Proposed Baranduda Fields Sporting Complex

Findings from Baranduda Fields Independent Reference Group (Stage two)
Executive summary

The Baranduda Fields Independent Reference Group (BFIRG) (in its various forms) has worked collaboratively since May 2012 to review demand for a major regional sporting complex in Wodonga. Terms of Reference for the BFIRG are included in Appendix A.

The proposed site is located within the projected growth area of Leneva/Baranduda.

Over the past 18 months, the BFIRG has interacted with numerous local community and sporting groups as well as relevant State and National associations. The consultation included formal interviews, as well as acceptance of written submissions. A summary of stakeholder engagement findings is included as Appendix B.

In addition to significant community consultation, a study tour of relevant existing new sports facilities in Melbourne’s growth corridors was also undertaken (refer Section 4).

In Summary, the BFIRG believes that:

1. **The project has merit;** there is growing community interest and various local, State and National sporting bodies have indicated their support.

2. **The body of knowledge for a regional sports precinct has increased;** input from stakeholders and the findings from a study tour have led to the development of key functional design principles for the precinct.

3. **The long term Master Concept Plan has been further developed and refined;** the enhanced concept plan is attached as Appendix C. This concept is subject to change, depending on the impact of various factors including user group requirements and influence of external investors.

4. **Cost implications for the project have been considered;** the overall capital cost of the proposed development is significant. The BFIRG believes that a successful regional sporting complex will most likely involve investment from both public and private sectors. With this in mind, the BFIRG recommends that Council commence dialogue with potential interested parties with a view to develop opportunities for capital investment at Baranduda Fields.

5. **Governance of the site will be critical to its success;** the BFIRG believes it would be prudent to establish a small, but independent, Baranduda Fields Governance Committee to assist Council to continue community engagement, provide design feedback and further develop sport & commercial connections.

6. **The timing is right;** the BFIRG believes that it is appropriate to move towards the next stage of the development, which would include more detailed design (within council budget limitations).

The findings from this report should be read in conjunction with the *Wodonga Recreation Strategy* document, once it has been finalised.
Table of contents

1. Background.................................................................................................................................. 1
   1.1 Previous Stage 1 study................................................................................................. 1
   1.2 Stage 2 study ........................................................................................................... 1
2. Reference Group.......................................................................................................................... 1
   2.1 Terms of reference....................................................................................................... 1
   2.2 BFIRG Membership ................................................................................................. 2
   2.3 Scope of work .......................................................................................................... 2
3. Stakeholder Engagement ............................................................................................................. 3
   3.1 Methodology ............................................................................................................... 3
   3.2 Program ...................................................................................................................... 3
   3.3 Key Points ................................................................................................................... 4
4. Melbourne Study Tour ................................................................................................................. 4
   4.1 Scope of tour ................................................................................................................ 4
   4.2 Casey Fields, Cranbourne .......................................................................................... 5
   4.3 Saltwater Reserve Point Cook ....................................................................................... 7
   4.4 Highgate Reserve, Craigieburn ..................................................................................... 8
   4.5 Project Implications .................................................................................................... 10
5. Concept development .................................................................................................................. 12
   5.1 Previous work ............................................................................................................. 12
   5.2 Current Concept development .................................................................................... 12
6. Other Considerations .................................................................................................................. 12
   6.1 Wodonga Retained Environmental Network (WREN) ................................................. 12
   6.2 Recreation Strategy ..................................................................................................... 13
   6.3 Capital Expenditure .................................................................................................... 13
7. Conclusion ................................................................................................................................. 13
8. Recommendations ..................................................................................................................... 14
   8.1 Governance ................................................................................................................ 14
   8.2 Functional Design ...................................................................................................... 14
   8.3 Commercial Investment ............................................................................................. 14
   8.4 Baranduda Fields and Recreation Strategy .............................................................. 14

Table index

Table 1 Details of Stakeholders participating in Reference Group interviews ...................... 3
**Figure index**

Figure 1  Casey Fields Cranbourne .................................................................5
Figure 2  Saltwater Reserve, Point Cook .........................................................7
Figure 3  Highgate Recreation Reserve ............................................................9

**Appendices**

Appendix A - Terms of Reference
Appendix B – Stakeholder Consultation
Appendix C – Updated Master Concept Plan
1. **Background**

1.1 **Previous Stage 1 study**

In early 2012, the original Baranduda Fields Reference Group (BFRG) was established by Wodonga City Council (Council), to investigate the level of community interest and potential scope for the proposed Baranduda Fields Sporting Complex (BFSC).

The first stage of work by this group was concluded in June 2012 and the findings of this group were presented in a previous summary report *City of Wodonga, Report for Baranduda Fields Sporting Complex, Reference Group Findings, July 2012*.

During the first stage of work it was determined that the project had significant community support and merit and it should be further progressed, as a concept, to define and refine more details in terms of stakeholders, project timing and likely construction costs.

Among other things, the July 2012 report recommended that “Council:

- Continue to support the existence and activities of the Reference Group so that they can continue to champion the project…; and
- Support the notion of a study tour to similar existing successful facilities elsewhere in Regional and Metropolitan Victoria, such as Casey Fields……”

1.2 **Stage 2 study**

The recommendations from the Stage 1 study were addressed in the next stage of work conducted by the BFIRG during the period May – October 2013 (BFIRG Stage 2).

This report details the findings from the work carried out by the BFIRG Stage 2.

2. **Reference Group**

In May 2013, a re-vamped BFIRG was appointed, with an enlarged membership and a defined scope to address the above two recommendations from the 2012 study (refer Section 1) and to advance the project to the next stage of planning.

2.1 **Terms of reference**

The terms of reference for the BFIRG, background, duties, procedure and reporting arrangements were identical to those for the original Reference Group and were set out in a document made available to the public at a Wodonga Council meeting in April 2012. The terms of reference are included in Appendix A.

As for the previous group, the Wodonga Council did not bestow the re-formed BFIRG with any responsibility to commit to anything contained within any proposals received. The responsibility for evaluating proposals and making decisions affecting the future of all or part of the BFSC, and activities associated with that location, remained with Council.

It should be acknowledged that Council, while securing the ownership of the proposed Baranduda Fields site, has at this stage, made no formal commitment to any financial investment in any infrastructure at the site.

The BFIRG has sought to undertake the role on behalf of Council, and as an ‘impartial facilitator’ dealing with stakeholders that have expressed an interest in this potential large scale and futuristic sporting and recreational precinct.
Importantly, we believe that the work from the two community-based BFIRGs has provided consistency in engagement with sporting/recreation representatives and has built a body of knowledge that will prove valuable to Council in the coming years.

2.2 BFIRG Membership

The BFIRG consisted of a selected group of community representative volunteers who were considered to have independent and broad community/sporting knowledge. The committee members were categorised as follows:

Community Members
- **Ms Allison Jenvey (Chairperson):** Practising Accountant, Former President of Wodonga Chamber of Commerce. Ms Jenvey is a member of Wodonga Golf Club;
- **Mr Graeme Hicks:** Major event organiser and long-time supporter and patron of sporting clubs within the Albury Wodonga district;

Councillors
- **Cr Rodney Wangman:** Cr Wangman is a member of Wodonga Golf Club;
- **Cr John Watson.**

Wodonga Council Officers
- **CEO Delegate: Mr Leon Schultz:** Director of Planning and Infrastructure; City of Wodonga;
- **Mrs Jenelle Williamson:** Recreation Planner and (alternate) **Ms Merryn Deslandes:** Team Leader, Active Communities.

Also in attendance at BFIRG meetings was Mr Colin Elliott, who was a member of the original Reference Group (Stage 1) but was subsequently commissioned to provide design input to the BFSC project. Mr Elliott was invited as an observer at BFIRG meetings in his capacity as the leader of the team of designers of engineering and architectural consultants GHD Pty Ltd (GHD) who are undertaking the concept and functional design phase of the project.

2.3 Scope of work

The scope of work for the re-formed BFIRG sought to address the recommendations from the previous study. The tasks included:

- **Stakeholder engagement:** Additional stakeholder and community engagement to further develop and appreciate the needs and demands for sports facilities in the proposed BFSC.
- **Study tour:** A tour of existing similar facilities in metropolitan Melbourne to identify positive (and other) aspects of the existing facilities.
- **Concept development:** Review and improve the original concept designs developed during the first phase, taking into consideration the outcomes from the stakeholder engagement and study tour.

The outcome and findings from each of these tasks are discussed in more detail in the following sections.
3. **Stakeholder Engagement**

3.1 **Methodology**

Submissions were sought from individuals and sporting associations wishing to participate in the development of options for the future Baranduda Field Sports Complex. To this end, advertisements were placed in local newspapers and CityLife, and letters were sent to over 50 local sporting associations/groups and state sporting associations calling for any proposals and ideas.

Interested parties were also invited to discuss their proposals with the BFIRG at either one of the scheduled interview sessions or at the public forum. They were also encouraged to provide written submissions if they were unable to meet with the BFIRG.

Over a period of 8 weeks, the BFIRG had significant contact with a total of over 25 community and sporting groups as well as receiving 12 written submissions. All participating groups are listed in the Table 1.

3.2 **Program**

**Table 1 Details of Stakeholders participating in BRIFG interviews**

<table>
<thead>
<tr>
<th>Date</th>
<th>Group</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 July 2013 (7.30 – 9.00am)</td>
<td>Soccer: National Premier League Working Group (Diamonds Football Club).</td>
</tr>
<tr>
<td>30 July 2013 (7.30 – 9.00am)</td>
<td>Ovens and Murray Football League.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Athletics Club.</td>
</tr>
<tr>
<td></td>
<td>Hockey Albury-Wodonga Inc.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Hockey Club.</td>
</tr>
<tr>
<td></td>
<td>Cricket Albury Wodonga.</td>
</tr>
<tr>
<td>13 August 2013 (7.30 – 9.00am)</td>
<td>Baranduda Ranges Cricket Club.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Saints Football/Netball Club.</td>
</tr>
<tr>
<td></td>
<td>Albury Wodonga Cycling Club.</td>
</tr>
<tr>
<td>Public Forum (13 August 2013)</td>
<td>Wodonga Storm Rugby League Club.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Raiders Sports Club.</td>
</tr>
<tr>
<td></td>
<td>Albury Wodonga Football Association.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Croquet Club.</td>
</tr>
<tr>
<td></td>
<td>Baranduda Auskick.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Basketball Association.</td>
</tr>
<tr>
<td></td>
<td>Wodonga Softball and Baseball Club.</td>
</tr>
<tr>
<td></td>
<td>Albury Wodonga Motorcycle Club.</td>
</tr>
<tr>
<td></td>
<td>Westmont Aged Care.</td>
</tr>
<tr>
<td></td>
<td>Lavington Panthers Cycling Club.</td>
</tr>
<tr>
<td></td>
<td>2 Community Members.</td>
</tr>
<tr>
<td>20 August 2013</td>
<td>Wodonga Basketball Association.</td>
</tr>
</tbody>
</table>

In addition to the formal Reference Group interviews and attendances, written submissions were received from the following parties:

1. Tennis Victoria.
2. Cycling Victoria.
3. BMX Australia.
4. AFL North East Border.
5. Netball Victoria.
7. Ovens and Murray Football League.
8. Wodonga Council Infrastructure Department.

