recreation
open space
and sport
specialists

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Executive summary

Introduction
Kelly Park plays host to tennis, cricket, netball, croquet and soccer. Additionally, a small playground is located among mature trees at the northern end of the park. With recently reconstructed netball courts at the facility, a revision of the 2015 master plan is required.

Existing situation
The 8.4-hectare site is located toward the north-west corner of Wodonga on a block bordered by Collins, Lawrence and Dalgleish streets and Melrose Drive. Kelly Park is a council-owned facility zoned Public Use - Other Public Use.

The park is flat, has stands of mature trees around much of the perimeter and is heavily embellished.

Existing embellishments include:
- Turf cricket field and practice nets;
- Lit field space for almost three soccer fields (overlaid on the cricket field);
- Nine bitumen netball courts;
- Tennis complex (30 grass courts, eight synthetic grass courts and 10 plexipave hard courts);
- Up to three of the grass tennis courts are also used for croquet;
- Tennis pavilion;
- Netball pavilion;
- Cricket/soccer pavilion;
- Amenities building;
- Small playground;
- One large and one small sealed car park;
- Scattered storage; and,
- Pipe rail and timber rail perimeter fencing.

Demand for upgrade
Demand for upgrades to the park has been established through consultation with the council, user groups and peak bodies and from consideration of existing opportunities. Key directions include the following.

- Sport
  - Steady growth in netball
  - Increasing numbers in cricket and soccer
  - Requirements for the tennis facility to remain a flagship venue for hosting tournaments

- Recreation
  - Limited recreation opportunities for local residents
  - Opportunity to upgrade the play opportunities at the venue

- Common areas
  - Limited car parking and poor traffic flow from Lawrence Street
  - Poor pedestrian links across the park
Design directions

The proposed master plan is located within Section 6.

The vision for Kelly Park is:

To provide a premier venue for regular tennis tournaments, quality facilities for cricket, croquet, netball and soccer and an attractive recreation setting for locals and visitors.

Proposed ultimate embellishment for the park includes the following:

- **Sporting opportunities**
  - Two full-size soccer fields lit to competition standard
  - A turf cricket field (overlay) supported by a lit four-net practice facility (that can also be used as a multi-purpose training space)
  - Expanded pavilion servicing the soccer/cricket fields
  - Nine lit bitumen netball courts
  - Upgraded pavilion servicing netball and croquet
  - Tennis precinct (30 grass courts, eight synthetic grass courts, 10 plexipave hard courts)
  - Two-storey pavilion centrally located within the tennis precinct
  - Additional multi-purpose training space

- **Recreation opportunities**
  - Shaded recreation node located centrally
  - Small playground within the tennis centre precinct

- **Common areas**
  - Two formal car park areas (approximately 242 bays total) and additional on-road sealed car parking opportunities
  - New entry signage reflecting the quality of the facility
  - Upgraded pedestrian pathway network, ensuring improved access for all
Background

Introduction and purpose

In late 2014, Wodonga Council engaged ROSS Planning to develop a master plan for Kelly Park (the park). Major changes to the Wodonga sporting “landscape” were expected to take place upon the opening of the Baranduda Fields Sporting Complex. This included the relocation of netball to Birallee Park. However, as funding could not be secured for this project, netball will remain at the park. This led Wodonga Council to re-engage ROSS Planning in mid-2018 to review the master plan for the park.

The park is located on the north-west side of the city and is home to both field-based sports (cricket and soccer) and court-based sports (netball, croquet and tennis).

The aim of the master plan is to provide a realistic and achievable vision for the park, where the needs and requirements of the user groups, community and the council are established and balanced. Importantly, the project will require development to be staged in a manner that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, the 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 park 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 park 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 the 2015 master plan, 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 assessments
• discussions with Council officers

Stage 3 - Community engagement
• discussions with user groups, peak bodies and key stakeholders
• analysis of identified issues, ideas, needs and opportunities
• preparation of concept options for Council review

Stage 4 - Draft concept master plan
• preparation of draft master plan report and layout
• review of draft master plan by Council
• user group and 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 Park, 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 2017-2018 to 2020-2021

The Council Plan is the key document leading council delivery over a four-year period.

Key strategic objectives and actions are presented under five key focus areas. Those with the most direct relevance to the master plan review are found within the Healthy, Safe and Resilient Community and Sustainable and Forward Looking key focus areas and include the following.

- Families, children and young people - Plan, facilitate and provide where appropriate quality services, activities and spaces that meet the needs and provide the best outcomes for our children, young people and families
- Being active - Manage and develop the city’s sporting, recreation and leisure facilities and spaces for sustainability, amenity and to encourage active participation
- Open spaces - Design and maintain our parks, reserves, public and green spaces for their continued attraction for our community and visitors

These key directions have been 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 the park, predicted demand by 2031 includes the following.

- Cricket - Five additional ovals
- Outdoor football (soccer) - One regional centre and three additional fields
- Netball - Access to an indoor facility (with up to six courts) and a total of 15 outdoor courts
- 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 the park, the following recommendations have been made.

- The need for a detailed master plan
- Redevelopment of cricket practice facilities and investigation of opportunities for additional turf wicket field
- Consolidation of tennis from across the city into the park.
Proposed Baranduda Fields sporting complex

Development of Baranduda Fields will not proceed until further funding is secured (government and/or private enterprise). However, the council will continue with planning and design stages at Baranduda Fields and thus the potential impacts on the use of Kelly Park have been considered below.

