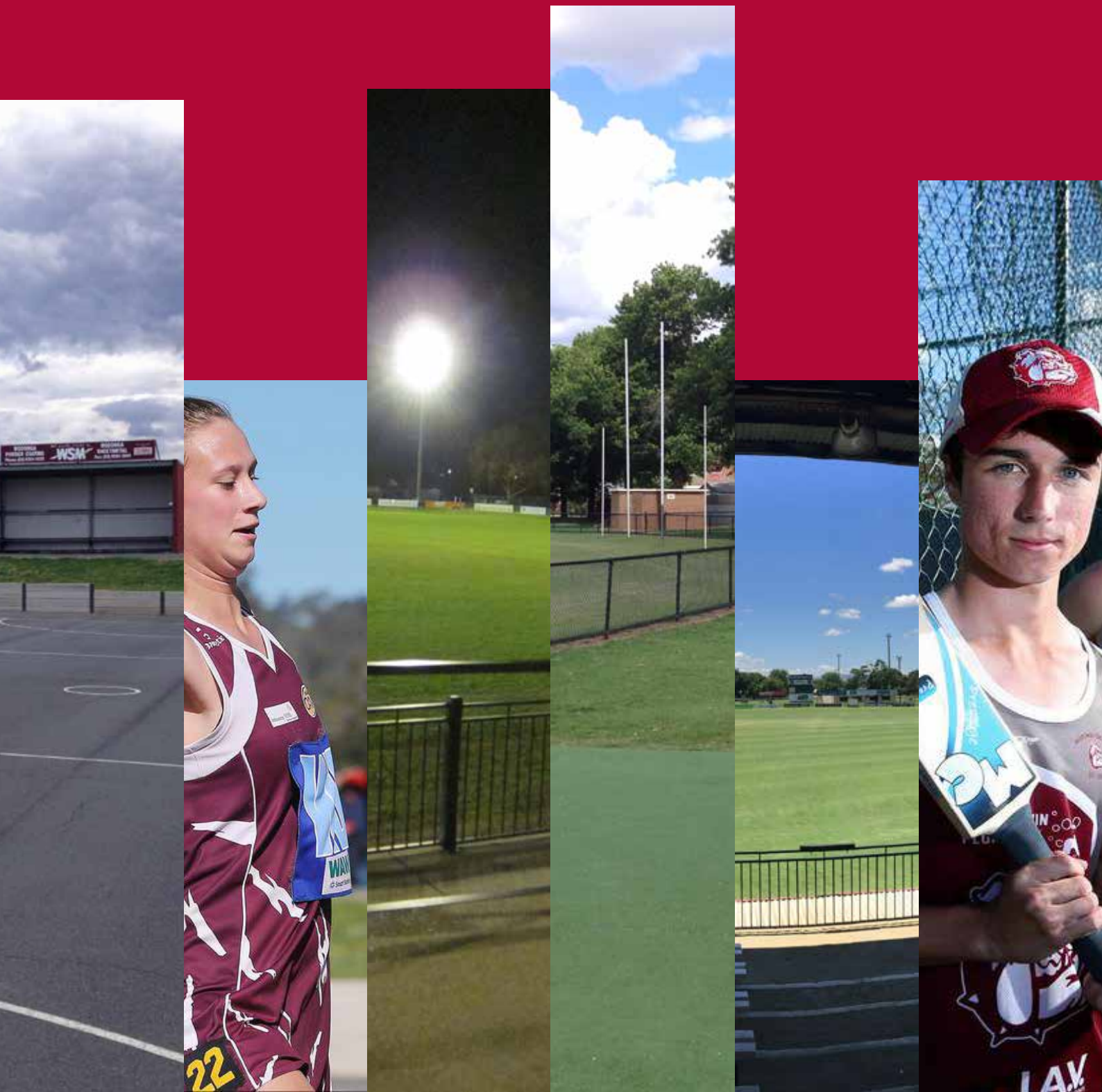
CITY OF WODONGA VIC

Martin Park Master Plan



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Executive summary

Introduction

Martin Park has been a key home of Australian Rules football, cricket and netball for many years. The facility is well-known throughout the area for the grandstand providing views across the main oval. The second oval is also recognised as one of the premier cricket fields in the region and is regularly chosen as the venue for finals matches.

Existing situation

The 8.3ha site is centrally located only 1.1km south of the central business district. Martin Park is a council-owned facility zoned Public Park and Recreation.

The park has quality playing surfaces on the two fields and has been heavily embellished over the years. It is a flat facility with stands of mature trees around the northern, eastern and southern boundaries of the eastern side of the park.