3.3 Key Points

A detailed summary of the community consultation interviews and submissions is provided in Appendix B. The BFIRG has identified the following key themes from the discussions undertaken and submissions received:

- A number of local clubs and associations have raised concerns about the level of support that council will provide to existing facilities in the future, once Baranduda Fields has been developed;
- All State sporting associations are supportive of Council’s planning process and keen to provide further input in future planning activities to ensure the best outcomes for their sport and the community;
- The proposed timing of facilities for Soccer, Rugby and indoor sports are not likely to match the demand anticipated by those sports; representatives from those sports believe that the development of those facilities should be brought forward to match demand;
- Wodonga Saints Football/Netball Club are still very supportive of the first stage of development at Baranduda Fields and becoming a key tenant of the facilities;
- A number of local clubs and associations are planning for future growth of their clubs or sport in Wodonga. Whilst this is encouraging, the planning they are doing needs to be taken into consideration in the planning for Baranduda Fields, and their expectations may need to be managed;
- The layout and broader options for cycling provision needs to be considered for the surrounding connections to Baranduda Fields; and
- Further consideration of the environmental land layout and connections need to be developed in consultation with Department of Environment and Primary Industries (DEPI). Refer also Section 6.1.

4. Melbourne Study Tour

4.1 Scope of tour

On Saturday 27 July 2013, a delegation from the BFIRG took part in a tour of three existing relevant sporting facilities in the Melbourne metropolitan area. Each of the facilities was located in Melbourne’s various growth corridors. Each were characterised by significant adjacent residential growth, which has brought about high demand for sporting facilities. The group attended the following sites:

- Casey Fields Sporting Precinct – Cranbourne;
4.2 Casey Fields, Cranbourne

Casey Fields is located in Cranbourne, approximately 53 km south east of Melbourne CBD, on Berwick/Cranbourne Road (Figure 1). The site size is approximately 76Ha.

Figure 1 Casey Fields Cranbourne

4.2.1 Casey Positives

Positive aspects identified at Casey Fields by the BFIRG were as follows:
- Variable and programmable signage at park entry and throughout was very effective;
- Buildings were located to provide best protection against prevailing weather;
- Maintenance sheds located on site were essential infrastructure for maintenance crews;
- Use of bollards with interconnecting chains restricted vehicle access to paved areas and provided a barrier for pedestrian safety;
- Good use of public art provided cultural elements in public spaces;
- Use of small meeting rooms along the front of the grandstand provided flexible usable spaces for coach and media/timekeepers;
- The athletics track grandstand was considered to have good proportions in terms of seating, covered areas. The elevated function room provided a good viewing for the spectators and the storage beneath the seating was considered to be good use of space;
- The scoreboard in main AFL stadium was located on top of a well-located toilet and amenities block which serviced spectators on the opposite side of the ground; and
- ‘Shade sail’ covered viewing areas seemed very practical and cost effective means of providing shelter for all weather conditions. Shade sail material should be impermeable.

4.2.2 Design considerations

Design aspects identified for greater consideration at Baranduda Fields included:

- Ensuring that road ways are not too narrow and unconnected; restricting movement around such large sporting park areas. (Baranduda Fields is approximately 100Ha in total);
- Taking care in designing car parking to ensure that capacity is not generally exceeded, particularly taking event/game changeover times into consideration;
- Pedestrian and cycle pathways should be integral to the site, to link specific facilities at the site and to connect to the broader region. Lighting of such pathways on the site should be included for safety and to facilitate night time usage;
- Providing sufficient way-finding signs to assist users to identify event/oval locations and direction of travel for both destinations and exits;
- Providing multiple entry/exit points especially for high traffic load days (major events); and
- Ensuring that scoreboards at the principal football facility is of high quality because cheaper inferior quality equipment is quickly out-dated and does not provide value for money, even over the short-medium term.
4.3 Saltwater Reserve Point Cook

Saltwater Reserve, Point Cook is located approximately 28 km SW of Melbourne CBD, on Point Cook Road within the Wyndham City Council (Figure 2). The site size is approximately 22Ha. This facility was significant because it was one of the first of its kind in Melbourne to include a senior synthetic grass surface oval.

Figure 2 Saltwater Reserve, Point Cook

4.3.1 Point Cook Positives

Positive aspects at Point Cook, as identified by the BFIRG, were as follows:

- The buildings within the complex were of a consistent theme in accordance with a formal Design Code developed for the site;
- The synthetic grass arena provided what appeared to be an excellent all-weather playing and training surface;
- Layout of grounds and traffic flow (both vehicle and walking) appeared to be appropriate to the specific sport and the overall park size. However, there was only one entry and exit point for each of the two parking areas;
- Extensive landscaping and children’s playground facility gave the facility a great community feel;
- Centrally located pavilion serviced both major ovals; and
• Well located tennis ‘hit up’ wall.

### 4.3.2 Design considerations

**Design aspects** identified for greater consideration at Baranduda Fields included:

• Building design should incorporate provision to increase external event seating over time and internal design of small but flexible meeting/training spaces is important;

• Coordination of pitch/oval maintenance is critical within an overall multiple sporting site governance model, particularly during changes of season (Football/Cricket);

• Any “hit up” walls should be double sided to provide dual use; for alternative sports or different surface treatments on either side.

• Built facilities should comply with a well-considered “Design Code” for the entire facility to ensure consistency in the look and feel of all structures;

• Use of grassed arenas must take account of the most appropriate turf type, taking climate, soil conditions and intended usage and maintenance into consideration;

• Any football oval/goals areas which may be adjacent to roads require high barrier fencing or netting to restrict balls entering the roadways; and

• The addition of a synthetic ground for junior sport and training purposes would be highly beneficial for all-year use.

### 4.4 Highgate Reserve, Craigieburn

Highgate Recreation Reserve is located in Craigieburn, within the City of Hume, approximately 28 km north of Melbourne CBD (Figure 3). The site size is approximately 10Ha.
4.4.1 Highgate Positives
The BFIRG identified the following positive aspects at Highgate Reserve:

- Provision for bus pickup/drop off close to stadium entry was central and ideally located;
- Landscaping and design of overflow areas for parking seemed good;
- Small internal and flexible spaces for coaches, scorers, timekeepers, media, offices etc within the grandstand were good; and
- Lockers with adjustable PIN code locks provided flexibility and security for users.

4.4.2 Design considerations
Design aspects identified for greater consideration at Baranduda Fields included:

- Any main stadium should be located on the side of ground which is favourable against prevailing wind/rain to maximise protection for spectators from weather;
- The height any grandstand needs to be carefully considered to balance appropriate internal function (high ceilings) with potential to overshadow playing arenas;
- Interior design of buildings must promote feel of space and reduced clutter;
• Selection of any exterior colour palate should be undertaken with care to avoid buildings ultimately becoming “dated” before their time;
• Internal change rooms require facilities for ice bath and a gymnasium; and
• Windows for coach boxes should have no intermediate frame, to ensure window framing does not obstruct any view.

4.5 Project Implications

The BFIRG found the study tour to be very enlightening and well worth the investment of their time. Some of the implications that the findings might have on the proposed BFSC are detailed in this section.

4.5.1 Governance

The BFIRG were unanimous in their view that site governance is a critical factor in the successful operation of a large sporting facility of the type proposed at Baranduda. Resident management of the site is considered to be prudent, as is the inclusion of office space and on-site maintenance sheds, manned by permanent maintenance staff. Apart from obvious efficiencies, activity at the site also provides passive surveillance of the facility, during low activity periods such as mid-week.

4.5.2 Functional design

The design aspects of each site were formally reviewed by the BFIRG to determine the implications that these may have on the functional design for the BFSC.

The following design aspects were considered to be important to include in the functional design:

**General**

• A formal design guide should be developed for the site to ensure consistency of building facilities and fabric as the site develops. The design should implement the following architectural principals:
  – Environmentally Sustainable Design (ESD)
  – Universal Design
  – Crime Prevention Through Environmental Design (CPTED).
• Traffic management is critical. Easy movement of traffic is critical during peak periods of use.
• Consideration of the pedestrian and cycle interactions with vehicles should also be considered in the design. Bicycles and pedestrians should be given priority throughout the site, where crossovers occur.
• Parking supply and vehicle ingress and egress is critical. The use of discrete parking areas should be avoided where possible.
• Bus stops and drop off facilities should be included in the traffic and parking considerations.
• Centrally located grandstands should be utilised to provide a cost effective means of providing facilities for two adjacent sports arenas, however, there is also a conflicting need to provide seating facing away from prevailing weather and sun, which needs to be managed where possible.
• Adaptable building design is considered vital for future growth of the facility. Wherever possible, the buildings should be designed with allowance for future growth as the facility grows in size and operational needs.

• Children playgrounds (large and small) should be located strategically throughout the facility to provide appropriate activity centres for spectators and their children.

• Grassed mounding should be used as a cost effective means of maximising viewing space around sports arenas.

• Storage of stormwater entering the site should be maximised to provide irrigation water for playing surfaces.

• An area for on-site maintenance (including maintenance administration) is considered to be essential.

• Adequate amenities should be evenly distributed throughout the site to support all users (including casual users).

• The use of appropriately themed public art and or local sport history should be included in the design.

Sports facilities

• Turf selection is critical. It must take local climate, soil conditions and proposed activity into consideration.

• ‘Hit up’ walls for stick and racquet sports should be located adjacent to playing fields. Where possible, these should be double sided to maximise use and give the opportunity for alternate playing surfaces on either side.

• Fencing design around sporting surfaces should be provided to facilitate income generation (i.e. gate for receipt of paying customers), reduced acts of vandalism (i.e. accessing main and training surfaces without vehicular damage) and for operational security when events are occurring.

• Flexible storage facilities are required for site user groups. Storage space beneath grandstand seating is preferred (Ref: Casey Fields Example) as it makes good use of potentially underutilised spaces.

• Room for growth of each specific sports type is essential as is flexibility for development of facilities for new sports that come into vogue in the future.