Proposed key short-term facility development at Baranduda Fields includes:
- Two AFL/cricket fields (one with synthetic surface);
- Four tennis courts;
- Two outdoor netball courts (in conjunction with AFL field development);
- Synthetic athletics facility; and,
- Criterium cycling circuit.

None of these developments are expected to impact on current uses at Kelly Park.

Ultimate development at Baranduda Fields includes the following.
- Six AFL/cricket grounds (one with synthetic surface)
- 12 tennis courts
- Three-court indoor sports stadium
- Eight outdoor netball courts (in total)
- Synthetic athletics facility
- Criterium cycling circuit
- Two hockey pitches
- Four soccer fields
- Three rugby fields
- Four-green lawn bowls facility.

If funding is secured for Baranduda Fields, there is some potential for the proposed cricket and soccer fields to impact on the use at Kelly Park in the future. However, importantly, it is proposed that much of the use of the Baranduda Fields Sporting Complex will come from within the Leneva growth area.

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
- The council highlights the need to review current uses and facility layout at Kelly Park
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. Given Kelly Park’s position as a premier sports facility, population characteristics for the entire council area have been the focus where possible. It is acknowledged that some participants will come from outside this catchment - indeed, the tennis facility has previously attracted international events. However, core participation will come from within the council boundaries.

Analysis of these characteristics reveals:

- An estimated population of 41,666 in 2018 with significant population increases of almost 16,000 by 2031;
- Wodonga is not considered to be an aging city (with age cohort structures between 2018 and 2036 not expected to change markedly);
- Higher proportion of young people 34 years and under (48 per cent) compared with Regional Victoria (40.7 per cent);
- Lower proportion of older people 50 years and above (33.2 per cent) compared with Regional Victoria (41.2 per cent);
- More than 700 households without a motor vehicle; and,

Demographic considerations - implications

In terms of impacts for the future development of Kelly Park, these demographic considerations suggest:

- A range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the park (eg. both formal sport and passive recreation activities);
- 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 redevelop 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 soccer where a number of internationally certified surfaces are available).

While the potential for a synthetic field was considered for the Park, the continued demand for cricket on the site meant that this was not a preferred option.

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more 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 (e.g. clubhouses, car parks) rather than fields may be more appropriate, field sharing has been proposed for the Park.

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 (e.g. umpiring or canteen duty).
Passive recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community’s quality of life; ensuring the health of residents and visitors and contributing to the economic and environmental well-being of a community and region. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- a range of precincts as well as recreation nodes that comprise clustered activities such as picnic and play areas
- 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) 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 continues to be 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 is easy to understand for a first-time user.

While much of this connected network exists around Kelly Park, a small number of key links are required.

Trends considerations summary

So what do the trends mean for Kelly Park? As the master plan has been developed, we have:

- Ensured the provision of a range of high quality field and court facilities
- Ensured opportunities for shared-use of key ancillary facilities
- Maximised opportunities for walking and cycling, as these are popular physical activity options
- Considered low cost recreation experiences potentially being developed within the park so that it has broad appeal
- Created naturally and artificially shaded areas
- Catered for all age groups and considered the needs of the aged and less physically mobile.
Existing situation

Site description
Kelly Park is located toward the north-west corner of the city in a residential area (as depicted in the context map below).

The 8.4-hectare park (Lot 1 on PS710733) is council-owned and managed.

The park is relatively flat and is home to regular tennis, croquet, netball, cricket and soccer use.

Planning considerations

Wodonga Council Planning Scheme

Public use zone
Kelly Park is zoned PUZ7 Public Use Zone - Other Public Use.

The objectives of the public use zone are to:
- Recognise public land use for public utility, community services and facilities; and,
- Provide for associated uses that are consistent with the intent of the public land reservation or purpose.

For the outdoor sport and recreation development included in the master plan, a permit (other than necessary building permits) is not likely to be required as identified in 36.01-1 (any other use).
Site elements

Site characteristics
The eastern part of the site has a quality turf surface and is relatively flat. Tennis courts (of various surface type) dominate the western side of the park. A bank of netball courts is the key central feature.

Buildings and improvements
Kelly Park is heavily embellished.
- Three separate pavilions (servicing tennis, netball and soccer/cricket)
- Separate storage sheds for cricket, netball, croquet and tennis and a storage container used by soccer
- Turf cricket field and practice nets
- Lit field space for almost three soccer fields (overlaid on the cricket field)
- Nine lit bitumen netball courts
- Tennis complex (30 grass courts, eight synthetic grass courts and 10 plexipave hard courts)
- A simple climb-and-slide play structure is located under mature shade trees at the far northern end of the park
- A recently constructed amenities building is located at the northern end of the netball courts near the play structure.

Lighting
The turf playing fields are lit to training standard. The synthetic grass and plexipave tennis courts are all lit to competition standard. The recently constructed netball courts include nine courts with Class 3 (Netball Australia) standard lighting.

Parking
A large sealed car park accessible from Dalgleish St is located in the north-west corner of the park. A small central sealed car park is located adjoining the netball pavilion and is accessed from Lawrence St. On-street parking is located along each of the four sides of the park.

