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The Wodonga Sporting Precinct Master Planning Project was supported by the Victorian Government.
Executive summary

Introduction
Baranduda Reserve is currently the feature park for the Baranduda area. It hosts a range of formal sports - cricket, rugby league, AFL Auskick and tennis. Additionally, it offers a suite of recreation opportunities including a play node, picnic and barbecue area, skate facility and basketball half court.

Mature trees at the southern end of the reserve and along the eastern boundary are a key feature. Importantly, these trees complement well the vegetation in the adjoining WRENS Reserve.

With an increasing population in Baranduda, tenant sporting clubs enjoying growth and planned development at nearby Baranduda Fields, opportunity has arisen to reconsider the existing layout and uses of Baranduda Reserve.

Existing situation
The 5.48ha site is located in the Baranduda community ‘precinct’ that includes the primary school, general store, aquatic centre and community centre.

Baranduda Reserve is a council-owned facility zoned Public Park and Recreation.

The reserve is generally set on two levels - the playing fields are on the lower level while the recreation node at the southern end is raised and provides views down across the playing fields.

Existing embellishments include:
- Pavilion (with small covered awning);
- Two ovals (one with a turf wicket block and the other with a synthetic wicket);
- Three-net cricket practice facility with synthetic wickets;
- Two synthetic grass tennis courts (lit);
- Skate facility;
- Basketball half court;
- Play node (without shade);
- Perimeter walk/cycle path running along Pro Hart Dve and leading up through the recreation node to Sage Crt;
- Sealed nose-in parking on Pro Hart Dve and additional unsealed car park;
- Two storage sheds; and,
- Bollard fencing along Pro Hart Dve (and extending into the unsealed car park).
Demand for upgrade

Demand for upgrades to the reserve has been established through consultation with the council and user groups, and from consideration of existing opportunities. Key directions include:

- **Sport**
  - Growth in cricket, Auskick and senior rugby league; and,
  - Close consideration of potential development at Baranduda Fields.

- **Recreation**
  - Updating and expanding the existing opportunities given the facility’s key location within the community ‘precinct’.

- **Common areas**
  - Limited formalised off-street car parking opportunities.

Design directions

The proposed master plan is located within Section 6.

The short to medium-term vision for Baranduda Reserve is:

“To provide a quality multi-sport facility for local clubs. Additionally, the reserve will be the key community recreation node with a wide range of activities and opportunities.”

Proposed embellishment for the reserve within the life of the master plan includes:

- **Sporting opportunities**
  - Main oval with upgraded turf wicket block and immediate surrounds;
  - Two ovals with training lights for large ball sport training; and,
  - Quality three-net cricket practice facility.

- **Recreation opportunities**
  - Feature community recreation node (incorporating skate facility, basketball half court, shaded play opportunities, picnic node); and,
  - Pedestrian loop around the reserve that links with the wider network.

- **Common areas**
  - Off-road formal car park areas (40 bays total); and,
  - Significant indigenous tree planting to create a flora/fauna corridor with surrounding bushland areas.
Background

Introduction and purpose
In late 2015, Wodonga Council engaged ROSS Planning to develop a master plan for Baranduda Reserve (the reserve). The reserve is centrally located within the planned Baranduda residential area and is currently the home of sport and recreation for the town.

The aim of the master plan is to provide a realistic and achievable vision for the reserve, where the needs and requirements of the user groups, community and the council are established and balanced. Importantly, the project will require a staged approach to development that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the reserve for sport and recreation groups and the wider community.

What is a master plan?
A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

• Current character and functionality of the landscape;
• Public expectations and needs;
• Emerging issues and trends; and,
• The realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The master plan does not suggest that all elements of the plan should proceed immediately, or that the council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the master plan is to provide a framework for future development of the reserve over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.
Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Preliminaries
- Inception meeting
- Review of relevant reports, plans, policies and other documents
- Review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment
- Detailed site assessment
- Discussions with council officers
- Discussions with user groups

Stage 3 - Developing directions
- Analysis of identified issues, ideas, needs and opportunities

Stage 4 - Draft concept master plan
- Preparation of draft master plan report
- Review of draft master plan by the council
- Public review

Stage 5 - Review and finalisation
- Review of feedback on draft master plan report
- Agreed amendments to the master plan report
- Council endorsement
Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the reserve, a literature review has been undertaken. A detailed summary of each document reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Wodonga Council Plan 2013-2014 to 2016-2017

The Council Plan is the key document leading council delivery over a four-year period. It is underpinned by the council’s vision: our people, our city, our future.

Strategic objectives with direct relevance to the development of this master plan fall under the ‘our people’ key area and include:

- Offer diverse and accessible recreation, leisure and sporting opportunities
  - Commence works on Baranduda Fields sporting precinct (commence by 2017);
  - Continue to implement the recreation strategy actions; and,
  - Develop a strategy which determines the future sporting hubs in the city.

These key directions have been closely considered throughout the development of the master plan.

Sport and Recreation Plan 2014 to 2040

The Sport and Recreation Plan was developed to provide a program for the development of organised sport in the city over a five-year period. Importantly, the plan advocates for both investment in existing facilities and for careful planning and implementation to meet future demand.