• In addition to perimeter fencing, security within and around the athletics facility should be provided through both passive surveillance and CCTV.

• Existing vegetation and shade sails should be utilised to provide cost effective shelter to viewing areas, preferably on elevated locations.

• Scoreboards need to be of sufficient quality to provide longevity and flexibility in use including the ability to be programmable, taking the specific uses into consideration.

• Bollards with interconnecting chains or cables should be provided to limited access for motor vehicles in restricted areas.
5. Concept development

5.1 Previous work

In late 2012, Wodonga Council commissioned GHD to review the outputs of the first phase of Reference Group activities (BFRG Stage 1) in parallel to work being undertaken by Council to develop the Wodonga Recreation Strategy. The output from this work was a preliminary Concept Master Plan for the proposed BFSC.

Work (carried out by GHD) included:

- a review of site constraints such as outcomes from the Leneva Baranduda Draft Framework Plan; environmental protection elements; growth planning; future housing density; future and existing schools; future activity centres and connection to existing Wodonga infrastructure, including roads and cycling networks;
- a review of provision requirements for each sports in terms of proposed facilities and the likely staging of the facility over the short, medium and long term;
- Preliminary master planning and staging of the development, to determine the broad layout and sizing of each sports facility and the likely construction and funding phases; and
- Benchmarking against other similar sites in Victoria.

The report was circulated for stakeholder comment and community review as part of the BFIRG Stage 2.

5.2 Current Concept development

The current BFIRG has been working closely with the appointed Consultants (GHD) to develop the concept plan to the extent that it meets the refined needs of the potential site users, whilst still meeting the financial, planning and environmental constraints placed on the site.

The current concept plan is included as Appendix C. It should be noted that this concept plan would be subject to change, as opportunities of sport/commercial investment or other interests, from a local or national perspective, emerge in the years ahead.

6. Other Considerations

6.1 Wodonga Retained Environmental Network (WREN)

It should be noted that parts of the proposed BFSC site include areas set aside as Wodonga Retained Environmental Network (WREN). This is a network of conservation reserves that is managed for biodiversity conservation into perpetuity to offset for the losses of native vegetation incurred through urban development within Leneva Valley and Baranduda. The reserve system ensures protection and enhancement of environmental values and habitat areas and achieves the objective of sustainable urban development within a natural framework.

Public access within the WREN is appropriate and encouraged. However, any proposed use of the WREN land for informal recreational activities (such as walking and cycling trails) will require a planning permit and must avoid the removal, destruction or lopping of native vegetation.

Where impacts on native vegetation cannot be avoided the planning permit process will require the provision of appropriate offsets.
It should be noted that current concept plan, involves construction of a road network for vehicle access and egress and walking and cycling tracks, which will impact on WREN land in some areas. This would therefore be subject to a planning permit process with referral to Department of Planning and Industry (DEPI). Therefore, the final construction plan would need to demonstrate that:

- the key principles of ‘net gain’ have been adhered to
- the amount of vegetation clearing has been reduced to the minimum extent necessary;
- and
- there are no alternative locations or routes for the proposed works.

6.1 Recreation Strategy

It is acknowledged that Council is currently developing their long term plan for sports facilities within the Wodonga region. The output from this work will be known as the Wodonga Recreation Strategy. This document is known to be in draft form, but the BFIRG has not viewed or been briefed on the content of the Strategy. This report should be read in conjunction with the Strategy document, when it is completed.

6.2 Capital Expenditure

The cost plan for this development has determined that the project is a significant capital investment, even if considered over the longer term. The BFIRG believes that a critical factor in the success or otherwise of a development of this size, will be the development of commercial partnerships (both private and public).

7. Conclusion

The Baranduda Fields Independent Reference Group (BFIRG) has worked collaboratively since May 2013 under direction from Wodonga Council with local, State and National sporting and recreation individuals/groups and associations. Specifically, the BFIRG has interacted with a total of over 25 community and sporting groups, as well as receiving 12 written submissions. Each of the groups was supportive of the concept in principle and contributed well in terms of the functional design needs for their particular sport.

A study tour of relevant existing new sports facilities was undertaken. A number of positives were identified from each location visited and where possible, these were identified for inclusion as Functional Design Principles which should be adopted for the future BFSC.

The BFIRG believes that the proposal to develop a large scale sporting precinct in Baranduda, over the longer term, has merit. There is growing community interest and various local, State and National sporting bodies have indicated their support. Stakeholder interest is growing as evidenced by an increasingly level of response to our enquiry.

The BFIRG believes that the long term success of the BFSC will be enhanced by the development of commercial partnerships with either private or public investors (or both in combination).

The long term master concept plan has been further developed. The current revised concept plan is attached as Appendix C, however this would be subject to change, depending on the impact of various factors including user group requirements and influence of external investors.

The findings from this report should be read in conjunction with the Wodonga Sport and Recreation Strategy document, once it has been finalised.
8. **Recommendations**

The Baranduda Fields Independent Reference Group (BFIRG) makes the following recommendations in relation to the development of a large scale regional sports precinct in Baranduda:

8.1 **Governance**

One of the critical issues identified by the BFIRG is that of site governance. The BFIRG believes it would be prudent to establish a small, but independent, Baranduda Fields Governance Committee. We anticipate this group would consist of 3-4 independent community members, to assist Council to continue community engagement, provide design feedback and further develop sport & commercial connections.

It is recommended that council prepare appropriate and formal Terms of Reference for this group, which would operate for a nominal 3-5 year initial period.

8.2 **Functional Design**

The BFIRG endorses the current 25 year staged Enhanced Concept Plan as attached in Appendix C as the most current and appropriate option for Council, but it should be acknowledged that this would be subject to change as opportunities of sport/commercial investment interests from a local or national perspective emerge in the years ahead.

It is recommended that this Enhanced Concept Plan be adopted by Council as the basis for the future detailed design of the complex.

8.3 **Commercial Investment**

The BFIRG believes that a successful sporting complex will most likely involve investment from other stakeholders including public and private sectors. With this in mind, the BFIRG recommends that Council commence dialogue with potential interested parties with a view to develop opportunities for capital investment at Baranduda Fields.

Council should commission a separate report on sport/commercial/community related interests that could generate potential capital and operational investment in support of the development of Baranduda Fields.

8.4 **Baranduda Fields and Recreation Strategy**

It is recommended that Council give consideration to the timing of, and agreements with existing Wodonga sporting groups, taking into consideration their current facility needs and the timing of the three stages proposed at Baranduda Fields.

It may be prudent for Council to insist on agreements that provide current support to existing facilities for a time period but allow for a future transition to the new facilities at Baranduda Fields as they come on line.
Appendices
Appendix A - Terms of Reference

Baranduda Fields Independent Reference Group
Terms of Reference

NAME

1. This reference committee is to be known as the ‘Baranduda Fields Independent Reference Group (reference group)’

PURPOSE

2. The purpose of the reference group is to act as an advisory group for the planning of Baranduda Fields, and in particular to:
   
   2.1 Act as an advisory group between the Council and the Wodonga community;
   
   2.2 Encourage public interest in the Baranduda Fields project;
   
   2.3 Advocate with identified stakeholders;
   
   2.4 Contribute to the development of:
      
      - The next stages of the Baranduda Fields Master Plan;
      
      - A Business Case for the Baranduda Fields site; and
      
      - Initial research of site governance models.

COUNCIL RESPONSIBILITIES

3. Council will provide the reference group with the necessary expert advice including:

   - community engagement strategy;
   
   - background reference material;
   
   - participation of officers to support meeting process and other procedural requirements.

4. Council may use the information provided from the reference group and consult further with the wider Wodonga community.

5. Council will use this information that has been obtained from the reference group and the wider Wodonga community as part of its decision making process. Council may amend the recommendations of the reference group based on the information obtained during the consultation.

COMPOSITION AND PROCEEDINGS OF THE REFERENCE GROUP

6. The reference group shall comprise of six members appointed by a resolution of Council as follows:
Two members of the Wodonga community;
Two Councillors; and
Two Council officers (non-voting).

7. The Chief Executive Officer of City of Wodonga shall be an ex-officio, non-voting member of the reference group. The Chief Executive Officer shall be authorised to delegate their membership to other officers.

8. All persons nominated to serve on the reference group shall be subject to the initial and continued approval of Council for the term set out in clause 21.

9. The Council is empowered to declare a reference group member's office vacant if he/she fails to attend three (3) consecutive meetings without leave of the reference group by resolution duly passed or on the recommendation of the reference group.

10. A member of the Wodonga community shall be appointed as Chairperson.

11. All community members on the reference group must, within 30 days of becoming a member of the reference group, submit a Register of Interests Primary Return to the Chief Executive Officer. Thereafter, all community members of the reference group must, within 30 days of June 30 and December 31 each year, submit a Register of Interests Ordinary Return.

12. If a member of the reference group has a conflict of interest in any matter in which the reference group is concerned, the member must disclose the nature of that interest at the meeting at which the matter is discussed.

MEETINGS

13. Meetings of the reference group shall be held as determined by the reference group.

14. A meeting of the reference group must be held at a time and place determined by the reference group. A meeting of the reference group may be called by any member of the reference group after consultation with the Chairperson.

15. The reference group shall keep a record of each of its meetings and the Chairperson shall ensure that the minutes of the meeting are submitted to the next meeting for confirmation.

16. When the minutes are confirmed the Chairperson at the meeting must sign the minutes and certify that they have been confirmed.

17. Three members of the reference group shall constitute a quorum at any meeting of the reference group and no business shall be transacted at any such meeting unless a quorum is present.

18. The reference group may invite any sporting associations' representatives, sporting groups and individuals it considers necessary including any interested recreation-linked community groups or individuals to attend meetings whenever appropriate.

19. Meetings of the reference group may be held by telephone or video conferencing whenever convenient and appropriate, provided the persons participating in such
meetings are at all times in simultaneous two-way audio contact with all other participants in that meeting.

CONFIDENTIALITY

20. All materials, information and references provided in the course of reference group meetings will be deemed confidential unless approved by Council.