Access, linkages and connectivity
Entry and access
The timber rail and low chain mesh fences around the playing fields and the northern boundary of the park create limited access restriction for pedestrians and facility users. However, the fence does restrict vehicle access to the playing surfaces.

Tennis fencing along the western and southern edges directs pedestrians to a single entry point on Melrose Drive or via the vehicle entry on Lawrence St.

Linkages and connectivity
While there are presently no pedestrian paths around the perimeter of the park (other than a very small section at the corner of Lawrence St and Melrose Drive)*, there are clear desire lines in the dirt along Lawrence St and Melrose Drive.

Interestingly, a pedestrian path already exists along Melrose Drive beyond Dalgleish St and on the park side of Lawrence St either side of the park. Paths also exist in Dalgleish, Collins and Lawrence streets on the opposite side of the road to the park.

* A pedestrian link along Melrose Drive was completed prior to the master plan being finalised.
Shade

A stand of mature trees provides a large shaded area around the playing fields. Pine trees along Lawrence St provide shade for spectators of the southern grass courts at the tennis centre (although the needles falling on the courts cause significant damage and these trees compete with the grass courts for access to water).

A mixture of artificial and natural shade provides an attractive setting for spectators along the northern bank of grass courts. There are also shade structures built to service the plexipave and synthetic grass courts.

The play node is located in a well-treed location.

Signage

The park has limited naming signage and this does not reflect the quality of the facilities available at the venue.

A small sign is located on the corner of Lawrence and Collins Streets, while a more appropriate and modern sign is located at the entry to the central car park off Lawrence Street.

As a flat park with relatively clear sightlines, there is little need for internal signage.

Directional signage at the roundabout in the Central Business District would be beneficial.
Facility snapshot

Existing facilities
1. Sealed car park (approx 174 bays)
2. 10 plexipave hard courts
3. 8 synthetic grass courts
4. 30 grass courts (croquet overlay)
5. Two-storey tennis pavilion
6. Tennis storage compound
7. Nine newly constructed netball courts
8. One-storey netball pavilion
9. Sealed car park (approx. 60 bays)
10. One-storey cricket/soccer pavilion
11. Cricket and soccer playing fields
12. 3-net cricket practice facility
13. Cricket storage shed
14. Play node
15. Amenities building
16. Soccer storage containers (temporary)

Common facilities
- Northern large sealed car park (approx. 174 bays)
- Central small sealed car park (approx. 80 bays)
- Play node
- Amenities
Netball-specific facilities
The netball courts have been recently redeveloped and are in excellent condition.
- Nine bitumen hard courts
- Single-storey pavilion facing down the length of the courts (with timekeeper’s box, canteen, function area, storage, office, amenities and changerooms)

Soccer-specific facilities
Soccer fields are overlaid across the cricket oval. Unfortunately, the two senior-size fields are designed in an east-west orientation (rather than the preferred north-south).
- Two senior-size soccer fields (lit for training)
- Additional space for small-sided games
- Single-storey pavilion (shared with cricket) that includes changerooms, canteen, function area, covered area and amenities

Tennis-specific facilities
The tennis facility offers a range of quality opportunities and hosts regular high-level tournaments.
- 10 plexipave hard courts (lit)
- Seven synthetic grass courts (lit)
- 30 grass courts (northern bank - 14 courts, southern bank - 16 courts). Including overlay for croquet
- Well-located two-storey pavilion (with canteen, office, function areas, kitchen, amenities and changerooms)
- Shaded spectator facilities for northern grass courts
- Storage compound and storage sheds (one used primarily for croquet)

Cricket-specific facilities
The single cricket field has a quality turf outfield and well-turfed wicket block.
- Turf block with three pitches
- Three-net cricket practice facility
- Storage shed
- Single-storey pavilion (shared with soccer) that includes changerooms, canteen, function area, covered area and amenities
Demand analysis

Demand for development at Kelly Park has been established through consultation with the council, user groups and peak bodies; review of outcomes from the 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
- Regular scheduling issues arise between soccer and cricket
- The park does not have enough field space for the amount of use trying to be accommodated
- Fallen needles and pine cones from the pine trees along Lawrence St cause significant issues for the tennis club
- The car park accessed from Lawrence St is problematic during winter season weekend fixtures as it is too small for soccer and netball and traffic movement is restricted
- Irrigation and lighting systems in need of upgrade

Opportunities
- Netball courts were recently upgraded and are in good condition
- Continue to explore opportunities to supply netball courts with shelter or shade structures
- Tennis facility attracts regular high-level tournaments and is one of the flagship sporting tourism facilities for the area
- In the short term develop a new cricket training facility
- Support the ongoing development and upgrade of tennis facilities (particularly facilities for spectators)
- Consider sealed and overflow car parking options, in particular formalise (sealed) nose-in parking along Collins and Dalgleish streets
- Consider enhanced pedestrian links across the park
- Consider opportunities to redevelop a quality play node in a more central location

Demand for development at Kelly Park has been established through consultation with the council, user groups and peak bodies; review of outcomes from the Sport and Recreation Plan; combined with an analysis of existing opportunities.
**Existing user groups**