Existing embellishments include:

- Lit premier field serviced by a wide range of ancillary facilities (grandstand, club rooms, canteen, covered viewing areas, digital scoreboard and sealed car park);
- Lit secondary field with turf cricket wicket block and three-net cricket practice facility. This facility includes a pavilion and canteen, relocatable club facility, public toilets and storag;
- Two lit asphalt netball courts (one disused). Adjoining changerooms and viewing area;
- Small playground and nearby public amenities; and,
- Fencing around both ovals and additional security fencing (for gate sales) around the premier field.

Demand for upgrade

Demand for upgrades to Martin Park has been established through consultation with the council, user groups and nearby residents, and consideration of existing opportunities. Key directions:

- Sport
  - Growth in Australian Rules football, netball and cricket
  - Ongoing demand for facility upgrades in a competitive sporting market
- recreation
  - Opportunity to upgrade the play opportunities (and amenities) to form an attractive recreation node
- Common areas
  - Poor ‘entry’ and sense of arrival into the main field
  - Limited car parking and inappropriate traffic flow between Gilbert and Vermont streets
  - Opportunities to enhance pedestrian connectivity between the two fields.





Design directions

The proposed master plan is located on page 18.

The vision for Martin Park is:

To provide a key venue for cricket, Australian Rules football and netball with quality facilities that ensure capacity for hosting finals and feature matches. Additionally, the park will also be an important community events venue hosting both regular (weekly) and irregular (annual) opportunities.

Proposed ultimate embellishment for the park includes:

- Sporting opportunities:
  - Premier field hosting Australian Rules football and cricket (turf wicket block) lit to training standard;
  - Second field with turf cricket block lit to training standard; and,
  - Two-court netball precinct.
- Recreation opportunities:
  - Shaded recreation node and new amenities in the south-east corner of the facility.
- Common areas:
  - Three formal car park areas and additional overflow car parking opportunities within the park boundaries;
  - Upgraded pavilions servicing each field;
  - Improved pedestrian connections and circulation; and,
  - Upgraded entries.



Background

Introduction and purpose

In late 2014, Wodonga Council engaged ROSS Planning to develop a master plan for Martin Park (the park). The park is situated to the south of the central business district and is currently home to two football-netball clubs, a junior football club, and junior and senior cricket. Additionally, the venue hosts a range of community events (such as bingo and Groove in the Grass).

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

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

What is a master plan?

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

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

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

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

Project methodology

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

Stage 1 - Preliminaries

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

Stage 2 - Site assessment

- Detailed site assessment
- Discussions with council officers

Stage 3 - Developing options

- Analysis of identified issues, ideas, needs and opportunities
- Preparation of concept options for council review

Stage 4 - Draft concept master plan

- User group and community consideration of preferred concept
- Preparation of draft master plan report
- Review of draft master plan by the council
- Public review

Stage 5 - Review and finalisation

- Review of feedback on draft master plan report
- Agreed amendments to the master plan report
- Council endorsement



Literature review

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

Wodonga Council Plan 2013-2014 to 2016-2017

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

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

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

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

Sport and Recreation Plan 2014 to 2040

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

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

- Cricket:
  - Five additional ovals.
- Australian Rules football:
  - Five additional senior fields and three additional junior fields.
- Netball:
  - Access to an indoor facility (with up to six courts) and a total of 15 outdoor courts.

The *Sport and Recreation Plan* also provides comment on each of the existing individual facilities. For Martin Park, the following recommendations have been made:

- The need for a detailed master plan (associated with an overall upgrade to sub-regional level);
- Relocation of Wodonga Bulldogs to Birallee Park and Wodonga Saints to Baranduda Fields;
- John Flower Oval upgrades (grandstand, changerooms, new turf wicket);
- Les Cheesley Oval upgrades (consolidated amenities in new pavilion); and,
- Improved car parking.

Throughout the development of this master plan, the council made the decision not to pursue a joint Australian Rules football approach at Birallee Park.

Proposed Baranduda Fields Sporting Complex

While development of the Baranduda Fields is not expected to commence before 2017, potential impacts on the use of Martin Park have been considered.

Proposed key short-term facility development includes:

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

The new Australian Rules football fields and netball courts have been earmarked as the future home of Wodonga Saints. Clearly, this would reduce the current loads and scheduling issues experienced at Martin Park.

Ultimate development at Baranduda Fields includes:

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

There is some potential for the proposed cricket fields to impact on the use at Martin Park. However, the development of a turf wicket at John Flower Oval, cricket training upgrades and extension to the pavilion at Les Cheesley Oval will further enhance the quality of Martin Park as a key home for cricket. Additionally, it is proposed that much of the use of the Baranduda Fields Sporting Complex will come from within the Leneva growth area.

Literature review - summary

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

- The council acknowledges the importance of sport and recreation facilities for the community
- Future upgrades can ensure the ongoing quality of opportunities available at Martin Park
- Wodonga Saints can be relocated to a new facility at Baranduda Fields

Demographic considerations

In order to understand the make-up for the park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given Martin Park's position as a premier sports facility, population characteristics for the entire council area have been the focus where possible. It is acknowledged that some participants will come from outside this catchment, however, core participation will come from within the council boundaries.