The plan notes, that for the sports currently active at Baranduda Reserve, predicted demand by 2031 includes:

- Australian rules football (only Auskick is conducted at the reserve)
  - Five additional senior fields and three additional junior fields
- Cricket
  - Five additional ovals
- Rugby league
  - Two additional fields
- Tennis
  - Demand met by existing facilities (although court distribution to be reviewed).
The Sport and Recreation Plan also provides comment on each of the existing individual facilities. For Baranduda Reserve, the following recommendations have been made:

- Extend the grass playing fields, improve drainage and reconfigure the synthetic wicket\(^1\)
- Seal the carpark
- Upgrade the cricket nets
- Undertake minor improvements to the pavilion
- Relocate the tennis club to Baranduda Fields and allocate the existing tennis courts to the Baranduda Community Centre
- Investigate relocation of the rugby league club to Baranduda Fields and an alternate satellite site for the senior competition

Proposed Baranduda Fields sporting complex

While development of Baranduda Fields is not expected to commence before 2017, given its location so close to Baranduda Reserve, potential impacts need to be considered.

Proposed key short-term facility development includes:

- Two Australian rules football/cricket fields (potentially one with synthetic surface);
- Four tennis courts;
- Two outdoor netball courts (in conjunction with Australian rules football field development);
- Synthetic athletics facility; and,
- Criterium cycling circuit.

Two new quality Australian rules football/cricket fields and a four-court tennis facility are likely to be attractive to the Auskick, tennis and cricket clubs currently operating at Baranduda Reserve.

Ultimate development at Baranduda Fields includes:

- Six Australian rules football/cricket grounds (one with synthetic surface);
- Twelve tennis courts;
- Three-court indoor sports stadium;
- Eight outdoor netball courts (in total);
- Synthetic athletics facility;
- Two baseball/softball diamonds with pavilion;
- Criterium cycling circuit;
- Two hockey pitches;
- Four soccer fields;
- Three rugby/rugby league fields; and,
- Four-green lawn bowls facility.

The proposed ultimate development at Baranduda Fields has the potential to draw all of the existing formal users from the reserve. However, these works are spread across short, medium and long-term stages. As a result, careful planning is required to avoid facility over-supply without stifling club growth.

**Literature review - summary**

When considered together, the literature review highlights a number of key considerations:

- The council acknowledges the importance of sport and recreation facilities for the community.
- Ultimate development at Baranduda Fields could potentially attract the cricket, Auskick, rugby league and tennis clubs from the reserve.

\(^1\) the synthetic wicket was reconfigured during the 2015/16 FY
Demographic considerations

In order to understand the make-up for the park ‘catchment’, a snapshot of existing and future population and demographic characteristics has been undertaken. With Baranduda Reserve the key community open space within Baranduda, population characteristics for this planning area have been the focus. It is acknowledged that a number of participants will come from outside this catchment. Indeed, as the only rugby league club in Wodonga, the Storm attract players from some distance. However, in general, core participation is expected to come from within the Baranduda area.

Analysis of these characteristics\(^1\) reveals:

- A predicted population of 2624 for 2016 with significant population increases of more than 2000 by 2036;
- Interestingly, Wodonga is not considered to be an aging city (with age cohort structures between 2011 and 2031 not expected to change markedly). Similar, statistics are forecast for the Baranduda area;
- Higher proportion of young people aged 34 years and under (53.6 per cent) compared with regional Victoria (41.9 per cent);
- Lower proportion of older people aged 50 years and above (20.3 per cent) compared with regional Victoria (38 per cent);
- Very few households without a motor vehicle; and,
- Few households without internet connection.

\(^1\) *id, the population experts (2015)*

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Demographic considerations - implications

In terms of impacts for the future development of Baranduda Reserve, these demographic considerations suggest:

- A range of recreation opportunities that are attractive across the ages should continue to be made available at the reserve; and,
- With an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).
Trends considerations

Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need ‘rest periods’ (of up to four weeks) where necessary maintenance can be undertaken.

However, the replacement of turf fields with synthetic fields can significantly increase carrying capacity by limiting maintenance-required field down time. A number of councils and facility providers are moving toward the provision of synthetic fields (particularly for football [soccer] where a number of internationally certified surfaces are available).

The potential development of a synthetic multi-use sportsfield has been earmarked for nearby Baranduda Fields as a short-term project. Retaining the open, natural ‘village green feel’ at Baranduda Reserve is preferred.

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While providers strive to maximise the use of community resources (and state governments espouse field sharing), the reality is that shared use of ancillary facilities (for example, pavilions and carparks) rather than fields may be more appropriate.

Field sharing is an established practice at Baranduda Reserve. At times, this has caused some difficulty associated with scheduling fixtures and training and with field impacts (particularly from linemarking and in high-use areas).

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers’ roles as well as asset management responsibilities.

Some ‘professionalisation’ of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (for example, umpiring or canteen duty).
Passive recreation trends

Park design
The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- Attractive and safe open areas with good lighting, seating, shade, shelters and areas for play;
- Well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available);
- Well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices; and,
- Range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the ‘right’ park setting is essential to the community’s use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

The path on the reserve-side of Pro Hart Dve links the residential area to the north-west with the community hub to the south, and appears well-used. Additionally, the reserve attracts informal use at the recreation facilities (for example, playground) and the playing fields (for example, personal training).