**Belvoir Cricket Club**

*Membership considerations*
- Senior numbers are beginning to be affected as facilities at the park are not on par with neighbouring clubs. Junior numbers remain steady
- 180 playing members in 2017-2018

*Facility usage*
- Senior fixtures are played every Saturday (and on infrequent Sundays) across the summer sporting season
- Training is conducted Monday to Friday using the nets for batting and bowling and the adjoining field for drills

*Proposed development considerations*
- Tenure issues at Kelly Park stifle cricket growth as overlapping seasons cause scheduling difficulties
- Current training nets are in poor condition and the club would prefer it if the cricket nets were relocated so that balls were hit toward the middle of the field rather than on to the road or neighbouring properties. Additionally, a new four-net practice facility would be beneficial
- Important that the oval retains a turf wicket block

**Wodonga Croquet Club**

*Membership considerations*
- Membership has remained relatively steady across the past three years (with 30 members in 2018)

*Facility usage*
- Matches are played three mornings and one afternoon each week
- Up to 15 gala days are held each year

*Proposed development considerations*
- Current layout makes access to toilets and power difficult for users (there is a long walk to amenities

**Twin City Wanderers Football Club**

*Membership considerations*
- Membership is steady in both seniors and juniors with numbers having remained about 300 players for the past three years
- In 2018, the club lost a junior boys team but gained a junior girls team

*Facility usage*
- Junior fixtures are conducted Sunday morning during the winter season, with senior fixtures played on Sundays on a home-and-away basis
- Miniroos fixtures are Saturdays at Willow Park
- Training is conducted four afternoons/evenings each week

*Proposed development considerations*
- Would prefer if cricket was relocated from the park as it does not allow for year-round access (pre-season matches and proposed weekend summer competition).
Murray United Football Club

Membership considerations
- Steady increases in membership has seen the club grow to more than 200 members

Facility usage
- Train three days each week, with seniors, U20s and U18s training at Kelly Park. While all Juniors train at La Trobe University
- Matches are conducted on Saturdays and Sundays at La Trobe University
- Junior development programs are held on Monday nights

Proposed development considerations
- The Club indicates that they have outgrown the carrying capacity of Kelly Park.

Football Federation Victoria (FFV) comments
The region has seen steady growth in Miniros and junior competitions with senior numbers seeing no change over the past five years. FFV has indicated that the lack of a regional facility has affected its ability to attract new players. The potential Baranduda Fields facility may be able to accommodate this demand in the medium-long term. However, the need for local-level club facilities such as Kelly Park will remain important.

Netball Wodonga

Membership considerations
- Recent steady increases has resulted in more than 450 players (including a strong all-abilities program)

Facility usage
- Fixtures are conducted on Saturday mornings throughout the winter sporting season
- Primary and secondary school matches are also conducted during school hours in the winter season
- Training is conducted on four afternoons and evenings each week shared between Netball Wodonga teams, representative teams and local football-netball clubs seeking court space
- One-day successful representative carnival is conducted each season. (With only nine courts, nominations for this event are capped and there is a long list of teams on a “waiting list” seeking entry)

Clubs proposed development considerations
- The association would prefer a 12-court facility to allow for greater capacity to host large carnivals (after recent development of nine compliant courts there is no space to accommodate an additional three courts)
- The clubhouse is in need of upgrades (eg. a permanent first aid room and amenities upgrade)
- In order to accommodate for growing demand of all-abilities netball, provision of suitable facilities (toilets, ramps and linkages) around the park should be undertaken.

Regional Netball Victoria comments
A recent audit highlighted that the newly constructed courts are in good condition. Incorporating the development of further amenities to service the club may assist to attract more participants and promote growth within the Wodonga catchment.
Wodonga Tennis Club

Membership considerations
- Membership is steady, with 380 members in 2018. In addition to this, about 100 casual players have used the book-a-court system

Facility usage
- Fixtures are conducted four evenings and on four occasions throughout the day each week
- Coaching is conducted every day
- Pennant fixtures are held every Saturday afternoon

Clubs proposed development considerations
- Given recent irrigation upgrades, the purchase and installation of a new pump is required in the short-term
- Need to remove pine trees along Lawrence st as fallen needles and cones are a maintenance (and safety) issue. These trees also compete with grass courts for water
- Birds have damaged the four aging synthetic grass courts closest to the grass courts

Regional Tennis Victoria
Wodonga Tennis Centre has the largest participation within the Country North East region. The club is showing steady growth, recently returning to the Tennis Victoria Top 50 Clubs list based off membership data. The club should continue to host major tennis events such as the Country Week competition. Tennis Victoria acknowledges the structure of the Saturday morning junior competition should be reviewed in order to facilitate for future growth.
Catchment considerations

Sport
As identified in the Sport and Recreation Plan 2014 to 2040, there is an under-supply of playing fields and courts available to the Wodonga community. While sports facility development at Baranduda Fields may ultimately prove attractive to clubs, the project can not proceed until further funding is secured (government and/or private enterprise). This has resulted in existing Kelly Park user groups needing to stay at the current location.

Recreation
The site context map on page 7 highlights the limited range of parks servicing the residential area surrounding Kelly Park (particularly the residential area to the north that has no recreation parks). To the east of the park, a linear reserve links Willow and Belvoir Parks, while two small local parks offering limited recreation opportunities are located both to the west across Melrose Drive and south across Lawrence St.