TERM OF APPOINTMENT

21. The reference group shall cease to function in May 2014, unless otherwise extended or revoked in writing by the Council.
## Appendix B – Stakeholder Consultation

### Baranduda Fields Community Consultations

<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| National Premier League Victoria – working group | Meeting on July 16, 2013 with Linda Marks and Paul Millynn | - Any development at Baranduda Fields should be meeting the Football Federation Victoria’s A standard requirements to support high level participation in the Albury Wodonga region;  
- As the sport is now operating 11 months of the year it is preferred that there is no summer sport or cricket wicket located in a high level facility;  
- There is an example of an existing synthetic surface at Darebin;  
- Night games attract more spectators particularly exhibition games;  
- Any new facilities need to be built to be more suitable in meeting the needs of the sport eg. Female and male change rooms;  
- The working group is seeking to place a club in the new NPLV competition. This will be the avenue for local participants to participate at the highest state level and provides the pathways for elite athletes;  
- The NPLV is a new competition structure which will be reviewed in three years time. |
| Ovens and Murray Football League | Meeting on July 30, 2013 with Aaron McGlynn and Graeme Patterson  
Additional written submission received August 1, 2013 | - Consisting of 10 Clubs -3 Football teams per Club, 4 Netball teams per Club  
- Consideration of further grades a possibility  
- Prefer turf surface for competition but agreed that synthetic would support training demands and help to reduce the impact on turf ovals from over use  
- Score board extremely important and must be considered in any development of regional standard. Lavington Sports oval would be the benchmark (currently)  
- Spectator amenities are just as important as player facilities to help develop and strengthen the game. Examples provided included grandstand seating, including shade and wet weather protection, accessibility and access to toilet facilities.  
- Reminded us that they were a Victorian registered company affiliated with Vic during discussion around administration headquarters.  
- Currently working on their five year strategic plan |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wodonga Hockey Club</td>
<td>Meeting on July 30, 2013 with Peter Barber and Michael Darmody</td>
<td>- Hockey Albury Wodonga board and Wodonga Hockey Club coming together better</td>
</tr>
<tr>
<td>Albury Wodonga</td>
<td></td>
<td>- Association holds lease at Wodonga site</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Current membership in association is stable</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Synthetic facility in Wodonga put down in 1996 and needs 10 yr. replacement</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- 1 extra field would meet needs of sport within 10 yr. horizon</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- See replacement of existing Wodonga</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- O&amp;M have a contract with Albury/ Wodonga Junior League to provide Administrative support.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Keen to see existing clubs remain at existing facilities however facility upgrades are required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- and council needs to ensure current facilities are maintained not to the detriment of the development of new green field site</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- See Baranduda Fields as needing to offer a regional or state level facility</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- O &amp; M would support a venue to house league based history and memorabilia</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- New facility considerations should include:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Co-location of football and netball</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Prefer no cricket wicket in main oval</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Training facilities may be different to main competition ground</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Electronic scoreboards</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Technology to support media (radio and potentially TV in the future)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Synthetic surface may be suitable for juniors and training may need further development to suit senior standard competition games</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Change rooms for netball and football with showers etc</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Adequate &quot;interchange area/seating/cover &quot; for both sports</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Canteen and catering facilities required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Public address system very important</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Fully powered facilities for phone, fax, Internet and broadcasting for both radio and TV</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- safety netting behind football goals (safety for spectators)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Lighting for night matches and potentially at AFL standard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Automatic Watering systems</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Lighting for night matches and potentially at AFL standard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Automatic Watering systems</td>
</tr>
<tr>
<td>Organisation</td>
<td>Consultation type</td>
<td>Summary of discussion / submission</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Wodonga Athletics Club  | Meeting on July 30, 2013 with Des Rees and Kevin Muller                          | - Discussion on Baranduda Fields held at last committee meeting  
- Juniors 300-400 participants, seniors 150 participants  
- Timing is critical – will it happen and when - relationship between existing and new facilities need to be considered.  
- Current facilities not great and now more and more affected by local population growth (dogs etc.)  
- Issues with existing facility include:  
  o Public access limited/security  
  o Spectator banks needed  
  o Electricity/lighting – winter training  
  o Electronic training gear  
  o Track conditions  
    ▪ Type of grass  
    ▪ Line markings  
    ▪ Dips in surface  
- No long term plans for current site. Feel that provision of a synthetic track at existing facility would service the club for the next 10 years.  
- Why go out to Baranduda?  
- Issues with proposed multi-use of facility including velodrome and soccer field. This is due to the need to provide cages, shelters, storage  
- Life expectations of synthetic tracks needs to be considered and costed appropriately in budget forecasting  
- 4 levels of synthetic tracks which influence longevity  
- Potential development could make the sport unaffordable for club activities  
- Current site is becoming small, still strong movement of users going to Albury  
- Liked notional idea of Casey Fields venue however have not been on site |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| Cricket Albury   | Meeting on July 30, 2013 with Michael Erdeljac                                    | Spectator amenities are just as important as player facilities to help develop and strengthen the game, especially for junior competition. Examples provided included:  
  - Access to shaded viewing areas;  
  - Distance from ovals to carparks to be considered;  
  - Access to toilet amenities;  
  - Flood lighting to support twilight and night matches. Did not think it was important to increase lux ratings to support the requirements of TV broadcasting.  
  - BF to include junior hub; multiple ovals with shared amenities including canteen.  
  - Having shared facilities (multiple users, codes and potential major events) therefore the presence of sponsorship requirements (leagues and associations) would need to be considered to ensure that there was not any conflict.  
  - Baranduda Reserve (the current ground) is a good facility and is being well developed, but Wodonga does desperately need more cricket grounds and they see great potential for Baranduda Fields, especially in the junior comp area.  
  - not all that keen for a synthetic oval, expect again, could be good for training and for juniors.  
  - Suggests cricket has largest sport participation rates on the Border  
  - Suggests to build turf wicket base in main ground to allow to have a turf wicket established when required with a minimum of fuss in a short time span.  
  - Considered Baranduda initially as a finals only area.  
  - Identified the need to upgrade some Baranduda grounds currently in place particularly the one with 40m boundary.  
  - Funding opportunities are available through Cricket Victoria and Cricket Australia. |
<p>| Wodonga          |                                                                                   |                                                                                                                                                                                                                                      |
| Netball Victoria | Written Submission received August 16, 2013 from Leonie Gibson Facilities and Government Relations Manager | A review of participation trends in the Wodonga area, as compared to the rest of the state, indicates that a lack of suitable access to indoor facilities has been detrimental to the development of the sport across the city and surrounding areas. The chronic shortfall in accessible netball court space across the city and the projected demand over the next ten years specifically in the growth corridor, demonstrate the need to develop the indoor stadia in phase one of the precinct plan. In addition to increasing current provision a further 2 indoor courts |</p>
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| Organisation Consultation type       | Summary of discussion / submission                     | (assuming netball has access to 50% of peak time) supported by lit outdoor courts are required in the short term, with an additional 2 courts in the next 10 years preferably with the indoor courts developed to a regional and sub-regional standard.  Sports need a level of management, planning and programming control within such planned facilities.  
  - The lack of inclusion of indoor netball or multi sport courts until phase two (identified as 11-25 years) of the Precinct Plan is a major concern considering the increasing importance of indoor provision to the delivery of Netball.  
  - There are 620 registered netball participants in Wodonga which is approximately 1.6% of the population. This is lower than the state average of 2% offering potential to grow and develop the sport in Wodonga.  
  - It is pleasing to note that Council, in its master plan has noted that it will have 'physical and social infrastructure provided early and in a coordinated way, to ensure that communities are built rather than just releasing land for development.'  
  - Netball Victoria believes there should be 3 courts per 10,000 residents if servicing for a range of indoor sports. It is Netball Victoria’s opinion that a ratio of indoor court for netball per 10,000 residents in an absolute minimum provision in an area such as Wodonga, especially in the growth corridor which has a higher ratio of young people and therefore greater demand for participation in netball. |
| BMX Australia                        | Written submission received July 8, 2013 from Lauren Ross | • Current Wodonga track at Birallee Park does not meet national or international event standards  
  • Development of facilities at Baranduda Fields would enable a track to attract national and international events to Wodonga  
  • The location of Wodonga lends itself to hosting a number of interstate BMX events if a national or international track was available |
| Wodonga Saints Football Netball Club | Meeting on August 13, 2013 with four club representatives  
Written submission received August 14, 2013 from Clayton Wood | • Club has grown to 5 football teams and 6 netball teams, adding an additional 76 positions for people to participate in sport over the past 6 years. Looking to add more.  
• Looking to the future and a long term goal of entering the O&MFL.  
• The future of the club is fundamentally dependent upon finding, creating and establishing a home to call its own in the near future.  
• Being the next big Sporting Club in the area similar to the Lavington Panthers club, Commercial Club & North Albury Sports Club. |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| Baranduda Ranges Cricket Club   | Meeting on August 13, 2013 with Michael Hardman       | • Would like a leadership role in the development and operation of Baranduda Fields.  
• Happy to work with the site and incrementally develop the site to achieve outcomes earlier  
• Currently netball is separated impacting on the club  
• Need to have basic facilities to allow for the whole club to move to the site together.  |
| AFL North East Border           | Written submission received August 14, 2013 from John O’Donohue Region General Manager | • The projected growth of Wodonga will result in natural and fostered participation growth in AFL provided that facility development opportunities exist  
• The development of a multi sports precinct including AFL facilities will assist in the delivery of football programs  
• Central Wodonga currently lacks suitable football venues to accommodate the existing |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| **Wodonga Basketball Association** | Meeting on August 20, 2013 | - Need for additional courts to support sport is an issue now  
- Future plans to introduce an Big V team and WNBL teams which requires additional access for training and competition  
- Would ideally like to own or manage any new courts  
- Existing facilities are not meeting dimensions, lighting requirements and ability to have a show court which is impacting on the ability to grow and develop the sport locally  
- 2 court facility offers training space and workable space compared with single court facilities  
- Increase competition is occurring with other sports in peak periods  
- Currently high fees and costs to landlords for court space. |
| **Community Open Forum**  
Groups represented included:  
1. Albury Wodonga Football Association  
2. Baranduda Auskick  
3. Wodonga Basketball Association  
4. Wodonga Croquet Club  
5. Wodonga | Held August 13, 2013  
16 community members in attendance | - Rugby indicated the projected figures for their sport were not reflective of the clubs current membership – figures will be higher than anticipated and there is an immediate need for a rugby facility at Baranduda Fields  
- Indoor stadium timeframe was too long and the level of facility needed to be developed further  
- Outdoor basketball was not suitable or practical for the sport  
- Seek Victorian Croquet Association input on the plans  
- Westmont Aged Care raised two concerns – traffic management ensuring it does not flow into Baranduda Boulevard and noise of crowds, sirens  
- Question raised about Boyes Road being reopened or remaining closed  
- Can the timing of baseball and softball |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
</table>
| Softball and Baseball Association | | facilities be brought forward  
• Criterium would be great  
• Amenities and kitchen facilities are critical in supporting use  
• Football (soccer) facility provision timing seems too far off given the participation numbers in the sport. |
| Wodonga Raiders Sports Club | | |
| Albury Wodonga motorcyle Club | | |
| Westmont Aged Care | | |
| Lavington Panthers Cycling Club | | |
| Wodonga Rugby League Club. | | |
| Wodonga Council | Written submission received from Natural Resources Coordinator | • The extension of Ellen McDonald drive into the sporting complex will intersect through WREN reserve J-1A, this is category 3 vegetation and any vegetation removal must be offset.  
• Some of the development of the sporting precinct along Boyes Rd appears to be the WREN reserve J-1A. This includes the picnic and BBQ facilities proposed for the area near the corner of Boyes Rd and Baranduda Boulevard, and the criterium cycle track. I would suggest that these facilities need to be re-located outside of the WREN reserve and an approved edge treat would be required that clearly marks the WREN area as a conservation zone, distinct from open space recreational areas.  
• There is a formal pathway proposed through WREN reserve J-1C and J-1B. The plan states that formal pathways are designed for walking and cross country riding. I am unsure how this fits in with the WREN strategy. Generally we allow passive recreation but not active recreation such as cross country riding in the WREN reserves. This is because the vegetation in the reserve is an offset from development and therefore protected |
| Wodonga Council | Written submission received from Team Leader Infrastructure | • Water reuse pondage should not be located as a major feature. Should have a reuse pond but be located at rear or out of sight  
• P 23 – there would be a minimum number of courts required to host events which |
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Organisation</strong></td>
<td><strong>Consultation type</strong></td>
<td><strong>Summary of discussion / submission</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>encourages participation eg. 4 -6 with a show court</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• P26 – links to existing cycle connections should be referenced</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cycling criterion circuit has a pedestrian conflict</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• More detail on intersection on Baranduda boulevard is required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Greater consideration to traffic management and parking is required</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Need to include pathway access as part of planning and high priority projects</td>
</tr>
<tr>
<td>Cricket Victoria</td>
<td>Written submission received July 15, 2013 from Chris Harris</td>
<td>• Cricket in the North East region is currently being significantly resourced for club development and strategic planning work. This will link nicely to the potential sport structures and use of facilities proposed for Baranduda Fields</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• There are concerns about the use of drop in pitch proposal cited on p20 under the AFL comments due to the required maintenance costs associated with these types of pitches.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Had some issues in Bendigo as mentioned at the QEO Oval, where a concrete slab has been laid under the turf pitch area with a view to being able to remove and drop in for concerts etc.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cricket would rather have a normal set up of 5 turf strips all together in the centre of the oval, but as a compromise for AFL we would also offer up the set up at Morwell Recreation Reserve as a viable option, if AFL were to be utilising the venue regularly for matches. This alleviates issues with bouncing the ball on a turf wicket area, and reduces greatly the muddy winter slog of footy on turf wicket tables.</td>
</tr>
<tr>
<td>Albury Wodonga Cycling Club</td>
<td>Meeting on August 13, 2013 with Rohan Written submission received July 13, 2013 from Callum Dwyer</td>
<td>• Region is lacking a cycling criterium circuit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Currently there is no home for cycling in Albury or Wodonga with equipment stored at club member houses</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Consideration of the option of cyclo-cross as part of the precinct development</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Might consider a club home but road racing running from this centre will be difficult given the future development of Baranduda and how busy the roads will get</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Stromlo in Canberra a good cycling example</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Layout of proposed cycling criterium is very tight and has joint use of space by walkers and cyclists. Walkers and cyclists cannot mix on a criterium circuit when in use.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Further consideration of the velodrome</td>
</tr>
<tr>
<td>Organisation</td>
<td>Consultation type</td>
<td>Summary of discussion / submission</td>
</tr>
<tr>
<td>-----------------------</td>
<td>-----------------------------------------------------------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Border BMX Club       | Written Submission on August 14, 2013 from Nicole Sullivan                         | • Current facility at Birallee Park could provide the future needs for the club however it requires significant works and additional space to allow for growth.  
  • If the cost of redevelopment outweighs the cost of moving to a new facility the club questions whether a bmx track is better placed in a new precinct  
  • A new facility will provide the club with  
    – An up to date track to meet BMX’s authorising body  
    – More appropriate facilities  
    – Potential to attract new club members particularly with the younger demographics as a result of growth expected in Baranduda and surrounding area  
    – The ability to attract higher level events (state and national titles and possibly international) to Wodonga  
  • Remaining in the current facility with significant investment and space made available will benefit the club with:  
    – An already established facility  
    – High local interest and community use due to the central location and general population  
    – the potential to also develop a freestyle jumps track for community use. |
| Cycling Victoria      | Written submission received June 12, 2013 from Kipp Kaufmann General Manager       | • Velodrome linking to the Athletics Track is interesting and may work well as a learning environment. However there will need to be access and sport technical aspects for both Cycling and Athletics need to be appropriately considered.  
  • The consideration for Cross Country is not quite clear - it may be best to read ‘the hub for road, cross country mountain bike and cyclo-cross’|
<table>
<thead>
<tr>
<th>Organisation</th>
<th>Consultation type</th>
<th>Summary of discussion / submission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tennis Victoria</td>
<td>Written submission received August 28, 2013 from Ken Jacobs</td>
<td>• Planning for 12 courts is supported as an excellent outcome. Recommend that consideration be given to hot shots courts in the initial phase of development</td>
</tr>
<tr>
<td></td>
<td>Executive Manager - Government relations and Facilities planning</td>
<td>• Seeking further information on the provision of amenities in close proximity as it is deemed as essential</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Cafe type facility for Baranduda Fields in general would be worthwhile in supporting a true sporting hub</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Funding scheme available through Tennis Australia</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Hard court facilities are Tennis Victoria’s preference</td>
</tr>
</tbody>
</table>
Appendix C – Updated Master Concept Plan
CONTENTS