Summary
So what do the trends mean for the master planning of Baranduda Reserve? As it was developed, the master plan has:

- Ensured the provision of suitable facilities to retain the existing range of sporting users;
- Ensured opportunities for shared-use of key ancillary facilities;
- Considered low cost recreation experiences potentially being developed within the reserve so that it has broad appeal;
- Created naturally and artificially shaded areas; and,
- Catered for all age groups and considered the needs of the aged and less physically mobile.
Existing situation

Site description
Baranduda Reserve is centrally located within the Baranduda township. The 5.48ha facility (Lot 1 on PS338528) is council-owned and managed. It has lowered flat playing fields to the north and a raised recreation area to the south. The reserve hosts regular cricket, rugby league, Auskick and tennis use.

Planning considerations

_Wodonga City Council Planning Scheme_

Public Park and Recreation zone
Baranduda Reserve is zoned Public Park and Recreation Zone (PPRZ).

The objectives of this zone are to:
- Recognise areas for public recreation and open space;
- Protect and conserve areas of significance where appropriate; and,
- Provide for commercial uses where appropriate.

For the outdoor sport and recreation developments included in the master plan, a permit (other than necessary building permits) is not likely to be required as identified in 36.02-1 (informal outdoor recreation, outdoor sports ground).

Of note, land zoned Public Conservation and Resource adjoins the reserve to the east, while the community hub is located directly to the south.

A tract of mature trees located in the unsealed car park forms a part-corridor with vegetation to the west of the site. This area has a vegetation protection overlay that would necessitate a permit if any of the native vegetation was planned to be removed or lopped.
Site elements

Site characteristics
The northern playing field has a high quality turf outfield. However, the turf cricket wicket block has a somewhat patchy turf covering and is too low (hence water runs under the covers during periods of wet weather). The southern playing field was upgraded in 2015 and is expected to be of a high quality once it is re-established. The southern section of the reserve is raised and includes the tennis courts and recreation elements (skate facility, half court basketball, play and picnic nodes).

Buildings and improvements
As a busy sport and recreation facility, Baranduda Reserve has a range of embellishments:

- Pavilion (with small covered awning);
- Two ovals (one with a turf wicket block and the other with a synthetic wicket);
- Three-net cricket practice facility with synthetic wickets;
- Two synthetic grass tennis courts (lit);
- Skate facility;
- Basketball half court;
- Play node (without shade);
- Perimeter walk/cycle path running along Pro Hart Dve and leading up through the recreation node to Sage Crt;
- Sealed nose-in parking on Pro Hart Dve and additional unsealed car park;
- Two storage sheds; and,
- Bollard fencing along Pro Hart Dve and the unsealed car park.

Lighting
Five light towers, each with four light fittings, provide training standard lighting for large ball sports on the southern playing field and in the area immediately in front of the pavilion.

The tennis courts are each lit to playing standard.

Parking
Sealed nose-in parking provides 24 spaces off Pro Hart Dve near the pavilion. A large unsealed car park is located under the mature eucalypts in the south-west corner of the reserve.

Access, linkages and connectivity
Entry and access
The reserve is protected from inappropriate vehicle access by timber bollard fencing along Pro Hart Dve (and continuing around into the unsealed car park).

Linkages and connectivity
The reserve forms a key link with the residential area to the north and north-west and the community hub to the south. A path runs along Pro Hart Dve, continues into the reserve and links with Sage Crt. Additionally, the path links to a central pedestrian connection running beside Baranduda Boulevard.

A pedestrian link is also available along the southern boundary of the facility and into the adjoining WRENS Reserve.

Shade
Mature trees provide shaded areas throughout the recreation zone at the southern end of the reserve. Additionally, morning shade is provided on the eastern side of the facility by the mature trees located along this perimeter.

A small amount of spectator shade is provided by the awning on the eastern side of the pavilion.

Signage
The reserve is somewhat ‘hidden’ as it is located behind a heavily treed area on Baranduda Boulevard and behind the community centre and aquatics centre.

Signage is required at the intersection of Baranduda Boulevard and Pro Hart Dve and at the entrance off Sage Crt.
Facility snapshot

Existing facilities
1. Oval (with turf wicket block). Lit on western side
2. Two-bay storage shed
3. Pavilion and awning

4. Nose-in car parking shed
5. Oval (with synthetic wicket). Lit for training
6. Three-net cricket practice facility
7. Unsealed car park
8. Three-bay storage

9. Uncovered play node
10. Covered picnic node
11. Skate facility
12. Basketball half court

13. Two lit synthetic grass tennis courts
   A. Community centre
   B. Edge Aquatics
   C. General store
   D. Primary school
Tennis facilities

The tennis facilities are located at the southern end of the facility toward Sage Crt.

- Two synthetic grass tennis courts
- Full facility lighting
- Fully fenced facility
- Access to a covered area at the western end of the community centre
Cricket facilities
A number of facilities have been developed to create a quality home for the Baranduda Cricket Club.
- Main oval with turf wicket block
- Second oval with synthetic wicket
- Three-net practice facility with synthetic wickets
- Two-bay storage shed servicing the main oval

Field sport facilities
Baranduda Reserve is also home to Auskick and rugby league.
- Main oval with lighting on the western side
- Second oval with full training lights
Shared sport facilities
- Centrally located pavilion
- Three-bay storage shed located near the cricket practice nets
- Sealed nose-in car parking off Pro Hart Dve
- Unsealed car park in the south-west corner of the reserve

Recreation facilities
The southern end of the reserve has a number of key recreation facilities servicing the Baranduda community.
- Quality concrete skate facility
- Basketball half court
- Uncovered play node
- Shaded picnic node
- Connections to a track network to the south-east
Demand analysis

Demand for development at Baranduda Reserve has been established through consultation with the council and user groups; review of consultation outcomes from the recently developed Sport and Recreation Plan; combined with an analysis of existing opportunities.