Analysis of these characteristics[1] reveals:

- A predicted population of 39,785 in 2015 with significant population increases of almost 15,000 by 2031;
- Interestingly, Wodonga is not considered to be an aging city (with age cohort structures between 2011 and 2031 not expected to change markedly);
- Higher proportion of young people 34 years and under (49.8 per cent) compared with Regional Victoria (42.1 per cent);
- Lower proportion of older people 50 years and above (29.7 per cent) compared with regional Victoria (38.2 per cent);
- More than 900 households without a motor vehicle; and,
- Almost 3000 households without internet connection.

1 *id, the population experts (2014)*

Demographic considerations - implications

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

- A range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the park (for example, both formal sport and passive recreation activities); and,
- With an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).



Trends considerations

Formal sport trends

Field and court quality

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

With two separate senior football clubs, two junior football clubs and junior and senior cricket clubs, the playing fields at Martin Park are subject to significant use. However, with the prospect of Wodonga Saints being relocated and the addition of a second turf wicket at John Flower Oval, enhanced dispersal of load may be possible.

Field sharing

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

Field sharing has long been a feature of Martin Park and this is set to be expanded with cricket returning to John Flower Oval. However, relocation of Wodonga Saints will reduce the burden on the turf surfaces.

Volunteer sport organisations

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

Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (for example, umpiring or canteen duty). Wodonga Bulldogs are moving in this direction with an administrator and significant funds raised from commercial activities such as bingo.

Passive recreation trends

Park design

The design of a park is critical in ensuring that it is successfully utilised by the community. Where practical, public open spaces should include:

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

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

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

Martin Park currently offers a recreation node that appears well used. Additionally, the facility is an important link for pedestrians providing key north-south and east-west connections. Additional lighting is required in car park and key gathering areas.

Summary

So what do the trends mean for the master planning of Martin Park? As it has been developed, the master plan has:

- Ensured the provision of a range of high quality field and court facilities;
- Ensured opportunities for shared-use of key ancillary facilities;
- Built upon existing low cost recreation experiences so that it has broad appeal; and,
- Catered for all age groups and considered the needs of the aged and less physically mobile.

Existing situation

Site description

Martin Park is centrally located within the city in a residential area (as depicted in the context map below).

The 8.3ha park (Lot 1 on TP408282) is council-owned and managed.

The park is relatively flat and is currently home to regular Australian Rules football, cricket and netball use. The playground area is also popular.