Demand - summary
- Opportunities exist for enhanced informal physical activity (including quality walking and play opportunities)
- Much of the existing infrastructure is in good condition
- Continued focus on tennis as a provider of high-level events
- Opportunity for targeted facility upgrades
- Opportunity to provide additional areas of artificial shade.
# Design considerations

## Opportunities and constraints

Key opportunities and constraints for Kelly Park are summarised below and provide much of the direction for the designs.

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<th>Opportunities/Constraints</th>
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<tr>
<td><strong>Movement</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entry</td>
<td>• Site is easily accessed off the Hume Freeway and Lawrence St</td>
<td>• Create an entry statement to the facility at the Lawrence St entrance</td>
</tr>
<tr>
<td></td>
<td>• Despite the calibre of events it hosts, the site suffers from limited destination signage</td>
<td>• Create secondary entry statements around the facility</td>
</tr>
<tr>
<td>Parking</td>
<td>• Limited formalised parking off Lawrence St</td>
<td>• Construct a larger central car park with turnaround (traffic flow) opportunities off Lawrence St</td>
</tr>
<tr>
<td></td>
<td>• Large sealed car park off Dalgleish St</td>
<td>• Formalise (sealed) nose-in parking opportunities along Dalgleish and Collins streets</td>
</tr>
<tr>
<td></td>
<td>• On-street (overflow) parking opportunities in adjoining streets</td>
<td></td>
</tr>
<tr>
<td>Pedestrian network</td>
<td>• Very limited existing internal and external path system</td>
<td>• Construct an internal path that connects pedestrians from the large car park to the netball pavilion and through to Lawrence St</td>
</tr>
<tr>
<td></td>
<td>• Lack of adequate paths for all-abilities access through the park</td>
<td>• Ensure internal paths link to all key attractions at the Park (e.g., central play node) and the external path network</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Construct footpaths extending along Melrose Drive# and Lawrence St to link with the existing wider network</td>
</tr>
<tr>
<td>Fencing</td>
<td>• Perimeter fencing for tennis is unattractive along Lawrence St, the northern end of the grass courts and certain sections of the fencing around the synthetic grass courts</td>
<td>• Construct black plastic-coated fencing along all sections of the tennis facility as the existing fencing reaches the end of its useful life (or when significant facility changes are made)</td>
</tr>
<tr>
<td></td>
<td>• Low chain mesh and timber rail fencing throughout the remainder of the park is appropriate</td>
<td>• Ensure suitable catch nets are constructed behind goals in key areas (including to protect the central play node)</td>
</tr>
<tr>
<td></td>
<td>• Infrequent complaints regarding soccer balls on Collins St and in adjoining residences</td>
<td>• Construct rail fencing along the eastern edge of the large car park</td>
</tr>
<tr>
<td></td>
<td>• Fencing between the eastern side of the large car park and netball courts is inappropriate</td>
<td></td>
</tr>
</tbody>
</table>

# A pedestrian link along Melrose Drive was completed prior to the master plan being finalised.
## Issue Opportunities/Constraints Desired Outcomes/Design Drivers