1 CONTENTS
2 INTRODUCTION
3 GUIDING PRINCIPLES
4 ANALYSIS AND CONSTRAINTS
5 SITE ANALYSIS
6 STAGE PROVISIONS
7 DESIGN FRAMEWORK DIAGRAM
8 MASTERPLAN
9 ACCESS THROUGH SITE
10 STAGING
11 REVIEW OF PROVISION REQUIREMENTS
12 SPATIAL COMPARISONS
13 UTILITY AND SERVICES INFRASTRUCTURE AUDIT AND CAPACITY ASSESSMENT
14 NEXT STEPS
INTRODUCTION

In August 2013, GHD were commissioned by the City of Wodonga to design an enhanced concept plan of the Baranduda Fields Masterplan based on stakeholder consultation and feedback of previous Masterplan layouts.

The purpose of this report is to finalise the Masterplan based on these comments and to encapsulate the findings and design into a report, with costings, for presentation to Council. The report provides a layout of the facilities to address the needs of all stakeholders and users and prices each stage of the project. A utility and capacity review of expected services is also included. This coupled with the staged Cost Plan will assist Council in setting realistic goals for the precinct.

This report will be a precursor to a series of funding modules for each stage of the Masterplan that will enable the City of Wodonga to stage the works and to submit for funding applications such as Regional Development Victoria, Sport and Recreation Funding and Government Grants.

The next steps of the project include providing detailed plans for the stage 1 component with costings, to progress the Baranduda Fields project forward for the City of Wodonga.
The following are the Guiding Principles that have been considered in the Masterplanning of the precinct and are to be embodied within the design of the facility:

**URBAN DESIGN**
- Create a vibrant precinct that is a significant component of the community's identity and attracts people to visit the site;
- Create a precinct which has a theme (culture);
- Create spaces and routes that are lively and pleasant to use;
- Provide opportunities for healthy lifestyles and community interaction;
- Establish variety in the public places to ensure that a range of leisure and social activities can be supported;
- Locate sports facilities near roads to activate street frontages;
- Create a precinct that has a feeling of safety and security by encouraging passive surveillance throughout the site (Crime Prevention Through Environmental Design (CPTED));
- Plan the site so that it is suited to the needs of everyone where services and facilities are provided in locations that optimise accessibility for all users and provides access for the elderly and for people with disabilities;
- Services and facility planning must consider the long and short-term needs of users and visitors with regard to access to facilities and services to achieve inter-generational equity;
- Ensure the ease of movement through the site;
- Connect new roads and footpaths into well-used routes;
- Create new roads and pathways that are easily accessible, well connected and provide direct routes to where people want to go;
- Create a pedestrian and cycling friendly facility that connects the main facilities and surrounding key destinations;
- Ensure there is an easy understanding throughout the site by providing way-finding devices that are easily legible for users and visitors. This could include the provision of landmarks, signage and focal points as part of the design that helps to create clear and easily navigable routes;
- Provide necessary measures to ensure energy efficiency, waste minimisation and water re-use;
- Integrate art and colour into public spaces;
- Maximise the existing characteristics of the site;
- Create spaces that are flexible and offer a variety of uses.

**BUILT FORM**
- Create locally distinctive buildings that have a variety of built form and development character;
- Design streets and buildings of a scale that feels comfortable and appropriate to the character of the space;
- Create buildings that can be adaptable to a variety of present and future uses and allows for the possibilities of gradual change;
- Improve the sense of belonging to the community groups who use particular areas by reflecting their values in the architectural design;
- Design architectural elements that are carefully considered and have a successful relationship to the urban context;
- Provide a landmark sculpture/feature at main entry to define the site and provide for features throughout the site;
- Provide a strong connection between indoor and outdoor spaces;
- Provide DDA compliant design;
- Provide Environmentally Sustainable Design.

**PLANTING**
- Ensure any landscape interventions deliver a positive ecological outcome for the site;
- Utilise indigenous and native plant species;
- Utilise any leftover spaces with indigenous planting pockets.

**PARKING**
- Provide pockets of carparking and street parking instead of large expansive areas;
- Provide carparking that is dispersed throughout the site and located close to facilities;
- Locate pockets of carparks so they do not form the main focal points from the street.

**INTEGRATED WATER MANAGEMENT**
- Incorporate Water Sensitive Urban Design and Integrated Water Management principles into the design;
- Re-use recycled storm water where possible;
- Enhance the quality of water flow and supply across the site.

**SPORTING REQUIREMENTS**
- Create facilities that are useable day and night, every day of the week, and throughout all seasons;
- Create flexible facilities for changes in future uses to accommodate future expansion;
- Allow for shared pavilions and amenities for similar uses, and shared facilities for summer and winter sports;
- Provide facilities that embraces a mix of uses;
- Maximise multiuse grassed areas that can be adapted for a variety of different sports with line marking;
- Provide facilities that are sympathetic to existing clubs.

**LANDSCAPE**
- Ensure the natural features of the site are protected;
- Create a precinct that protects and incorporates the existing biodiversity, indigenous and endangered species, and enhances the health of natural systems;
- Ensure the design considers the sensitive landscape, particularly the WREN reserves;
- Provide landscape elements that encourage biodiversity;
- Provide fencing and security as part of the landscape.