Planning considerations

Wodonga Council Planning Scheme

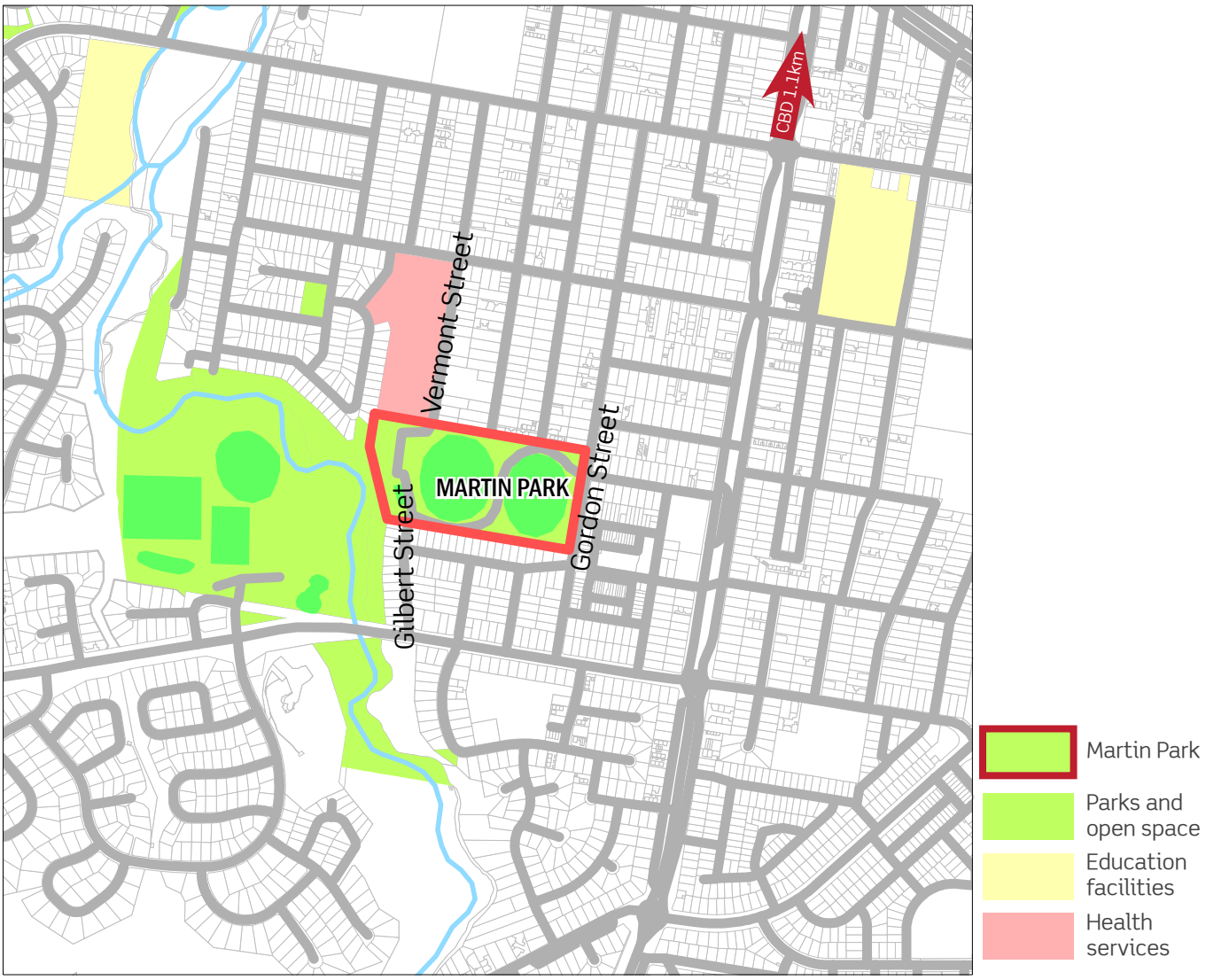
Public use zone

Martin Park is zoned Public Park and Recreation Zone (PPRZ).

The objectives of this zone are to:

- Recognise areas for public recreation and open space;
- Protect and conserve areas of significance where appropriate; and,
- Provide for commercial uses where appropriate.

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



Site elements

Site characteristics

The key features of the facility include two quality turfed ovals and a line of buildings and structures toward the western boundary.

Buildings and improvements

Martin Park is heavily embellished. Facilities include:

- Les Cheesley Oval:
  - Lit oval;
  - Cricket practice nets;
  - Small brick pavilion;
  - Demountable pavilion;
  - Brick storage facility; and,
  - Amenities building.
- John Flower Oval:
  - Lit oval;
  - Grandstand (with changerooms, training rooms and administration beneath);
  - Amenities building;
  - Club rooms;
  - Canteen;
  - Bar;
  - Covered spectator areas;
  - Digital scoreboard; and,
  - Manual scoreboard.
- Additional facilities:
  - Disused ticket booth between the two ovals;
  - Lit netball court with covered seating and amenities building;
  - A simple playground is located under mature shade trees at the far south-east corner of the park; and,
  - A dated amenities building is located near to the play structure.

Lighting

The two ovals and the netball court are each lit for training purposes. However, the cricket practice facility is unlit.

Parking

A large sealed car park is located along the western boundary. The car park is accessed via Gilbert and Vermont streets or via the internal road linking from Gordon St.

Unsealed parking is also available at Les Cheesley Oval around the pavilion, along the northern perimeter of the Oval and adjoining the playground area. Additional overflow parking is available in the grassed areas to the north of this oval.

Access, linkages and connectivity

Entry and access

The park is well fenced to protect ground surfaces from vehicles and to allow for game day ticket sales.

Chainmesh fencing with barbed wire top strands is erected along the western boundary. The southern and northern perimeters are shared with adjoining residences, while the eastern boundary has a row of timber bollards.

Les Cheesley Oval has a perimeter low chain mesh fence to restrict vehicle access. Similarly, John Flower Oval has a mixture of low chainmesh fencing and pool-panel style fencing around the perimeter. Much of the perimeter fencing at John Flower Oval has sponsorship signage attached.

A high chainmesh fence is erected between the two ovals and across the internal road in order to assist with game day ticketing.

Linkages and connectivity

Martin Park forms a key site for connectivity from both a north-south and east-west perspective. The sealed car park is used as a busy thoroughfare by vehicles looking to move between Gilbert and Vermont streets. The location of the health services facility further exacerbates this with staff and patrons also using the Martin Park car park as a parking option.

The park is also used as a pedestrian link east-west as it forms a connection from Willow Park (to the west) through to Gordon St (where a footpath exists) and (ultimately) across to the CBD.

Shade

Large shade trees form an attractive border to Les Cheesley Oval and ensure the playground is a shaded area for recreation.

Artificial shade is available under an awning in front of the small pavilion at Les Cheesley, under a bus shelter style structure overlooking the netball court and at a range of locations around John Flower Oval (grandstand, spectator covers and club rooms outdoor area).