Consultation summary

Council

Potential opportunities and issues for consideration were discussed with a number of council officers:

Issues
- Facility is currently the key sport and recreation site in Baranduda. However, the development of Baranduda Fields may result in a number of the existing sporting user groups relocating or expanding.
- Rugby league has grown faster than expected.
- Pavilion has a number of design flaws (for example, significant leaks) that need reconsideration.
- The community centre does not use any of the facilities within the reserve. However, it does require continued access through the reserve to the rear of the community centre.

Opportunities
- The reserve adjoins a number of bushland areas (Wodonga Retained Environmental Network). Ideally, the existing treed areas could be built upon to create a flora/fauna corridor between the bushland areas to the east and west.
- Regardless of the developments at Baranduda Fields, the reserve will continue to be a focus for community recreation.

In 2015, the council undertook asset management assessments across the network. The following points summarise key maintenance requirements noted for Baranduda Reserve.
- Replace cracked concrete at the basketball half court - $4400
- Various pavilion maintenance items - $11,260.
Existing user groups
Baranduda Auskick

Membership considerations
- The club had 123 participants in 2015 and is expecting up to 150 in 2016.
- Steady growth has been achieved in recent years.

Facility usage
- Auskick is conducted under lights between 5.30pm and 6.30pm on Wednesday evenings during the winter sporting season.
- Being on a Wednesday evening, the program attracts some users that prefer not to do the Sunday morning Auskick in Wodonga.
- Auskick activities are split across the three lit playing field spaces at the reserve - western side of both fields and eastern side of the southern field.

Development considerations
- Maintenance work on the southern field in 2015 caused significant disturbance to the Auskick program.
- The club would look to form an alliance with Wodonga Saints Football and Netball Club and relocate to Baranduda Fields once the first fields are developed.
- Parking is an issue during the winter sporting season. On Wednesday evenings, Auskick patrons fill all of the nose-in car parks and the adjoining streets. However, the cross-over between Auskick and rugby league training causes significant parking hassles and has resulted in complaints from nearby residents. Council preference is for patrons to use the unsealed car park, however, it is not level and has no lighting.
- Additional facility considerations:
  - If the whole reserve was lit, the Auskick program could be expanded and the club would look to further grow membership.
  - The pavilion required gutters. When it rains, water pours off the awning roof and floods the area where people are trying to gather.
  - Additional storage is required at the reserve for Auskick.
Baranduda Rangers Cricket Club

Membership considerations
• The club enjoys a membership base of approximately 175 (110 juniors and 65 seniors).
• The club fields three junior teams and four senior teams and also offers Milo options for young children.
• Rapid growth has been achieved in recent years. In the 2009-2010 season, the club fielded one junior team and two senior teams.

Facility usage
• Throughout the summer sporting season, the reserve hosts junior matches on Saturday mornings, senior matches on Saturday afternoons and Milo cricket on Monday afternoons.
• Training is conducted at the reserve up to four afternoons each week during the season.

Development considerations
• The turf wicket block was established in 2003. Since this time, the block and the playing surface immediately to the west have sunk resulting in water pooling under the covers during rain events. The wicket block needs to be re-built and lifted while the immediate field surrounds require re-shaping.
• The practice nets are in need of significant updating and are poorly located. The club’s preference is to develop a new 30m x 15m facility immediately to the north of the cricket club storage shed. The nets would be developed as a full synthetic grass surface with drawback nets to encourage multi-use. Large catchnets and fencing would be necessary to prevent balls going onto Pro Hart Dve and Roberts Lane, and the residences beyond.
• The club is looking to extend the storage shed toward the playing field up to 6m (depending on the playing field layout requirements for other users).
• While the club appreciates the need for the reserve to be multi-use, the rugby league field does not fit well within the reserve and results in players running on the turf wicket block.
• Importantly, the club sees its future at Baranduda Fields and would be keen to relocate to a facility with at least two turf wicket block fields, suitable practice facility, storage and pavilion.
• Additional development considerations:
  - The dense undergrowth under the treed area along the eastern boundary of the reserve should be cleared out. Currently many balls are lost when boundaries are hit in this direction.
  - Additional field space can be achieved if the Australian rules posts were to be removed.
  - The pavilion is well-located, however it has a number of significant leaks that require repair.
Wodonga Storm Rugby League Club

Membership considerations
- The club fields eight junior teams and two senior teams (with a total of approximately 110 players).
- Strong growth has been achieved and is expected to be maintained in coming years (given increasing popularity in rugby league, a focus on promotion and recruitment and an increasing population base).

Facility usage
- Training is conducted under lights on Monday to Thursday evenings (with occasional senior training also undertaken on Friday evenings).
- Junior and senior matches are conducted on Saturdays on a home-and-away basis. Senior matches are also infrequently played on Sunday afternoons.