**MATERIAL PALETTE**
- Use materials throughout the site that are sustainable and/or recycled;
- Use materials that have sentiment or relate to the history of the area;
- Locally source building materials and products that are environmentally friendly;
- Ensure the design is conscious of the site context and that materials selection is considerate of this.

**INTEGRATED WATER MANAGEMENT**
- Provide facilities that are sympathetic to existing clubs.
The following diagrams are taken from the Leneva-Baranduda Growth Area Draft Framework Plan (2012).

These diagrams outline the constraints and opportunities of the site and place the site in the broader context of the surrounding area.

Constraints include the following:
- Area of the Wodonga Retained Environment Network (WREN) which shows the area of the site where development is limited.

Opportunities include the following:
- Future Leneva growth area (an additional 35,000 residents in close proximity to the site);
- Potential to link the site with existing and proposed local schools to provide a co-location of open space and facilities;
- Proximity to the proposed future Major Activity Centre and connections to this site;
- Ability to create active open space within the city;
- The possibilities of linking the site into an existing number of trail networks.
4.1 The Wodonga Retained Environment Network

The Wodonga Retained Environment Network (WREN) is a network of reserves owned and managed by the City of Wodonga. The WREN offsets land development within the Leneva Valley and Baranduda area, protects significant flora and fauna habitat and provides a natural framework for the growth area of Wodonga.

The WRENs precinct is to be managed as conservation reserves with long term improvements to the health and habitat value of these areas. Public access is appropriate and encouraged where activities minimise impact on environmental objectives of the reserve land. Allowable informal recreation and leisure activities include walking, off-road cycling and bird-watching.

The area of high biodiversity on the site shows where development may be limited.

Development Approval requirements:
- Works would be subject to a planning permit with referral to the DSE
- Planning permit requirements would include:
  - Flora and Fauna assessment
  - No removal of native vegetation
  - Measures to protect the vegetation buffer areas
  - Development of a construction management plan
  - Appropriate edge treatments and landscaping specification for reserve interface
  - Revegetation requirements and planting schedule
  - Trail design specifications
  - Any requirements of the PPRZ zone provisions
  - Interpretive signage and park furniture specifications
  - Works on waterways permit from the NCCMA
The Draft Framework Plan outlines the proposed Leneva growth area encompassing Baranduda Fields. The sheer scale of the site is visible and this gives a sound appreciation of the level of infrastructure required for this site to effectively service the residents in the future.
4.3 Housing Density and Distribution

This plan reflects the importance of the site and its relationship to its user catchment in the immediate precinct. It shows how it is located in an area predominantly of conventional density.
Schools and co-location to open space represents best practice for all users. With Baranduda Fields, there is the potential for existing and proposed local schools to maximise their access to open space through proposed off road shared path networks within the precinct.
This plan shows the proximity of the site to the proposed future Major Activity Centre (opposite the site). The proposed design must reflect the importance of this proximity and provide good connection across Baranduda Boulevard, especially for pedestrians and cyclists.

Opportunities exist to create strong community facilities by linking Baranduda Fields with the proposed Major Activity Centre to create a hub for local residents where they can combine work, shopping, entertainment, sporting and recreational activities within walking distance of each other.
The opportunity for the site is to create an active open space precinct which can be used for different types of sport and recreational activities.
4.7 The Public Space Network

The site links into a number of existing trail networks and will provide the Leneva precinct and Baranduda Fields connectivity to recreational space throughout the Wodonga township. There are opportunities within the site to connect into these existing trails and enhance the connection between Baranduda and Wodonga.
Proposed land use for the Leneva precinct as outlined in the Draft Framework Plan outlines the site’s relationship to the network of natural vegetation and waterways, as well as its connectivity by road to surrounding areas and the proposed growth area.

Opportunities exist to connect into these areas and enhance the relationship between the built and natural environment.
Site Analysis

- Future sport & community precinct
- Existing vegetation
- Open space
- Future town centre
- Proposed intersection
- Aged care development
- Middle Creek

Existing intersection:
- River to Wodonga
- River to Baranduda
- River to Wodonga

Existing vegetation:
- Morning sun
- Afternoon sun
- Midday sun

Private land:
- BOYES ROAD
- KIERWAN VALLEY HIGHWAY
- BARANDUDA BOULEVARD
STAGE PROVISIONS
The following outlines the facilities to be provided over the three stages of the precinct: Stage 1: Short Term (1-10 years), Stage 2: Medium Term (11-25 years) and Stage 3: Long Term (25+ Years).

**STAGE 1 - SHORT TERM 1-10 YRS**
- 4 tennis courts and shelter
- 1 regional standard AFL/cricket with turf wicket; 1 local standard AFL/cricket with synthetic ground. Shared amenities
- 1 athletics facility with synthetic surface and small athletics pavilion
- 2 outdoor netball courts in conjunction with AFL
- Cycling criterium circuit
- Machinery shedding and storage
- Playground and amenities
- Cricket nets
  + Shared pathways, fishing and boardwalks

**STAGE 2 - MEDIUM TERM 11-25 YRS**
- Additional 4 tennis courts
- 2 additional grounds
- 3 indoor multi-use courts with stadium + amenities, tiered seating and show court
  + Additional 4 outdoor netball courts
  + 2 baseball/softball diamonds with training nets + amenities
  + 2 hockey pitches with synthetic surface + amenities
  + 4 soccer pitches + amenities
  + 3 rugby grounds + amenities
  + Extension of athletics / core building
  + 1 sports pavilion with amenities
  + Extension of machinery shedding and storage
  + Additional playground
  + Perimeter walking/running and bike track

**STAGE 3 - LONG TERM 25+ YRS**
- Additional 4 tennis courts
- 4 lawn bowls greens + clubhouse that accommodates indoor bowls
- Additional 3 indoor multi-use courts and additional tiered seating
- Additional 2 outdoor netball courts
- Playground
- Additional turf wicket and synthetic wicket
- Depot and machinery storage
- Extension of athletics / core building
  + Upgrade regional facility to state league standard
  + Allocation of space for future needs

City of Wodonga | Baranduda Fields - Final Report 19
DESIGN FRAMEWORK DIAGRAM
Open grassed fields easily accessible from main thoroughfare

Bowls near Aged Care

Future sport & community precinct

Athletics near Baranduda Blvd

Secondary access

Future Town Centre

Views

Future sport & community precinct

Anchor point of site

Main Thoroughfare

允

Second Thoroughfare

Private land

Boys Road

WREN

Kiewa Valley Highway

Baranduda Boulevard

City of Wodonga | Baranduda Fields - Final Report

21
Long Term Masterplan

1. Main entry
2. Landmark sculpture
3. Athletics
4. Carpark (280 spaces)
5. Public toilets, playground and BBQ facilities
6. Wetlands
7. Cycling track with separate adjacent walking track
8. WREN zone
9. Main AFL/cricket ground
10. Shared grandstand/pavilion
11. AFL/cricket ground (synthetic ground)
12. Covered netball courts (2) adjacent AFL
13. Open grassed fields (multi-use)
14. Tennis courts (12)
15. Carpark (150 spaces)
16. Coach parking
17. Secondary entry
18. Fishing pontoon
19. Storage
20. Public amenities/core building
21. Cricket nets
22. AFL/cricket ground
23. Indoor stadium (5 multi-use courts)
   Includes tiered seating and amenities
24. Outdoor netball courts (6)
25. Baseball/softball
26. Main rugby stadium/amenities
27. Rugby grounds (3)
28. Soccer grounds (4)
29. Hockey and soccer clubhouses and tiered seating
30. Hockey pitches (2)
31. Carpark (80 spaces)
32. Perimeter walking/running/cycling track with exercise stations
33. Carpark (60 spaces)
34. Pavilion
35. Baseball/softball nets and pavilion
36. Carpark (35 spaces)
37. Public amenities
38. Playground
39. Principal soccer pitch
40. Machinery shedding and depot
41. Lawn bowls greens (4) and clubhouse
ACCESS THROUGH SITE
Proposed Carparking and Access

There are a number of opportunities to maximise the connectivity of the site with both its immediate and broader context by creating a main link between Kiewa Valley Highway and Baranduda Boulevard. This road will provide a new connection through to the Future Town Centre and provide access from both major roads. There is also the opportunity to build a road to provide a connection to existing schools.
Proposed Pedestrian and Cycling Movement

Cycling and pedestrian routes form an important part of the design of the Masterplan. There are a number of opportunities to enhance the connectivity of the site and the broader context by creating a series of path networks. These will be designed to promote safe environments for pedestrians and cyclists in and around the Baranduda Sports Precinct. Connections to Wodonga’s significant trails network highlights the value of this site as a connector and distributor where there is currently a void in the network.

There is also the opportunity to provide connections to future open spaces and linear networks of trails by connecting to nearby schools, the aged care facility and the future town centre. There are also many recreational opportunities within and beyond the site itself.
10.1 Staging Plan - Short term 1-10 yrs

1. Main entry
2. Landmark sculpture
3. Athletics
4. Carpark (280 spaces)
5. Public toilets, playground and BBQ facilities
6. Wetlands
7. Cycling track with separate adjacent walking track
8. NAEN zone
9. Main AFL/cricket ground
10. Shared grandstand/pavilion
11. AFL/cricket ground (synthetic ground)
12. Outdoor netball courts (2) adjacent AFL
13. Open grassed fields (multi-use)
14. Tennis courts (4) and adjacent shelter
15. Carpark (150 spaces)
16. Coach parking
17. Secondary entry
18. Fishing pontoon
19. Machinery shedding and storage
20. Public amenities/pavilion
21. Cricket nets

Private land

Future sport & community precinct

(Retain vegetation)
10.2 Staging Plan - Medium term 11-25 yrs

1. Main entry
2. Landmark sculpture
3. Athletics
4. Carpark (280 spaces)
5. Public toilets, playground and BBQ facilities
6. Wetlands
7. Cycling track with separate adjacent walking track
8. WIFEN zone
9. Main AFL/cricket ground
10. Shared grandstand/pavilion
11. AFL/cricket ground (synthetic ground)
12. Covered netball courts (2) adjacent AFL
13. Open grassed fields (multi-use)
14. Tennis courts (8)
15. Carpark (150 spaces)
16. Coach parking
17. Secondary entry
18. Fishing pontoon
19. Machinery shedding and storage
20. Public amenities/core building
21. Cricket nets
22. AFL/cricket ground
23. Indoor stadium (3 multi-use courts)
   Includes tiered seating and amenities
24. Outdoor netball courts (4)
25. Baseball/softball
26. Main rugby stadium/amenities
27. Rugby grounds (3)
28. Soccer grounds (4)
29. Hockey and soccer clubhouses and tiered seating
30. Hockey pitches (2)
31. Carpark (60 spaces)
32. Perimeter walking/running/cycling track with exercise stations
33. Carpark (60 spaces)
34. Pavilion
35. Baseball/softball nets and pavilion
36. Carpark (35 spaces)
37. Public amenities
38. Playground
39. Principal soccer pitch
10.3 Staging Plan - Long Term 25+ yrs

