Facility Hierarchy, Christian Reserve is considered a Large Community Facility. The below table outlines a Large Community facility’s characteristics:

TENINS HIERARCHY	COURT NUMBERS	PREFERRED FACILITY REQUIREMENTS	
Large Community	12+	A minimum of 12 courts. 75% of courts based on ITF surface code A (acrylic), F (clay) and H (lawn). Each court floodlit to minimum ITF competition standard. A court with adequate seating for local tournaments and events.	Intra and inter-club competition and tournaments. Coaching and pathway development. High performance training focus. Resource for smaller clubs and associations.

Source: Tennis Australia: Tennis 2020 Facility development and management. A framework for Australian Tennis

## NETBALL

### Run off compliance - Enclosure 1 (Court 1 - 6 Southern End)

Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts
Regional (12+)	3.05m	2.08m	3.05m	2.68m	3.65m	4.62m**

### Run off compliance - Enclosure 2 (Court 7-12 Northern End)

Venue class	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts
Regional (12+)	3.05m	2.10m	3.05m	3.38m	3.65m	4.62m**

**\*\*The distance between the courts is met but the area should be free of obstacles. There are shelters within the run off area.**

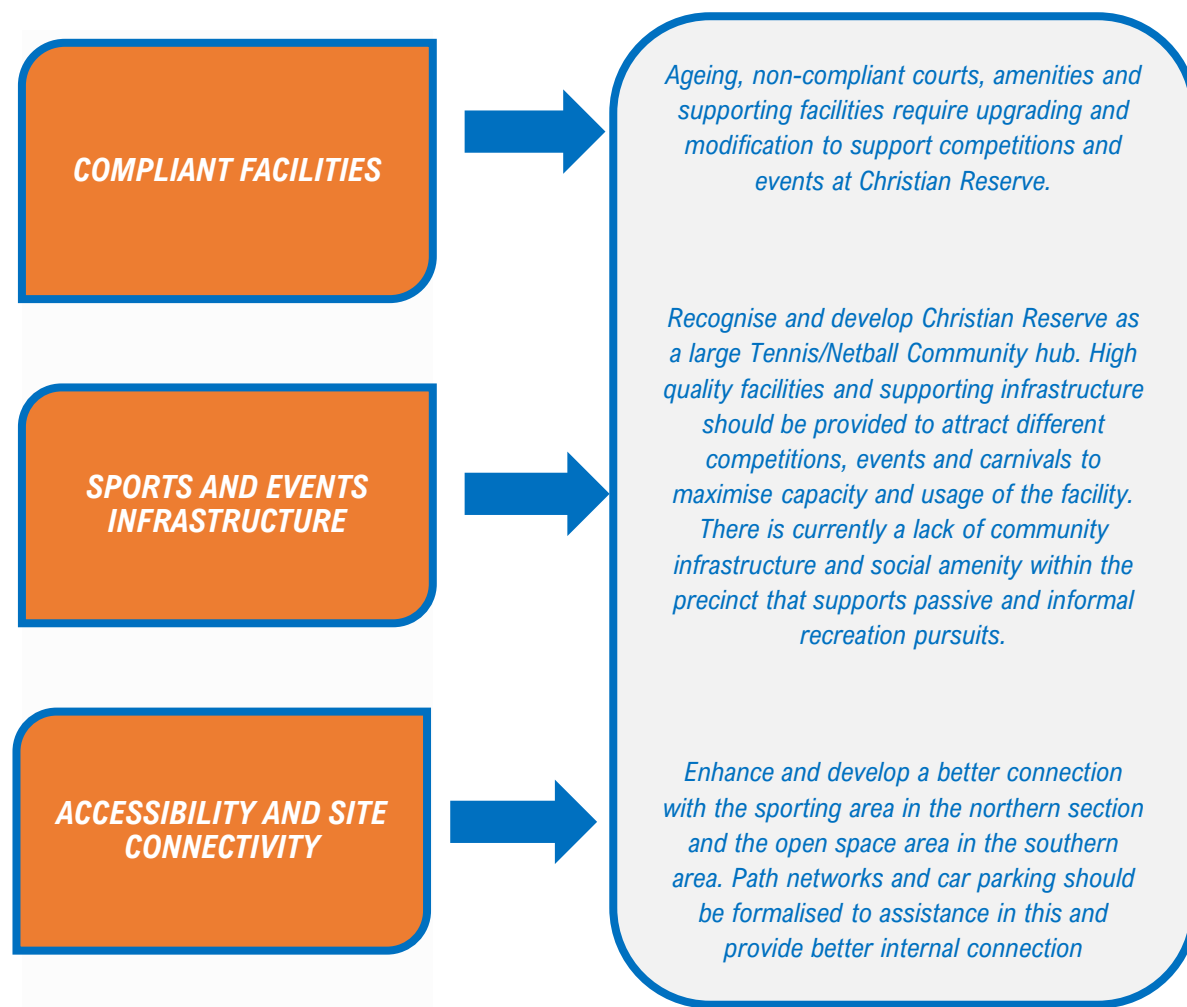
According to Netball SA's Facility Hierarchy, Christian Reserve is considered a Regional Facility. The below table outlines a Regional facility's characteristics:

NETBALL HIERARCHY	COURT NUMBERS	PREFERRED FACILITY REQUIREMENTS
Regional	12 +	Floodlit (required) Large sized clubroom space (600m2+) including changerooms Kiosk/Canteen facility Office/Administration space Adequate car parking (100+) External Storage Shade/Shelter provision Disability access to all facilities

Source: Netball SA: Statewide Facility Audit Report (2012)



To assist Council and stakeholders achieve the future vision for Christian Reserve, the following development principles have been proposed. These principles are based on consultation outcomes, site user needs and existing facility conditions. These principles have been applied to the development of the Master Plan and will be used to guide the future planning, development and delivery of sport and recreation facilities and infrastructure. The relevant sports facility guidelines have also been used in the development of the master plan to ensure any future infrastructure is compliant and fit-for-purpose for the sports.





# MURRAY BRIDGE OVALS MASTER PLAN

## MASTER PLAN | CHRISTIAN RESERVE



- LEGEND**
- 1 EXISTING COURTS RETAINED
  - 2 PUBLICLY ACCESSIBLE COURTS
  - 3 NEW CLUBROOMS  
WITH SOCIAL SPACE, KITCHENETTE/CANTEEN,  
UNISEX CHANGEROOMS AND PUBLIC TOILETS
  - 4 SHELTERED SPECTATOR SEATING
  - 5 COACH PULL IN BAY
  - 6 NEW PLAYGROUND
  - 7 INCREASED DRAINAGE AREA
  - 8 NEW TREE WINDBREAK BUFFER
  - 9 FORMALISED ENTRY
  - 10 FORMAL PARKING
  - 11 INFORMAL/OVERFLOW PARKING
  - 12 UPGRADED PA AND LIGHTING
  - 13 TRAIL PATH
  - 14 NATURE PLAY NODES
  - 15 SWALE CROSSING POINT
  - 16 SERVICE VEHICLE ACCESS/LOADING
  - SPORTS FENCING
  - - - POST AND RAIL FENCING
  - ||||| 1KM RUNNING TRACK
  - APPROX. SPORTS LIGHTING LOCATIONS  
TO APPROPRIATE STANDARD
  - SECURITY/AMENITY LIGHTING
  - TREES TO BE RETAINED
  - PROPOSED NEW TREES
  - INFILL PLANTING
  - 121 FORMAL CAR PARKS



## 10 | RECOMMENDATIONS

Below is a summary of the Master Plan recommendations and top 5 priorities for the site.

MASTER PLAN REFERENCE	DESCRIPTION	TOP 5 PRIORITIES
3	New Club Room Building (573m2) includes social area, kitchen/canteen, unisex changerooms & public toilets:	5
4	Sheltered Spectator Seating – 10 shelters and benches	4
5	Coach Pull in Bay	
6	New Playground	2
7	Increased Drainage Area	
8	New Tree Windbreak Buffer	
9	Formalised Entry	
10	Formal Parking	3
12	Upgraded PA and Lighting	1
13	Trail Path	
14	Nature Play Nodes	
15	Swale Crossing Point	
16	Service Vehicle Access / Loading	

### SUNDRY ITEMS

1 km Running Track

Security / Amenity Lighting

New Trees

Infill Planting