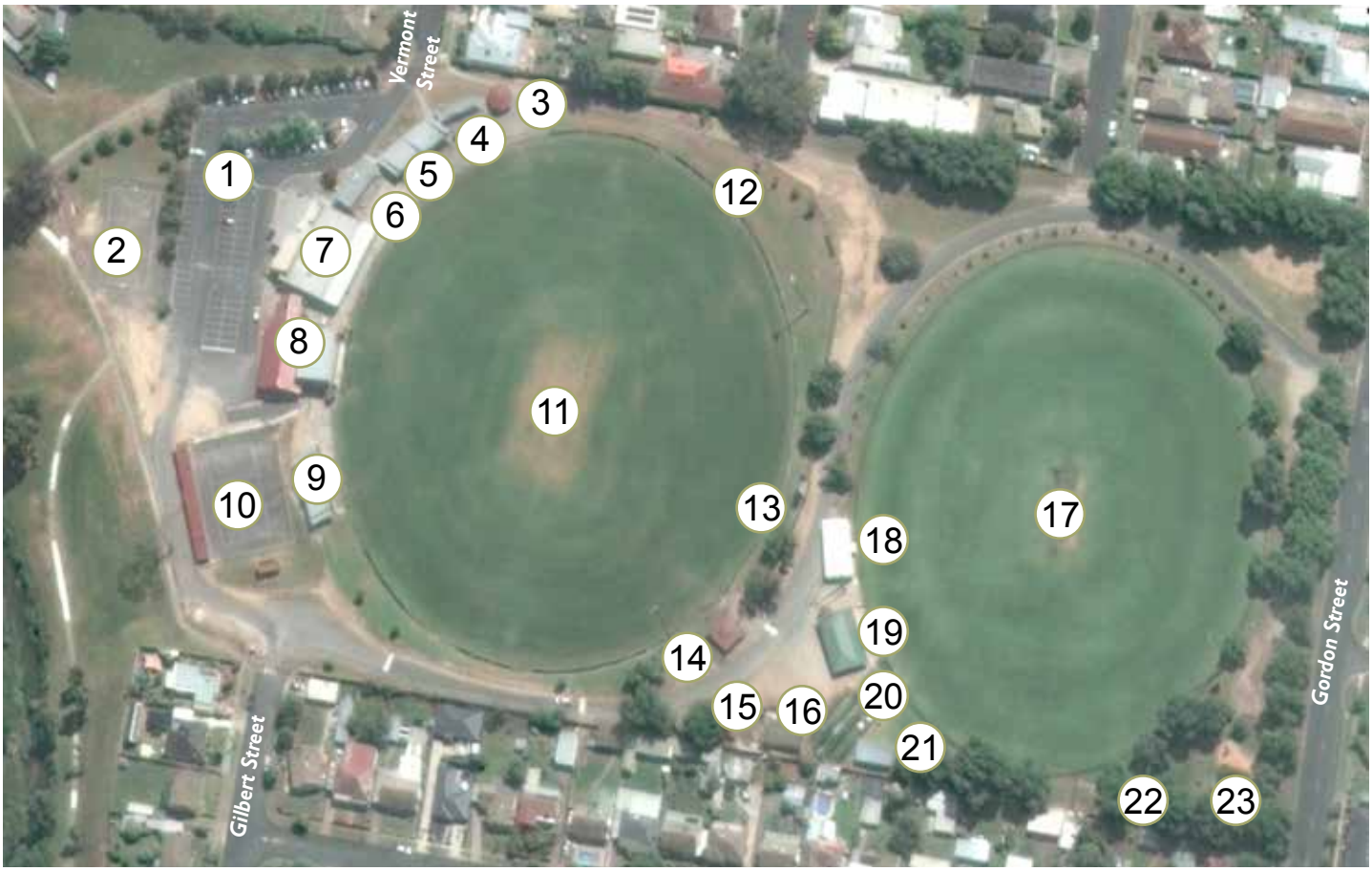
Signage

Attractive park naming signage and club information signage is located at the entrance to the park off Gordon St. Smaller oval naming signage is also located near the two ovals.

As a relatively small park, there is no need for internal directional signage.

While a small directional sign is located near the entrance to the park on Gordon St, limited signage is provided at either the Vermont St and Gilbert St entrances.

Facility snapshot



Existing facilities

1. Sealed car park (about 110 bays)
2. Disused asphalt netball court
3. Bar
4. Covered spectator area
5. Covered spectator area
6. Canteen
7. Club rooms
8. Grandstand
9. Covered spectator area
10. Netball court (and changeroom 'shed')
11. Lit turf oval (Australian Rules football)
12. Digital scoreboard
13. Manual scoreboard
14. Disused ticket and storage building
15. Storage compound
16. Amenities building
17. Lit turf oval (football and cricket)
18. Demountable 'pavilion'
19. Pavilion and changerooms
20. Three-net pricket practice facility
21. Storage building
22. Amenities building
23. Playground

Common facilities

- Sealed car park (about 110 bays)
- Playground
- Amenities building









John Flower Oval

John Flower Oval includes a very high quality surface and a wide range of ancillary facilities.