1. Main entry
2. Landmark sculpture
3. Athletics
4. Carpark (290 spaces)
5. Public toilets, playground and BBQ facilities
6. Wetlands
7. Cycling track with separate adjacent walking track
8. WHEN zone
9. Main AFL/cricket ground
10. Shared grandstand/pavilion
11. AFL/cricket ground (synthetic ground)
12. Covered netball courts (2) adjacent AFL
13. Open grassed fields (multi-use)
14. Tennis courts (12)
15. Carpark (150 spaces)
16. Coach parking
17. Secondary entry
18. Fishing pontoon
19. Storage
20. Public amenities/core building
21. Cricket nets
22. AFL/cricket ground
23. Indoor stadium (3 multi-use courts) includes tiered seating and amenities
24. Outdoor netball courts (6)
25. Baseball/softball
26. Main rugby stadium/amenities
27. Rugby grounds (3)
28. Soccer grounds (4)
29. Hockey and soccer clubhouses and tiered seating
30. Hockey pitches (5)
31. Carpark (80 spaces)
32. Perimeter walking/running/cycling track with exercise stations
33. Carpark (60 spaces)
34. Pavilion
35. Baseball/softball nets and pavilion
36. Carpark (35 spaces)
37. Public amenities
38. Playground
39. Principal soccer pitch
40. Machinery shedding and depot
41. Lawn bowls greens (4) and clubhouse
REVIEW OF PROVISION REQUIREMENTS
### Demand / Staging / Priority

<table>
<thead>
<tr>
<th>SPORT</th>
<th>FACILITY DEMAND NEEDS</th>
<th>JUSTIFICATION / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TENNIS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Short term 1-10 years 2023</td>
<td>4 court with flood lighting local level facility</td>
<td>• Facility provision based on Tennis Australia’s Facility development and management framework hierarchy.</td>
</tr>
<tr>
<td></td>
<td>Additional four courts with flood lighting at existing local level facility</td>
<td>• Court provision ratio is 1 per 1,500 people. Wodonga current tennis courts meet ratio requirements however the court provision is predominately in West Wodonga and not providing accessibility to growth area;</td>
</tr>
<tr>
<td></td>
<td>Upgrade facility to district level and potential expansion space required for an additional four courts.</td>
<td>• Existing Baranduda Tennis Facility is two courts and does not meet the required 4 court requirement of local level club facilities;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Baranduda Fields will replace the existing Baranduda Tennis Club facilities which will become outdoor space for the Baranduda Community Centre or be available for informal tennis use;</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Projected tennis participation in 2031 of 572 juniors and 2576 adults</td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>-------</td>
<td>----------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td></td>
<td>Short term 1-10 years 2023</td>
<td>Medium term 11-25 years 2024-2038</td>
</tr>
<tr>
<td>AFL</td>
<td>1 regional standard and 1 local standard facility</td>
<td>2 additional local standard facility</td>
</tr>
</tbody>
</table>

- Immediate demand requirements for 1 local level facility to meet existing participation needs;
- Facility standards based on AFL Preferred Facility Guidelines;
- Projected AFL participation in 2031 of 626 juniors and 1417 adults;
- Existing policy for multiuse of all seasonal sporting facilities. Cricket offers the most appropriate joint arrangement with AFL;
- Future population growth (54,777 residents by 2031) provides justification for higher level regional standard facility;
- Potential synthetic surface development (cannot be on high level oval).
<table>
<thead>
<tr>
<th>SPORT</th>
<th>FACILITY DEMAND NEEDS</th>
<th>JUSTIFICATION / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Short term 1-10 years 2023</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium term 11-25 years 2024-2038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Long term 25+ years 2039 and beyond</td>
<td></td>
</tr>
</tbody>
</table>
| LAWN BOWLS   | 4 green facility with club room facilities which also support indoor bowls | • Growth area recommendations of 1 lawn facility per 40,000 population  
• One existing lawn bowls facility with three greens;  
• Short term provision being met by existing facility and their expansion plans to four greens;  
• Joint tenancy of indoor bowls, croquet and bocce seen as appropriate  
• Projected adult participation in 2031 of 902. |
<table>
<thead>
<tr>
<th>SPORT</th>
<th>FACILITY DEMAND NEEDS</th>
<th>JUSTIFICATION / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Short term 1-10 years 2023</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium term 11-25 years 2024-2038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Long term 25+ years 2039 and beyond</td>
<td></td>
</tr>
</tbody>
</table>
| ATHLETICS      | 1 athletics facility with synthetic surface | - One athletics centre required for future population growth  
- Projected athletics participation in 2031 of 247 juniors and 301 adults  
- Existing facility cannot meet community growth due to site size and supporting infrastructure such as car parking;  
- New facility would be aimed at club level with Albury retaining regional level facility |
<table>
<thead>
<tr>
<th>SPORT</th>
<th>FACILITY DEMAND NEEDS</th>
<th>JUSTIFICATION / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDOOR STADIUM</strong>&lt;br&gt;(NETBALL, BASKETBALL, VOLLEYBALL, etc)</td>
<td><strong>Short term 1-10 years 2023</strong>&lt;br&gt;Indoor 3 multiuse court stadium with the provision of tiered seating to support one showcourt, a dry program area and community space</td>
<td>• Netball Victoria preferred model to combine indoor and outdoor courts at one facility. Consideration of providing outdoor netball / basketball courts next to indoor stadium; &lt;br&gt;• Dry program area predominately aimed to cater for gymnastics multidiscipline space as identified by Gymnastics Victoria. The dry area is also identified to support group fitness activities; &lt;br&gt;• Recommended six indoor courts for netball in Wodonga to meet growth needs; &lt;br&gt;• Minimum two court facility supports programming and coordination of competitions.</td>
</tr>
<tr>
<td><strong>OUTDOOR NETBALL</strong></td>
<td><strong>2 outdoor netball courts in conjunction with senior football facility</strong>&lt;br&gt;4 outdoor netball courts in conjunction with indoor stadium</td>
<td>• Need to be in close proximity to AFL ovals to support football / netball competition; &lt;br&gt;• Possible multiuse with tennis; &lt;br&gt;• Growth area recommended ratio of 1 outdoor netball courts per 3,500; &lt;br&gt;• Existing provision meets outdoor court needs however additional outdoor netball courts will be required to support football and netball competitions at Baranduda Fields; &lt;br&gt;• Allocated viewing areas required in space allocation.</td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>------------</td>
<td>----------------------</td>
<td>------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Short term 1-10 years</td>
<td>Medium term 11-25 years 2024-2038</td>
</tr>
<tr>
<td>BASEBALL /</td>
<td>Short term 1-10 years</td>
<td>2 dedicated diamond baseball/softball facility with area needed for training nets.</td>
</tr>
<tr>
<td>SOFTBALL</td>
<td>2023</td>
<td>Additional multiuse grass playing space for additional softball diamonds.</td>
</tr>
<tr>
<td></td>
<td>Medium term 11-25</td>
<td></td>
</tr>
<tr>
<td></td>
<td>years 2024-2038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Long term 25+ years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2039 and beyond</td>
<td></td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>HOCKEY</strong></td>
<td>Short term 1-10 years 2023</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium term 11-25 years 2024-2038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Long term 25+ years 2039 and beyond</td>
<td>• Existing facility in Wodonga to be closed and Baranduda Fields to be the home of hockey for Wodonga</td>
</tr>
<tr>
<td></td>
<td>2 pitch hockey synthetic facility</td>
<td>• Projected hockey participation in 2031 is 124 juniors and 386 adults.</td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------------------</td>
<td>--------------------------------------------------------------------------</td>
</tr>
<tr>
<td>CYCLING</td>
<td>Short term 1-10 years</td>
<td>• Amenities should be in conjunction with other sports if possible;</td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>• Current need for off road cycling infrastructure to support the sport</td>
</tr>
<tr>
<td></td>
<td>Medium term 11-25</td>
<td>• In 2007 Cycling was identified as the second highest participation</td>
</tr>
<tr>
<td></td>
<td>years 2024-2038</td>
<td>activity in Wodonga and walking was the highest;</td>
</tr>
<tr>
<td></td>
<td>Long term 25+ years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2039 and beyond</td>
<td></td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>-----------------------</td>
<td>------------------------------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td></td>
<td><strong>Short term 1-10 years 2023</strong></td>
<td></td>
</tr>
<tr>
<td>PASSIVE RECREATION</td>
<td>Shared pathways to connect to existing Baranduda Township.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Fishing, boardwalks and playspace in conjunction with wetlands.</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Medium term 11-25 years 2024-2038</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Shared pathways and playspace</td>
<td>1 regional playground</td>
</tr>
<tr>
<td></td>
<td><strong>Long term 25+ years 2039 and beyond</strong></td>
<td></td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>-------</td>
<td>------------------------</td>
<td>--------------------------</td>
</tr>
<tr>
<td></td>
<td>Short term 1-10 years 2023</td>
<td>Medium term 11-25 years 2024-2038</td>
</tr>
</tbody>
</table>
| SOCCER | 4 pitch regional facility | • Regional facility is needed for North East Victoria. Currently there are no facilities meeting this level. Regional centre includes multiple fields, amenities, and a main pitch with fencing and tiered seating.  
• Projected participation in 2031 of 1105 juniors and 2061 adults  
• Football Federation Victoria league and competition changes could see the introduction of an additional club in Wodonga requiring additional facilities;  
• Two of the existing three Wodonga clubs at capacity with numbers  
• Joint facility use with cricket (cricket wicket located between two soccer pitches works well)  
• Potential for one pitch to be synthetic |
<table>
<thead>
<tr>
<th>SPORT</th>
<th>FACILITY DEMAND NEEDS</th>
<th>JUSTIFICATION / COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Short term</td>
<td></td>
</tr>
<tr>
<td></td>
<td>1-10 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Medium term</td>
<td></td>
</tr>
<tr>
<td></td>
<td>11-25 years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2024-2038</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Long term</td>
<td></td>
</tr>
<tr>
<td></td>
<td>25+ years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2039 and beyond</td>
<td></td>
</tr>
<tr>
<td>CRICKET</td>
<td>1 turf wicket and 1</td>
<td>• Training space to include area for nets, bowling run up, other small drills area and</td>
</tr>
<tr>
<td></td>
<td>synthetic wicket.</td>
<td>requires access to amenities and car parking</td>
</tr>
<tr>
<td></td>
<td>Training area adjacent</td>
<td>• Joint use with AFL ovals and soccer pitches (wicket between two soccer pitches)</td>
</tr>
<tr>
<td></td>
<td>to the turf and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>synthetic wickets</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Additional turf wicket</td>
<td></td>
</tr>
<tr>
<td></td>
<td>and synthetic wicket</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>---------------</td>
<td>--------------------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>Short term 1-10 years 2023</td>
<td>Medium term 11-25 years 2024-2038</td>
</tr>
<tr>
<td>RUGBY LEAGUE</td>
<td>3 senior grounds facility with one providing the ability for senior competition (similar to AFL facility needs)</td>
<td>Future growth will require allocated area for rugby league</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provision to meet NSW competition requirements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Existing facility will not meet growth needs of the sport.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Projected rugby league participation in 2031 of 162 juniors and 343 adults.</td>
</tr>
<tr>
<td>SPORT</td>
<td>FACILITY DEMAND NEEDS</td>
<td>JUSTIFICATION / COMMENTS</td>
</tr>
<tr>
<td>-------</td>
<td>----------------------</td>
<td>-------------------------</td>
</tr>
<tr>
<td></td>
<td><strong>Short term</strong></td>
<td><strong>Medium term</strong></td>
</tr>
<tr>
<td></td>
<td>1-10 years</td>
<td>11-25 years</td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>2024-2038</td>
</tr>
<tr>
<td>OTHER</td>
<td>Major core building for wider community activities, and for expo/conferencing opportunities.</td>
<td>Allocation of space for future needs and emerging activities such as equestrian and aquatic facilities.</td>
</tr>
</tbody>
</table>
The purpose of this section is to provide a spatial and facilities comparison with known Benchmarks.
12.1 Masterplan in Broader Context
Alexandra Park is bounded by the Hume Highway and supports a wide range of passive and active recreational sporting clubs and activities in both its immediate and broader context.