### Buildings and structures

| Tennis pavilion | • Large well-located facility  
• Quality viewing areas, canteen, office and multiple open social areas  
• Opportunities to update the interior of the building  
• Opportunities for enhanced community use of the upper level | • Investigate opportunities for internal re-configurations and upgrades  
• Widely promote community use of the facility |
| Netball pavilion | • Quality multipurpose facility  
• Well-located centrally and with views across main playing areas  
• Amenities in need of upgrade | • Upgrade the amenities to include additional female friendly facilities and improved access for people with a disability |
| Soccer pavilion | • Centrally located with views across the existing soccer fields and single cricket field | • Extend the changerooms to the west to facilitate opportunities to provide female friendly facilities and establish larger, more flexible change spaces. (Design is to stay within current building footprint).  
• Upgrade the canteen and social area (expand the building to the north)  
• Extend the covered area on the eastern of the building |
| Storage areas | • Cricket storage shed located on north east corner in need of upgrade  
• Storage containers used by soccer no longer fit for purpose | • Install a large storage shed complete with separate bays near the new cricket nets and synthetic training area  
• Remove the existing cricket storage shed |
| Additional storage sheds/areas | • Storage facilities are located:  
  - Near the cricket practice facility;  
  - To the west of the netball clubhouse;  
  - In a storage compound at the eastern end of the grass tennis courts;  
  - Near the entrance to the tennis facility from Melrose Drive. | • Reduce the size of the tennis storage compound to allow for car parking and traffic turnaround  
• Install a large storage shed to the north of the soccer/cricket pavilion  
• Remove the cricket storage shed |
<table>
<thead>
<tr>
<th>Issue</th>
<th>Opportunities/Constraints</th>
<th>Desired Outcomes/Design Drivers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open space</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community-level</td>
<td>• As a multi-sport facility that hosts a range of local and high-level events, opportunity exists to ensure this facility remains a premier sporting venue</td>
<td>• Ensure the park continues to enjoy significant community use and is developed to such a level that it remains attractive for carnivals and events</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sports facilities</td>
<td>• Tennis</td>
<td>• Tennis</td>
</tr>
<tr>
<td></td>
<td>- Impact of pine trees on southern grass courts</td>
<td>- Remove the pine trees on Lawrence St, move the fencing south and extend the southern bank of courts</td>
</tr>
<tr>
<td></td>
<td>- Difficulty attracting some tournaments with only 10 hard surface (plexi-cushion) courts</td>
<td>- Replace four synthetic grass courts</td>
</tr>
<tr>
<td></td>
<td>- Limited viewing to southern grass courts (spectators sitting on the road verge and within roadside car parking)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Four synthetic courts aging and further damaged by birds</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Netball</td>
<td>• Netball</td>
</tr>
<tr>
<td></td>
<td>- Recently constructed nine-court venue meets demand for weekly fixtures</td>
<td>- The association would prefer a 12-court facility to allow for greater capacity to host large carnivals (after recent development of nine hard courts there is no space to accommodate an additional three courts)</td>
</tr>
<tr>
<td></td>
<td>- Currently there is limited shelter/shade for players and spectators</td>
<td>- Install shelter and shade options for spectators and players</td>
</tr>
<tr>
<td></td>
<td>• Soccer</td>
<td>• Soccer</td>
</tr>
<tr>
<td></td>
<td>- Seeking opportunities for expansion (including potential for multi-purpose synthetic training and futsal area)</td>
<td>- Maintain the existing quality field space</td>
</tr>
<tr>
<td></td>
<td>- Impact of balls hitting neighbouring properties</td>
<td>- Construct a shared storage shed</td>
</tr>
<tr>
<td></td>
<td>• Cricket</td>
<td>- Install three catch nets behind goals where currently non-existing</td>
</tr>
<tr>
<td></td>
<td>- Cricket nets in poor condition</td>
<td>• Cricket</td>
</tr>
<tr>
<td></td>
<td>• Croquet</td>
<td>- Construct a shared storage shed</td>
</tr>
<tr>
<td></td>
<td>- Difficulty accessing amenities and pavilion facilities</td>
<td>- Develop a new four-net cricket practice facility (that can also function as a multi-purpose training facility and futsal area)</td>
</tr>
<tr>
<td></td>
<td>• Irrigation, drainage and lighting infrastructure</td>
<td>- Upgrade cricket/soccer field lighting</td>
</tr>
<tr>
<td></td>
<td>- Field irrigation system in need of an upgrade</td>
<td>• Croquet</td>
</tr>
<tr>
<td></td>
<td>- Field lighting system in need of an upgrade</td>
<td>- “Relocate” to the netball pavilion and play on the grass courts immediately to the south of the pavilion</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Erect simple lighting to allow for evening play</td>
</tr>
<tr>
<td>Recreation spaces</td>
<td>• Limited recreation opportunities in surrounding residential areas</td>
<td>• Irrigation, drainage and lighting infrastructure</td>
</tr>
<tr>
<td></td>
<td>• The existing playground will be removed to accommodate new cricket practice nets</td>
<td>- Upgrade field irrigation, drainage and lighting systems in order to maintain field quality and meet demand for current use patterns</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Develop a play node in a central location</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Develop a small play node within the tennis centre</td>
</tr>
</tbody>
</table>
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 significantly 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. 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 will find activities to enjoy.

The master plan includes an overall layout and perspective illustrations.

Vision

The vision for Kelly Park is:

*To provide a premier venue for regular tennis tournaments, quality facilities for cricket, croquet, netball and soccer and an attractive recreation setting for locals and visitors.*
## 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><strong>Recreation opportunities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Recreation nodes</td>
<td>3, 22</td>
<td>• Develop a play node in a central location</td>
<td>To ensure a range of informal recreation opportunities are available</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Develop a small play node within the tennis centre</td>
<td>To accommodate new cricket practice nets</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Install path connections that link the play nodes to the internal and external path networks in the park</td>
<td>To be located in an area with clear sightlines from the netball facility, northern playing fields and soccer/ cricket pavilion</td>
</tr>
<tr>
<td>Walk/cycle paths</td>
<td>8, 9</td>
<td>• Construct an internal path that connects Dalgleish St, the large car park, the netball pavilion and through to Lawrence St</td>
<td>To ensure a range of informal recreation opportunities are available for locals and visitors</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Construct footpaths extending along Melrose Drive# and Lawrence St to link with the wider network</td>
<td></td>
</tr>
<tr>
<td><strong>Sporting opportunities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tennis</td>
<td>2, 4, 5, 6, 7</td>
<td>• Remove the pine trees on Lawrence St, move the fencing south and extend the southern bank of courts</td>
<td>To remove the pine trees and provide an enhanced spectator experience</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Replace four synthetic grass courts</td>
<td>To establish pedestrian opportunities along the northern side of Lawrence St</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Investigate opportunities for internal re-configurations and upgrades</td>
<td>To enable more efficient court irrigation</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Widely promote community use of the facility</td>
<td>To enhance the pavilion and ensure it is an attractive centrepiece for the tennis complex</td>
</tr>
<tr>
<td>Croquet</td>
<td>16</td>
<td>• “Relocate” to the netball pavilion and play on the grass courts immediately to the south of the pavilion</td>
<td>To ensure players can continue to participate in croquet at the park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Erect simple lighting to allow for evening play</td>
<td>To provide the club with greater opportunities to attract additional members by playing games on a flexible schedule</td>
</tr>
<tr>
<td>Netball</td>
<td>10, 18</td>
<td>• Upgrade the amenities to include additional female friendly facilities, improved access for people with a disability and install shade/shelter options for players and spectators</td>
<td>Continue to provide netball with facilities and amenities to ensure continued growth (until a potential move to an alternate site in the longer term)</td>
</tr>
</tbody>
</table>