- High quality turf oval (lit to Australian Rules football training purposes)
- Grandstand (with changerooms, training rooms and administration area)
- Club rooms
- Canteen and bar
- Covered spectator areas
- Digital and manual scoreboards



Les Cheesley Oval

Les Cheesley Oval is one of the key homes for cricket in the region. The facilities include:

- Quality oval with turf wicket block (lit to Australian Rules football training purposes);
- Three-net cricket practice facility;
- Pavilion and additional demountable pavilion;
- Small manual scoreboard; and,
- Amenities, storage building and storage compound.







Netball-specific facilities

The single netball court is the competition home to 10 netball teams. Facilities include:

- Asphalt court with training lights;
- Pavilion with changerooms, amenities and scorer's bench; and,
- Bus stop-style spectator's area.

Demand analysis

Demand for upgrade and development at Martin Park has been established through consultation with the council, user groups and nearby residents and a review of consultation outcomes from the recently developed sport and recreation plan, as well as an analysis of existing opportunities.

Consultation summary

Council

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

Issues

- The facility is heavily used and scheduling can be problematic.
- Scheduling necessary field maintenance is difficult given the limited weeks of down-time.
- Given the high quality wicket block and turf outfield, Martin Park is recognised as a key facility for cricket and the sport is growing. An additional turf wicket field is required.
- Limited car parking and poor traffic flow cause difficulties on game days.

Opportunities

- Relocation of Wodonga Saints will reduce field and court loads.
- Consolidation of buildings and structures is required.
- Consider opportunities to develop a second netball court.
- Build upon the community events currently hosted at the park (for example, Groove on the Grass, bingo and Gaslight Festival).

The council has recently undertaken asset management assessments across the asset network. The following points summarise maintenance requirements across a three-year period.

- Martin Park 1 (John Flower Oval) - $150,145
  - Key items: gutter replacement, cupboard repairs and carpet in club rooms, strip and paint spectator shelters, paint changerooms, and replace roof and battens in the grandstand.
- Martin Park 2 (Les Cheesley Oval) - $37,185
  - Key item: cricket practice net upgrades.

Community

- Investigate opportunities to decrease undesirable behaviour near the playground and amenities.
- Consider adjoining residences when installing new playground equipment (avoid high climbing structures that encourage peering over fences).





Existing user groups

Wodonga Bulldogs Football and Netball Club (and Junior Football Club)

Membership considerations

- both junior and senior numbers are capped as no additional teams can be accommodated
- 350 football players and 50 netball players
- however, the association is considering splitting the U16 competition into two competitions (U15 and U17). This will create the need for an additional team.

Facility usage

- football fixtures are played on John Flower Oval on alternate Saturdays (home-and-away basis) throughout the winter sporting season
- football training is conducted on John Flower Oval during the afternoons and evenings Monday to Friday
- country football league teams also conduct training on Les Cheesley Oval
- netball fixtures are conducted on Saturdays on a home-and-away basis, with training undertaken on Tuesday and Thursday afternoon/evenings.

Development considerations

- with finals matches attracting between 2,000 and 4,000 spectators, a clear need exists for additional sealed car parks
- internal changes and upgrades are required to develop a more open feel in the club rooms
- need exists to develop spectator areas for netball
- potential to jointly develop a new community building that services John Flower Oval and also houses health service expansion from the adjoining hospital precinct
- many vehicles use the car park as a thoroughfare linking Gilbert and Vermont Streets. This activity is dangerous.

Wodonga Saints Football and Netball Club

Membership considerations

- Steady growth has resulted in 125 football and 60 netball members in 2015.

Facility usage

- Football matches are played on John Flower Oval on alternate Saturdays. However, training is conducted two afternoons/evenings each week throughout both the winter and summer seasons on Les Cheesley Oval.
- Netball matches are conducted on alternate Saturdays. No netball training is conducted at Martin Park given difficulties gaining suitable training times. All training is conducted at Kelly Park.

Development considerations

- A move to a new facility at Baranduda Fields remains the club's preference.
- The club is investigating opportunities to 'tack on' portable toilets to the demountable pavilion located at Les Cheesley Oval.
- Construction of a simple ticket booth at the Vermont St entry would be beneficial.
- Opportunity to develop additional amenities in the areas below the canteen at John Flower Oval.



Wodonga Cricket Club (juniors and seniors)

Membership considerations

- Continued growth in junior playing ranks through initiatives such as Milo In2Cricket and T20 Blast.
- The club fields 5 senior teams and 6 junior teams.