Development considerations
- Baranduda Reserve offers the best playing surface in either the junior or senior competitions.
- Ideally, the club would like access to the reserve in the off-season to conduct a seven-a-side league tag competition and to continue training.
- One of the largest issues at the reserve is the lack of sealed car parking. The unsealed car park in the south-west corner is large. However, it is uneven and dark. Parking on surrounding streets disturbs residents.
- If the reserve is to be further developed for rugby league purposes, it would benefit from additional grandstand seating and covered areas.
- It would be preferable if the lighting on the main field was upgraded to allow for evening matches.
- The pavilion requires an additional changeroom suitable for officials.
- The location of the cricket club storage shed limits areas for spectators.
- Guttering is required on the pavilion to avoid the boggy areas that are created on the field-side of the pavilion (where spectators gather).
- The storage shed at the southern end of the reserve is some distance from the core activity space (near the pavilion) making access difficult.
- Additional signage is required at the facility. Directional signage is needed for the amenities and an information board could be displayed at the front of the pavilion on Pro Hart Dve.
- While the club would like to be able to charge a gate for senior matches and junior finals rounds, it is understood that permanent entry-style fencing would not be appropriate at the reserve.
Baranduda Tennis Club

Membership considerations
- The club has held a steady membership base of approximately 75 players for a number of years.
- The club attracts very few junior players, however, an after-school coaching program appears successful.

Facility usage
- Club fixtures are conducted on Tuesday nights.
- Junior coaching is conducted on Monday nights.
- Social hire is available at all other times.

Development considerations
- With only two courts, the club is reluctant to seek growth. Additionally, the club cannot host tournaments and events with this number of courts.
- The club’s preference is to conduct minor court and fence maintenance only and look to relocate to a new facility at Baranduda Fields as quickly as possible.

Baranduda Primary School
- The school uses the reserve to conduct its annual athletics carnival and other one-off sporting events.
- The reserve is easily accessed and the facilities available meet the needs of the school.

Catchment considerations

Sport
As identified in the Sport and Recreation Plan 2014 to 2040, there is currently an under-supply of playing fields and courts available to the Wodonga community. It is highly likely that a number of the existing sporting clubs at Baranduda Reserve will be looking to relocate or expand into Baranduda Fields. However, development here is considered a number of years away. In the interim, only well-planned and prioritised facility development should be considered at the reserve to avoid potential for over-embellishment and/or inadvertently impeding scope for future development.

Recreation
The site context map on page 7 highlights that many areas of park and open space are ‘available’ in Baranduda. However, it is important to note that many of these land parcels are either undeveloped or are bushland. Baranduda Reserve is the key community recreation park for the local community and is likely to continue in this role even after Baranduda Fields is developed.

Demand - summary
- Opportunity exists to build upon the existing range of recreation elements to further embed the facility as a recreation hub.
- Until detailed planning and construction is commenced at Baranduda Fields, limited sporting infrastructure should be considered for Baranduda Reserve. Rather, focus should be on sports facility updates and undertaking necessary repairs and maintenance.
## Design considerations

### Opportunities and constraints

Key opportunities and constraints for Baranduda Reserve are summarised below and provide much of the direction for the designs.

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<th>Opportunities/constraints</th>
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<td><strong>Movement</strong></td>
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<td><strong>Entry</strong></td>
<td>• The site is quite hidden behind a bushland reserve on Baranduda Boulevard, and behind the aquatic centre and community centre on Sage Crt.</td>
<td>• Install suitable directional signage from Baranduda Boulevard and Sage Crt.</td>
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<td>• There is no directional signage from Baranduda Boulevard nor Sage Crt.</td>
<td>• Install suitable information signage on Pro Hart Dve.</td>
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<td>• The reserve has no information signage describing tenants.</td>
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<td><strong>Parking</strong></td>
<td>• A small formalised off-street car park (24 spaces) is located on Pro Hart Dve.</td>
<td>• Formalise the car park in the south-west corner of the reserve. Install suitable information and directional signage in this new ‘entry’ area.</td>
</tr>
<tr>
<td></td>
<td>• A large unsealed car park is located in the south-west corner of the reserve. The surface of the car park is uneven and the area is quite dark given the dense canopy above and lack of lighting.</td>
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<td></td>
<td>• During peak times, on-street parking occurs on Pro Hart Dve, Whiteley Circuit and McCubbins Lane.</td>
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<tr>
<td></td>
<td>• Car parking is one of the major concerns for tenant user groups (and nearby residents).</td>
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<tr>
<td><strong>Pedestrian network</strong></td>
<td>• A pedestrian walk/cycle path on Pro Hart Dve links the reserve with the wider network.</td>
<td>• Construct a section of path around the ovals that creates a loop with the existing section on Pro Hart Dve and links with adjoining WRENS reserves. Additionally, future opportunities may arise to link with the residential area to the north-east of the reserve.</td>
</tr>
<tr>
<td></td>
<td>• Opportunity exists to develop a simple path loop around the reserve.</td>
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<tr>
<td><strong>Fencing</strong></td>
<td>• Existing timber bollard fencing on Pro Hart Dve (and continuing into the unsealed car park) is complementary and functional.</td>
<td>• Retain the timber bollard fencing as the unsealed car park is formalised.</td>
</tr>
<tr>
<td>Issue</td>
<td>Opportunities/constraints</td>
<td>Desired outcomes/design drivers</td>
</tr>
<tr>
<td>---------------</td>
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<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| **Buildings and structures** | • Being located ‘between’ the two ovals, the pavilion is well-located for cricket (and Australian rules football). However, its location does not reflect best-practice for rugby league, where a location on the western side of the halfway line is preferred.  
• The pavilion includes a suitable size club function/social space but has limited storage and a small canteen area.  
• The building has been poorly constructed - it includes a number of significant leaks and no gutters. | • Undertake necessary repairs to existing leaks in the pavilion.  
• Investigate opportunities to construct gutters on the pavilion.                                                                                                                                                                                                                                                                                                                                                                                      |
| Pavilion      |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| **Storage**   | • The cricket storage shed is in good condition and is well-located for cricket purposes. However, it does encroach on the key gathering area for rugby league purposes. The cricket club would like to extend the shed to the east to provide additional storage opportunities.  
• The shared storage shed at the southern end of the reserve is in appropriate condition. | • Do not extend the cricket club storage shed given the potential impact on other users.  
• Retain the shared storage shed near the cricket practice nets and work with users to improve the layout and use of the southern storage sheds.                                                                                                                                                                                                                                                                                                          |
| **Open space** |                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Community-level | • The reserve is the key community recreation open space for the Baranduda community. Additionally, it is currently also the only public sports field site in the immediate area.                                                                                                                                                                                                 | • Ensure future development of the reserve reflects its status as the key recreation venue but is also cognisant of the impacts that future development at Baranduda Fields will have on the formal sporting users.                                                                                                                                                                                                                                                                          |
## Sports facilities