While it neighbours the Albury Sports Stadium, its connectivity to the nearby Scots School, Griffith Showgrounds, Gold Links and other spaces is broken by the highway and some nearby land uses.
The Birallee Sports Park is located in a residential area. It is closely associated with a number of active and passive open spaces, such as Gayview Park and Felltimber Park. Its immediate links also include a neighbourhood centre and mutually beneficial co-location with a number of schools, including:

- Wodonga Middle Years College
- Catholic College
- Belvoir Special School, and;
- Melrose Primary School.
The Bulleen Sports Precinct is bounded by the Yarra River and Eastern Freeway and supports a wide range of passive and active recreational sporting clubs and activities.
The Fairfield Sports Precinct is bounded by the Yarra River and Eastern Freeway. The site supports a wide range of passive and active recreational sporting clubs and activities. Located close to the Melbourne CBD, it includes a golf course and a number of recreational trails adjacent to Studley Park. It also forms part of one of many commuter routes.
The Kooyong Sports Precinct is nearby the Yarra River and Citylink Freeway and supports a select range of passive and active recreational sporting clubs and activities - most notably Kooyong Lawn Tennis Club. Many of the fields have strong associations with clubs and school teams who capitalise on the co-location of facilities.
Macleay Park and its associated open spaces are surrounded by a dense urban fabric, providing an immediate catchment of users and greater passive and casual sporting/recreational activities. This example shows that by capitalising on roadside parking a wide range of facilities can exist in a dense environment and not be wholly dominated by cars and parking.

The site supports lawn bowls, tennis and AFL/Cricket amongst others, whilst also being located adjacent to a school that can take advantage of an excellent co-location of facilities.
Energy Park, Albion was a project undertaken by GHD for the Brimbank City Council.

Whilst this precinct was located on a capped landfill site, it is also very close to a future activity centre and major transport hub. It is nearby the Sunbury Train Line and is bounded on one side by the Western Ring Road.

This site supports a diverse range of sporting facility and also seeks to locate like sports in close proximity to one another.
UTILITY AND SERVICES INFRASTRUCTURE AUDIT AND CAPACITY ASSESSMENT
Electrical Services

The local supply authority in the area is SP Ausnet. HV and LV overhead lines reticulate along Kiewa Valley Highway passing the east perimeter of the property. There is also underground HV lines available that reticulate along Baranduda Boulevard and terminates at the new residential development at the Baranduda Bld and Boyes Road intersection.

There is currently no power supply to the property. Provision of power supply to the proposed Baranduda Boulevard will require extension of the existing underground HV supply authority mains at Boyes Road and Baranduda Bld intersection to the reserve property boundary adjacent to the entry.

Preliminary estimates of the electrical loads are shown in the table below for each stage:

<table>
<thead>
<tr>
<th>Stage</th>
<th>Estimated Electrical Demand (A)</th>
<th>Estimated Electrical Demand (kVA)</th>
<th>Transformer Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stage 1</td>
<td>450 A</td>
<td>325 kVA</td>
<td>500 kVA</td>
</tr>
<tr>
<td>Stage 2</td>
<td>1300 A</td>
<td>935 kVA</td>
<td>1000 kVA</td>
</tr>
<tr>
<td>Stage 3</td>
<td>1400 A</td>
<td>1006 kVA</td>
<td>1500 kVA</td>
</tr>
</tbody>
</table>

Based on the geography of the location of the proposed new sport fields and the estimated electrical demand, it would be expected that the supply authority in addition to the provision of the extension of the HV mains from the intersection would also be required to upgrade their network infrastructure further upstream and potentially at the local zone substation to accommodate the additional predicated demands in the area.

The new substations on the property is expected to be a pad mounted kiosk substation and enclosure with a new group meter panel adjacent to the facility.

Communications Services

Availability of telecommunications infrastructure was unavailable at the time of writing this report but it is expected that there are underground Telstra / NBN Co services that reticulate along Baranduda Boulevard to service the new residential development at the Boyes Road and Baranduda Bld intersection.

There is currently no telecommunications service in to the property. It will be expected that Telstra / NBN Co will be required to extend their underground telecommunications infrastructure from the intersection to the reserve property boundary to provide telecommunication services to the proposed new pavilions.

The NBN Co rollout map information indicates that NBN will commence rollout in the area within three years and therefore consideration for the provision of NBN service should be taken into account for new telecommunication service into the property as part of the master plan.
Water

The local water authority in the area is North East Water. A 711mm MSCL (mild steel cement lined) trunk water main reticulates along Kiewa Valley Highway. There is also a 300mm uPVC authority water main running along Baranduda Boulevard and terminates at the new residential development at the Baranduda Boulevard and Boyes Road intersection.

There is currently no water supply to the reserve. Provision of water supply to the site will require extension of the existing 300mm authority water main at Baranduda Boulevard to the site boundary adjacent to the entry.

We have not carried out a full analysis of the available water mains pressure and flow as pressure and flow information from North East Water could not be obtained in the time available for this report. However have no reason to suspect that they are not adequate for the future extension.

Sewer

The authority sewer network in this area is owned and operated by North East Water. The existing network generally drains towards a sewer manhole located near the eastern corner of the site. A 600mm sewer main gravitates from the sewer manhole eastwards.

A 300mm trunk sewer main drains along Boyes Road. There is also a 150mm uPVC authority sewer main running along Baranduda Boulevard and terminates at the new residential development at the Baranduda Boulevard.

There is currently no sewer connection to the property. Provision of the sewer connection to the site will require extension of the existing 150mm authority water main at Baranduda Boulevard to the site property boundary adjacent to the entry.

There is also a 250mm uPVC authority sewer rising main running through the reserve site between two sewer pump stations. The location of this rising main should be taken in consideration then choosing positions of proposed buildings on the site.

Gas services

The local gas authority in the area is APA Group.

Availability of detailed gas infrastructure was unavailable at the time of writing this report. It appears that there is a gas main reticulates along Kiewa Valley Highway.

There is also a gas main running along Baranduda Boulevard and terminates at the new residential development at the Baranduda Boulevard. It will be expected that APA Group will be required to extended their gas infrastructure from the residential development further to the to the site boundary to provide gas services if required.

Stormwater

City of Wodonga advised that there are no Council assets in this area.
14.1 Next Steps

- To be confirmed by Council.
14.2 Top 3 projects - development steps

- Define / demonstrate need at a more detailed level for each project and the identified sporting provision
- Develop implementation strategy for each project Precinct
- Develop infrastructure provision strategy to service each project
- Develop schematic design for each project
<table>
<thead>
<tr>
<th>Rev No.</th>
<th>Author</th>
<th>Reviewer</th>
<th>Authorisation</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Katherine</td>
<td>Mark van den Enden</td>
<td>Colin Elliott</td>
<td>4/10/13</td>
</tr>
<tr>
<td>2</td>
<td>Katherine</td>
<td>Mark van den Enden</td>
<td>Colin Elliott</td>
<td>14/10/13</td>
</tr>
<tr>
<td>3</td>
<td>Katherine</td>
<td>Mark van den Enden</td>
<td>Colin Elliott</td>
<td>21/10/13</td>
</tr>
<tr>
<td>4</td>
<td>Katherine</td>
<td>Mark van den Enden</td>
<td>Colin Elliott</td>
<td>24/10/13</td>
</tr>
<tr>
<td>5</td>
<td>Katherine</td>
<td>Mark van den Enden</td>
<td>Colin Elliott</td>
<td>13/11/13</td>
</tr>
</tbody>
</table>
© Wodonga City Council 2013

This document is and shall remain the property of Wodonga City Council. The document may only be used for the purpose for which it was commissioned and in accordance with the Terms of Reference for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

G:\31\29855\WP\6837.docx

Document Status

<table>
<thead>
<tr>
<th>Rev No.</th>
<th>Author</th>
<th>Reviewer</th>
<th>Approved for Issue</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Name</td>
<td>Signature</td>
<td>Name</td>
</tr>
<tr>
<td>A</td>
<td>C Elliott</td>
<td>G Hicks</td>
<td>A Jenvey</td>
</tr>
<tr>
<td>B</td>
<td>C Elliott</td>
<td>G Hicks</td>
<td>A Jenvey</td>
</tr>
<tr>
<td>C</td>
<td>C Elliott</td>
<td>G Hicks</td>
<td>A Jenvey</td>
</tr>
<tr>
<td>D</td>
<td>C Elliott</td>
<td>G Hicks</td>
<td>A Jenvey</td>
</tr>
</tbody>
</table>