Facility usage

- Les Cheesley Oval hosts weekly matches. Indeed, when A-Grade matches are played away, the oval hosts two matches on a Saturday, with a junior game played in the morning prior to a senior fixture.
- Training is conducted in the practice nets and on Les Cheesley Oval four afternoons each week.

Development considerations

- The development of a turf wicket block at John Flower Oval will allow the Club to host two of its senior teams each weekend and provide flexibility in scheduling. This will also enhance the facilities status as a preferred venue for hosting finals matches.
- The practice nets need to be replaced (and expanded to four). Ideally, they would be shuffled slightly further away from the pavilion and covered to create a multi-function space.
- The changerooms within the pavilion are too small to cater for senior cricket and football.
- Important that opportunities remain for nose-in parking around Les Cheesley Oval.

Catchment considerations

Sport

As identified in the *Sport and Recreation Plan 2014 to 2040*, there is currently an under-supply of playing fields and courts available to the Wodonga community. Proposed sports facility development at Baranduda may address some of this shortfall and Wodonga Saints have expressed clear interest in being relocated to a new facility as soon as practical.

Recreation

While Willow Park (directly to the west of Martin Park) is a large recreation facility providing a range of opportunities, there are no parks in the residential areas to the immediate north, south or east of Martin Park.



Demand - summary

- Rationalisation of existing buildings and structures will enhance the amenity (and function) of the park.
- Relocation of Wodonga Saints will ease pressure on the playing fields and netball court.
- Upgrade of existing facilities (for example, grandstand, car park, cricket practice nets) should be a key focus rather than construction of new facilities.

Design considerations

Opportunities and constraints

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

Issue	Opportunities/constraints	Desired outcomes/design drivers
Movement		
Entry	• The site is somewhat hidden having road frontage on only one short edge (Gordon St • While the Park has quality signage at the Gordon St entrance, the two most heavily used entries (Vermont and Gilbert streets) have limited identifying signage • Unattractive (and somewhat hidden) entry to John Flower Oval	• Install directional signage at Wilson and Pearce Streets • Create entry statements (landscaping and signage) at the Vermont and Gilbert Street entrances • Redesign buildings to create an inviting opening between the grandstand and club rooms at John Flower Oval
Parking	• Limited formalised parking throughout the facility • Opportunities to expand parking to the west and north of the existing sealed car park • Poor parking layout around the pavilions at Les Cheesley Oval • Unsealed car park near the playground area • Opportunity for a continued mix of formal and overflow car parking areas	• Increase the main sealed car park footprint on the western side of the facility by relocating the western boundary slightly to the west and expanding into the council parkland to the north-west • Formalise parking opportunities in the pavilion area at Les Cheesley Oval • Formalise the car park servicing the playground and the eastern side of Les Cheesley Oval • Develop grassed 'hardstand' in the open areas to the north of Les Cheesley Oval for overflow parking
Pedestrian network	• Limited existing internal path system • Areas where pedestrian access and movement is difficult (around the netball court, between the two ovals and from the southern to northern sides of the grandstand)	• Construct footpaths and pedestrian crossing points in the south-west corner of the site to provide direct access from car parks to the netball facilities and John Flower Oval • Construct a footpath on the northern side of the access road to link the western and eastern sides of the park • Construct a 1.5m wide path directly in front of the grandstand to allow pedestrian movement between the netball courts/'visitor's hill' and the club rooms and canteen
Vehicle movement	• Inappropriate use of the park as a thoroughfare in both a north-south direction (predominantly) and also east-west	• Construct a feature tree 'roundabout' at the Gilbert St entry to slow traffic and ensure appropriate circulation (include bank stabilisation through terracing) • Monitor vehicle movement between Gilbert and Vermont streets and consider installation of bollards across the car park (to restrict this link) if deemed necessary
Fencing	• Bollard fencing along Gordon St is attractive and functional • Western perimeter fence will be relocated to allow expansion of the car park	• When the fences are relocated to accommodate expansion of the main car park, replace with black plastic coated fencing (without barbed wire strands)