<table>
<thead>
<tr>
<th>Issue</th>
<th>Opportunities/constraints</th>
<th>Desired outcomes/design drivers</th>
</tr>
</thead>
</table>
| Cricket                | • The main oval outfield has a quality turf surface (however, field levels could be reconsidered - see below).  
• The turf wicket block is badly subsided and now ‘sits’ below the level of the outfield. This results in water flowing under the covers and damaging the block.  
• The field surface immediately surrounding the wicket block is also too low and encourages water to pool.  
• The practice nets are located some distance from the pavilion (preference would be for them to be more centrally located). The nets are also only in fair condition.  
• The overgrown vegetation area under the trees on the eastern side of the main oval causes issues with lost balls. | • Raise the turf wicket block and immediate surrounds to prevent the wicket becoming unnecessarily wet.  
• If funding becomes available in the short-term, it may be possible to further investigate developing the southern field as the primary turf field and the northern field as the synthetic wicket field. This would consolidate the primary cricket facilities at the southern end of the reserve (and provide better spectator opportunities) and create additional field space on the northern field so that the rugby league fields could be appropriately located (and not impact on the turf wicket block as they currently do).  
• Upgrade the cricket practice nets in their existing location (enhance drainage, replace netting, replace synthetic surfaces, repair run-ups).  
• In conjunction with the development of a path loop, undertake selective reduction of the ground cover vegetation on the eastern side of the main oval (within the sports reserve boundary).  
• Light the field area to the east of the turf wicket block.  
• Retain the tennis courts until new courts are developed at Baranduda Fields. |
| Rugby league/Auskick   | • While much of the oval area at the reserve is lit for large ball training purposes, the area to the east of the turf wicket block remains unlit.  
• Consider opportunities to move the main rugby league playing field toward the south to allow better arrangements for spectators. |                                                                                                                                                     |
<p>| Tennis                 | • The tennis courts are in good condition, however, they are poorly located as they block entry into the reserve and, with only two courts, growth in club tennis is stifled. |                                                                                                                                                     |</p>
<table>
<thead>
<tr>
<th>Issue</th>
<th>Opportunities/constraints</th>
<th>Desired outcomes/design drivers</th>
</tr>
</thead>
</table>
| Recreation spaces | • A quality skate facility has been developed at the reserve and is well-located near to the community hub and in an area with natural shade.  
  • The basketball half court provides an alternate recreation opportunity and is located with the other recreation elements.  
  • The play node includes a range of play options for younger children and is located centrally within the recreation area. However, the node has no artificial shade and would only receive natural shade in the early morning and late afternoon. | • Continue to provide a range of recreation opportunities in the reserve.  
  • Upgrade the play node to neighbourhood standard. Provide artificial shade over the play node. Once the tree corridor is established and natural shade is available, this artificial shade could be removed.  
  • Expand the skate park to further enhance recreation opportunities. |
| Landscaping    | • The eastern and southern sides of the reserve include a large number of attractive mature trees.  
  • The flora and fauna corridor can be enhanced by planting indigenous species between the bushland area leading from the north-east of the site into the rear of the community centre and the treed car park in the south-west corner of the reserve (that links with bushland along Baranduda Boulevard).  
  • There are a small number of trees within the ‘footprint’ of the unsealed car park. These trees limit the parking areas available and are perceived as a nuisance or safety risk from branch and limb drops. | • Further develop the flora and fauna corridor through tree planting along the southern end of the reserve.  
  • Undertake selective tree clearing within the unsealed car park to ensure an open and safe area.  
  Additional considerations:  
  • All works will be designed to ensure the adjoining protected WRENS reserves are not compromised.  
  • Landscaping and beautification works will complement WRENS reserves through the use of appropriate native species.  
  • Removal of vegetation from within the sports precinct will be minimised, with retention of large old trees given highest priority. |
Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an ideal opportunity to enhance the capacity of the facility to meet the needs of the sporting community and also the recreation needs of nearby residents and visitors.

The master plan sits well within the existing open space network, providing for local residents and complementing the existing facilities.