# This project was undertaken prior to the master plan being finalised
<table>
<thead>
<tr>
<th>Element</th>
<th>Master Plan reference</th>
<th>Description</th>
<th>Rationale</th>
</tr>
</thead>
</table>
| Cricket                                | 11, 19, 21            | • Develop a new four-net cricket training facility (that can also function as a multi-use training facility)  
• Construct a shared storage shed  
• Upgrade cricket/soccer field lighting | • To ensure suitable facilities are available to facilitate growth in cricket  
• To provide cricket with adequate storage space |
| Soccer                                 | 11, 12                | • Extend the changerooms to the west to facilitate opportunities to provide female friendly facilities and establish larger, more flexible change spaces. (Design is to remain within current building footprint)  
• Install three catch nets behind goals where currently non-existing  
• Upgrade the canteen and social area (expand the building to the north)  
• Extend the covered area on the eastern side of the building  
• Undergo field irrigation, drainage and lighting upgrades | • To ensure quality facilities are available to facilitate growth in soccer |
<p>| Multi-use training area                | 20                    | • Construct a multi-use synthetic training area adjoining the new cricket practice facility | • To provide an additional area for training (particularly during periods of wet weather) |</p>
<table>
<thead>
<tr>
<th>Element</th>
<th>Master Plan reference</th>
<th>Description</th>
<th>Rationale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common areas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Entries</td>
<td>1</td>
<td>• Create an entry statement to the facility at the Lawrence St entrance</td>
<td>• To ensure destination signage reflects the quality of the facility and the calibre of events it hosts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Create secondary entry statements around the facility</td>
<td>• To continue to encourage locals to recreate at the park</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>• To provide a focal entry point for the redevelopment field area</td>
</tr>
<tr>
<td>Car parking</td>
<td>13, 15, 17</td>
<td>• Construct a larger central car park with turnaround (traffic flow)</td>
<td>• To provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>opportunities off Lawrence St</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Formalise (sealed) nose-in parking opportunities along Dalgleish and Collins streets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>13, 15, 17</td>
<td>• Construct black plastic-coated fencing along all sections of the tennis facility as the existing fencing reaches the end of its useful life (or when significant facility changes are made)</td>
<td>• To ensure the tennis facility is an attractive and inviting venue</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Ensure suitable catch nets are constructed behind goals in key areas</td>
<td>• To provide suitable pedestrian access while limiting vehicles entering the park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>including to protect the central play node</td>
<td>• To limit soccer balls entering roadways and residential properties</td>
</tr>
<tr>
<td></td>
<td>23</td>
<td>• Construct rail fencing along the eastern edge of the large car park</td>
<td></td>
</tr>
<tr>
<td>Storage</td>
<td>13, 21</td>
<td>• Reduce the size of the tennis storage compound to allow for car parking and traffic turnaround</td>
<td>• To ensure suitable storage opportunities exist</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Install a large shared storage shed with separate bays for cricket and soccer near the new cricket nets and synthetic training area</td>
<td>• To allow for necessary car park alterations</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Remove the existing cricket storage shed</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>1, 6, 14</td>
<td>• Landscape key gathering areas and the recreation node</td>
<td>• To provide shade</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Plant appropriate shade trees along Lawrence St (as a replacement for the pine trees) and broadly across the site</td>
<td>• To retain an attractive border for the park</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Replace the existing trees along the eastern and northern edge of the central car park</td>
<td></td>
</tr>
</tbody>
</table>
1. Entry signage and landscaping
2. 10 lit plexipave tennis courts
3. Play node and shaded seating
4. Eight lit synthetic grass tennis courts
5. 30 grass tennis courts
6. Lawrence St tree removal, court extension, fence realignment and footpath
7. Tennis pavilion (internal reconfiguration and upgrades)
8. Melrose Drive pedestrian path
9. Formalised pedestrian pathway connecting the northern and southern ends of the park
10. Netball (and croquet) pavilion (upgraded amenities and improved access for people with a disability)
11. Two full-size lit soccer fields, one turf cricket wicket block
12. Soccer/cricket pavilion (upgrade changerooms, canteen, amenities and covered extension)
13. Reconfigured tennis storage compound
14. Tree replacement
15. Enlarged car park (about 25 new spaces) with traffic flow improvements
16. Croquet area, install lighting to enable evening play
17. Formalised nose-in (overflow) car parking (about 145 spaces)
18. Nine lit bitumen netball courts with additional perimeter shelters and seating for players and spectators
19. Four -net cricket training facility with full fold away netting (on site of existing playground)
20. Multipurpose synthetic training area
21. Shared storage shed for cricket and soccer with separate bays
22. Central play node (to replace existing playground) and shaded seating
23. Three soccer catch nets (behind goals where no fencing exists)
24. Lighting upgrade to cricket/soccer fields
VIEW B

Grass tennis courts - Thirty courts to be retained to ensure continued opportunities for tournaments. Croquet to use the courts immediately south of the netball clubhouse.
**VIEW A**

*Central play node* - The central play node will incorporate a variety of play opportunities. It will link well with the other areas in the park and the wider community through a series of walk/cycle paths.