The master plan integrates a number of the existing site features with a limited range of new elements and embellishments (that reflect proposed future development at Baranduda Fields). The provision of quality recreation facilities and a more attractive environment will encourage use from the non-sporting community and with the range of facilities and programs available, all age groups can find activities to enjoy.

The Baranduda Reserve Master Plan can be found on the following pages. The master plan includes an overall layout and perspective illustrations.

Medium to long-term considerations

Development at Baranduda Fields has the potential to significantly alter the uses at Baranduda Reserve. At ultimate development, Baranduda Fields is likely to see relocation (or part-relocation) of Auskick, cricket, rugby league and tennis from the reserve. However, in the life of this master plan (five to 10 years), minimal development is expected to be undertaken at Baranduda Fields. As a result, a small number of targeted upgrades and embellishments have been proposed at Baranduda Reserve so as not to unnecessarily restrict existing users and to avoid potential over-embellishment.

As more detailed planning (staging and prioritisation) is undertaken for Baranduda Fields, the Baranduda Reserve master plan should be re-visited.

Vision

The short to medium-term vision for Baranduda Reserve is:

“To provide a quality multi-sport facility for local clubs. Additionally, the reserve will be the key community recreation node with a wide range of activities and opportunities.”
Facility design

The master plan shows the overall layout of the proposed design and facilities. The table below depicts the proposed developments and rationale for individual sport and common areas.

<table>
<thead>
<tr>
<th>Element</th>
<th>Master plan reference</th>
<th>Description</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Recreation opportunities</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Recreation node     | 2, 12, 13, 14, 15, 12 | • Continue to provide a range of recreation opportunities in the reserve.  
• Provide artificial shade over the play node. Once the tree corridor is established and natural shade is available, this artificial shade could be removed. | • To ensure a range of informal recreation opportunities are available for locals and visitors.  
• To provide suitable shade. |
| Walk/cycle paths    | 2                     | • Construct a section of path around the ovals that creates a loop with the existing section on Pro Hart Dve, links to tracks in adjoining WRENS reserve and potential future links to residential development to the north-east. | • To ensure a range of off-road walking and cycling options are available.                     |
| Picnic node         | 10                    | • Expand the picnic node with additional picnic tables and shelters.                                                                                | • To provide additional facilities for gatherings and enhanced spectator opportunities.        |
| Sporting opportunities |                        |                                                                                                                                                    |                                                                                                |
| Cricket             | 1, 6, 3               | • Raise the turf wicket block and immediate surrounds.  
• Upgrade the cricket practice nets in their existing location (enhance drainage, replace netting, replace synthetic surfaces and repair run-ups).  
• In conjunction with the development of a path loop, selectively reduce the ground cover vegetation on the eastern side of the main oval. | • To prevent the wicket becoming unnecessarily wet and ensuring a quality playing surface.  
• To provide a quality training facility.  
• To ease the issue of lost balls during matches. |
| Auskick             | 4                     | • Light the field area to the east of the turf wicket block (ensure modern hooded light fittings are used to limit light spill into the adjoining reserves and nearby residences). | • To provide the widest possible lit playing field area for training purposes.                 |
| Rugby league        | 4                     | • Light the field area to the east of the turf wicket block (ensure modern hooded light fittings are used to limit light spill into the adjoining reserves and nearby residences).  
• Investigate opportunities to move the primary rugby league field to the south. | • To provide the widest possible lit playing field area for training purposes.  
• To enhance spectator opportunities. |
<table>
<thead>
<tr>
<th>Element</th>
<th>Master plan reference</th>
<th>Description</th>
<th>Rationale</th>
</tr>
</thead>
</table>
| Tennis           | 15                    | • Retain the tennis courts until new courts are developed at Baranduda Fields.  
• Retain one tennis court for recreation purposes in the medium to long-term.  
• Lower the fences on the northern and southern ends and install new low fencing on the western side to further establish an integrated recreation precinct. | • To avoid unnecessary duplication of facilities.                                             |
| Pavilion         | 5                     | • Undertake necessary repairs to existing leaks in the pavilion.  
• Investigate opportunities to construct gutters on the pavilion. | • To enhance the longevity of the building.  
• To provide a safe (and dry) experience for patrons.                                        |
| Common areas     |                        |                                                                                                                                                                                                             |                                                                                               |
| Entries          | n/a                   | • Install suitable directional signage from Baranduda Boulevard and Sage Crt.  
• Install suitable information signage on Pro Hart Dve.  
• Install information and directional signage at the entry to the 'new' sealed car park area. | • To ensure ease of access for visitors to the reserve.  
• To promote the existing user groups.  
• To promote the new sealed car park as the feature entry to the reserve (and limit vehicle congestion on Pro Hart Dve near to the pavilion). |
| Car parking      | 8, 9, 17              | • Formalise the car park in the southwest corner of the reserve (40 bays) and provide an area for infrequent overflow parking near the tennis court, skate facility and half court. | • To provide adequate car parking and to limit congestion on Pro Hart Dve during peak times for formal sporting user groups. |
| Fencing          | 9                     | • Retain the timber bollard fencing as the unsealed car park is formalised. | • To limit inappropriate vehicle access to the reserve.                                        |
| Storage          | 7                     | • Retain the shared storage shed near the cricket practice nets.  
• Do not extend the cricket club storage shed (near the pavilion).  
• If the southern field becomes the premier turf field, opportunity may exist to consolidate storage within the southern storage facility. | • To ensure suitable storage opportunities exist.  
• To ensure that the spectator area near the pavilion is not further encroached.          |
| Landscaping      | 16                    | • Further enhance the flora and fauna corridor through tree planting along the southern end of the reserve.  
• Undertake selective tree clearing within the unsealed car park to ensure an open and safe area. | • To build upon the existing attractive corridor.  
• To provide shade for the recreation facilities.  
• To allow the establishment of a formal car park area.                                   |
Baranduda Reserve - Concept layout