**VIEW C**

*Tennis play node* - The node will be located within the Wodonga Tennis centre. It will offer a limited range of play, yet provide an activity area for young children while older siblings and/or parents are playing and training.
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)
- Develop a new four-net cricket training facility (on site of existing playground)
- Upgrade the soccer/cricket pavilion
- Upgrade irrigation/drainage system on cricket/soccer playing surface
- Undertake a lighting upgrade for cricket/soccer
- Create an entry statement to the facility at the Lawrence St entrance
- Create secondary entry statements around the facility
- Remove the pine trees on Lawrence St
- Redevelop four synthetic grass tennis courts
- Develop a play node in the central north of the park (to replace the existing playground). Include necessary ball safety fencing
- Develop a small play node within the tennis facility
- Replace the trees along the eastern and northern edges of the central car park
- Construct footpaths extending along Lawrence St to link with the existing wider network

Stage 2 (medium-term)
- “Relocate” croquet to the grass courts immediately south of the netball pavilion, erect simple lighting
- Remove the existing cricket storage shed and install a central shared storage shed behind new cricket nets
- Ensure suitable catch nets are constructed behind goals where not existing
- Construct additional perimeter shelters around the netball courts
- Construct an internal path that connects Dalgleish St through to Lawrence St
- Construct rail fencing along the eastern edge of the large car park
- Construct a multi-use synthetic training area

Stage 3 (long-term)
- Investigate opportunities for internal re-configurations and upgrades to the tennis pavilion
- Construct black coated fencing along all sections of tennis facility
- Upgrade netball pavilion to increase female friendly facilities, improved disabled access
- Construct a larger central car park with turnaround opportunities (includes realignment of the tennis storage area)
- Formalise (sealed) nose-in parking opportunities on Dalgleish and Collins streets
- Landscape key gathering areas and the recreation node
<table>
<thead>
<tr>
<th>Stage</th>
<th>Area/Sport</th>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Cricket</td>
<td>Four-net cricket training facility (on site of existing playground)</td>
<td>125,000</td>
</tr>
<tr>
<td></td>
<td>Cricket/Soccer</td>
<td>Extend soccer/cricket pavilion</td>
<td>300,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Irrigation system upgrade and ovals repairs</td>
<td>50,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Undertake lighting upgrade for cricket/soccer</td>
<td>250,000</td>
</tr>
<tr>
<td></td>
<td>Signage</td>
<td>Primary and secondary entry signs</td>
<td>45,000</td>
</tr>
<tr>
<td></td>
<td>Tennis</td>
<td>Pine tree removal, replace with shade trees</td>
<td>110,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Redevelop four synthetic grass tennis courts</td>
<td>80,000</td>
</tr>
<tr>
<td></td>
<td>Recreation</td>
<td>Central play node (to replace the existing playground) with ball safety fencing</td>
<td>255,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Construct tennis play node</td>
<td>50,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace trees</td>
<td>6,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>External paths that link to existing wider network</td>
<td>46,000</td>
</tr>
<tr>
<td></td>
<td>Netball</td>
<td>Construct additional perimeter shelters and seating</td>
<td>80,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Stage 1 Sub-total (with rounding)</strong></td>
<td><strong>1,397,000</strong></td>
</tr>
<tr>
<td>2</td>
<td>Croquet</td>
<td>Lighting for evening croquet</td>
<td>15,000</td>
</tr>
<tr>
<td></td>
<td>Cricket/Soccer</td>
<td>Demolish cricket shed and construct shared central storage shed</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Multi-use training facility</td>
<td>80,000</td>
</tr>
<tr>
<td></td>
<td>Soccer</td>
<td>Install catch nets</td>
<td>30,000</td>
</tr>
<tr>
<td></td>
<td>Fencing</td>
<td>Rail fencing on eastern car park</td>
<td>15,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Stage 2 Sub-total (with rounding)</strong></td>
<td><strong>200,000</strong></td>
</tr>
<tr>
<td>3</td>
<td>Tennis</td>
<td>Investigate opportunities for internal re-configurations and upgrades</td>
<td>not costed</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Black mesh fencing</td>
<td>55,000</td>
</tr>
<tr>
<td></td>
<td>Netball</td>
<td>Upgrade the netball pavilion</td>
<td>150,000</td>
</tr>
<tr>
<td></td>
<td>Car Parking</td>
<td>Construct a larger central car park</td>
<td>75,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Formalised nose in parking</td>
<td>510,000</td>
</tr>
<tr>
<td></td>
<td>Recreation</td>
<td>Landscape key gathering areas and the recreation node</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Stage 3 Sub-total (with rounding)</strong></td>
<td><strong>850,000</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Sub-total</strong></td>
<td><strong>2,447,000</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Contingency and sundry site works (10 per cent)</td>
<td>224,700</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Sub-total</strong></td>
<td><strong>2,690,700</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Escalation (2 per cent)</td>
<td>53,814</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>TOTAL (exc GST)</strong></td>
<td><strong>2,744,514</strong></td>
</tr>
</tbody>
</table>