1. Raised turf wicket block (and immediate surrounds)
2. Path loop (and links to WREN reserve track in the south-east and an existing path in the north)
3. Reduced ground cover vegetation
4. New field lighting
5. Repair leaks, construct gutters
6. Upgraded cricket practice nets (drainage and tank, netting, synthetic wickets and run-ups)
7. Enclosed storage area
8. New formal entry
9. Sealed car parks (40) with timber bollards
10. Picnic node (expanded)
11. Retain existing picnic node
12. Shaded play node
13. Area for potential skate park expansion
14. Retain existing half court
15. Retain one tennis court (lower the northern and southern fences and install western fence)
16. Flora and fauna corridor
17. Open grassed recreation area (also available for infrequent overflow parking)
Staged implementation and indicative costing

The cost of the development of the master plan is beyond the council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide; changes in user priorities or earlier opportunities for funding may alter staging. The adjoining table summarises indicative costs (and do not include legal fees or GST).

Stage 1 (short-term)
- Construct a section of path around the ovals that creates a loop with the existing section on Pro Hart Dve, links to tracks in adjoining WRENS reserve and potential future links to residential development to the north-east.
- Raise the turf wicket block and immediate surrounds.
- Upgrade the cricket practice nets in their existing location (enhance drainage, replace netting, replace synthetic surfaces and repair run-ups).
- In conjunction with the development of a path loop, selectively reduce the ground cover vegetation on the eastern side of the main oval.
- Undertake necessary repairs to existing leaks in the pavilion.
- Investigate opportunities to construct gutters on the pavilion.

Stage 2 (medium to long-term)
- Upgrade the play node.
- Expand the skate park.
- Remove the western tennis court (and undertake fencing changes).
- Expand the picnic node.
- Light the field area to the east of the turf wicket block.
- Install directional signage from Baranduda Boulevard and Sage Crt.
- Install information signage on Pro Hart Dve.
- Install information and directional signage at the entry to the 'new' sealed car park area.
- Formalise the car park in the south-west corner of the reserve.
- Further enhance the flora and fauna corridor through tree planting along the southern end of the reserve.
<table>
<thead>
<tr>
<th>Stage</th>
<th>Area/sport</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Recreation</td>
<td>Construct path loop</td>
<td>$90,000</td>
</tr>
<tr>
<td></td>
<td>Cricket</td>
<td>Raise (and rebuild) the turf wicket</td>
<td>$75,000</td>
</tr>
<tr>
<td></td>
<td>Cricket</td>
<td>Upgrade the practice nets</td>
<td>$25,000</td>
</tr>
<tr>
<td></td>
<td>Landscaping</td>
<td>Reduce the ground vegetation on the eastern side</td>
<td>$3000</td>
</tr>
<tr>
<td></td>
<td>Pavilion</td>
<td>Repair leaks and construct gutters</td>
<td>$14,000</td>
</tr>
<tr>
<td></td>
<td><strong>Stage 1</strong></td>
<td><strong>Sub-total (with rounding)</strong></td>
<td><strong>$207,000</strong></td>
</tr>
<tr>
<td>2</td>
<td>Recreation</td>
<td>Upgrade the play node</td>
<td>$58,000</td>
</tr>
<tr>
<td></td>
<td>Recreation</td>
<td>Expand the skate park</td>
<td>$80,000</td>
</tr>
<tr>
<td></td>
<td>Tennis</td>
<td>Remove the western court and undertake fencing changes</td>
<td>$8500</td>
</tr>
<tr>
<td></td>
<td>Recreation</td>
<td>Expand the picnic node</td>
<td>$22,000</td>
</tr>
<tr>
<td></td>
<td>Sport</td>
<td>Light the field area to the east</td>
<td>$35,000</td>
</tr>
<tr>
<td></td>
<td>Signage</td>
<td>Install directional and information signage</td>
<td>$12,000</td>
</tr>
<tr>
<td></td>
<td>Car parking</td>
<td>Formalise the new car park</td>
<td>$175,000</td>
</tr>
<tr>
<td></td>
<td>Landscaping</td>
<td>Further enhance the existing flora/fauna corridor</td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td><strong>Stage 2</strong></td>
<td><strong>Sub-total (with rounding)</strong></td>
<td><strong>$396,500</strong></td>
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<tr>
<td></td>
<td><strong>Sub-total</strong></td>
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<td><strong>$607,500</strong></td>
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<td></td>
<td></td>
<td>Contingency and sundry site works (10%)</td>
<td>$60,750</td>
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<tr>
<td></td>
<td><strong>Sub-total</strong></td>
<td></td>
<td><strong>$668,250</strong></td>
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<tr>
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<td>Escalation (2%)</td>
<td>$13,365</td>
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<tr>
<td></td>
<td><strong>TOTAL (exc GST) with rounding</strong></td>
<td><strong>$681,600</strong></td>
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</table>