Issue	Opportunities/constraints	Desired outcomes/design drivers
Safety	• Car parks and key gathering areas lack security lighting	• Increase surveillance lighting in pedestrian areas and car parks
Location		
Context within the city	• Park is located adjoining the city's key health services facility • Health services staff currently use the park's car park	• Potential to investigate opportunities for joint facility development at Martin Park to accommodate growth and expansion of the health services and to deliver positive outcomes for Park users
Buildings and structures		
Les Cheesley Oval pavilion	• Well-located facility • Small changeroom areas and no public amenities	• Extend the building to the west to allow the two changerooms to be expanded and upgraded (for unisex use) and to provide area for public amenities construction (within the expanded footprint)
Les Cheesley Oval amenities building and storage building	• Unnecessary proliferation of buildings detracts from amenity	• Remove these buildings (and storage container). Replace amenities within the extended pavilion and construct a single large storage shed within the existing storage compound
Amenities building near playground	• Well-located facility • Older-style design no longer aligned to crime prevention through environmental design (CPTED) principles	• Upgrade (or replace) the amenities building
John Flower Oval ticket booth	• Located near the fence that divides the two ovals • Building is no longer used by any existing user groups	• Remove this building
John Flower Oval grandstand	• Public amenities on the northern side of the building are dated and create a pinch point at the entry • Changerooms, training rooms and administration areas beneath grandstand are functional yet dated	• Remove the existing public amenities and redevelop them on the southern side of the grandstand building. This will create a formal entry and more appropriately cater for netball spectators and football visitors • Conduct continued maintenance and upgrades to the facilities located beneath the grandstand
John Flower Oval storage facility (northern side of grandstand)	• Older building that is largely under utilised and creates a pinch point at the entry	• Remove this building
John Flower Oval club rooms	• Large building with quality outdoor covered deck • Busy internal layout	• Reconfigure the internal layout of the building to produce a modern open-style facility
John Flower Oval canteen	• Two storey building located near key spectator areas	• Investigate opportunities to develop additional amenities underneath the building
Open space		
Community-level	• As a multi-sport community facility that hosts a range of local and high-level events, opportunity exists to ensure this facility remains a premier sporting venue	• Ensure the park continues to enjoy significant community use and is developed to such a level that it remains attractive for regular fixtures, finals matches and events

Issue	Opportunities/constraints	Desired outcomes/design drivers
Sports facilities	• Netball - Difficulties with only one court and limited spectator areas • Cricket - Cricket practice nets are in need of significant repair and upgrade • Australian Rules football - Remove the manual scoreboard	• Develop a second court immediately to the north of the existing court. Ensure suitable fencing is included to limit balls rolling into the adjoining car parks • Develop simple tiered seating for spectators on the eastern side of the main netball court • Redevelop the cricket practice facility as a multi-use four-net complex
Recreation space	• Existing playground is well used and located to service patrons of Les Cheesley Oval and local residents	• Uplimb trees around the playground area to ensure clear sightlines • Continue to upgrade the area as a key recreation node as existing elements reach the end of their useful lives



Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, a number of concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and park visitors.

The master plan integrates a number of the existing site features with a limited range of new elements and embellishments.

Vision

The vision for Martin Park is:

To provide a key venue for cricket, Australian Rules football and netball, with quality facilities that ensure capacity for hosting finals and feature matches. Additionally, the park will also be an important community events venue hosting both regular (weekly) and irregular (annual) opportunities.



Facility design

The master plan shows the overall layout of the proposed design. The table below depicts proposed developments and rationale.

Element	Master plan reference	Description	Rationale
Sporting opportunities			
Les Cheesley Oval	Removal	• Remove the demountable pavilion when Wodonga Saints are relocated	• To limit the number of individual buildings/structures • To ensure suitable amenities and training facilities for players and spectators
	Removal	• Remove the amenities building, storage building and storage container	
	15	• Extend the pavilion to the west to allow the two changerooms to be expanded and to provide area for public amenities construction	
	16	• Rebuild the cricket practice facility. Slide the structure slightly to the east to ensure a safe distance from the pavilion. Develop as a four-net structure with the ability to pull all the nets back and have a single covered training space	
	13	• Construct a large four-bay shed in the existing storage compound	
	19	• Construct a new scoreboard midway around the eastern side of the oval	
John Flower Oval	Removal	• Remove the former ticket booth	• To limit the number of individual buildings/structures • To create a formal entry to the oval • To more appropriately cater for players and spectators
	Removal,5	• Remove the storage facility directly to the north of the grandstand	
	5,6	• Remove the existing public amenities and redevelop them on the southern side of the grandstand. Conduct continued maintenance and upgrades to the facilities located beneath the grandstand	
	4	• Reconfigure the internal layout of the club rooms to create a modern open function space	
	3	• Investigate opportunities to develop additional amenities underneath the canteen if these are deemed necessary	
	Removal	• Remove the manual scoreboard	
Netball facilities	8	• Develop a second court immediately to the north of the existing court (include suitable fencing)	• To meet existing netball demand • To limit balls rolling into adjoining car parks • To provide suitable opportunities for spectators
	9	• Develop simple tiered seating for spectators on the eastern side of the main netball court	
Recreation opportunities			

Element	Master plan reference	Description	Rationale
Recreation node	17	• Continue to upgrade the play elements within the recreation node (ensuring that individual elements do not encourage peering into adjoining residences). Completely renovate (or replace) the amenities building that services the play area	• To ensure a range of informal recreation opportunities are available for locals and visitors
	17	• Uplimb the trees in the playground area to ensure clear sightlines are maintained	
Walk/cycle paths	10	• Construct footpaths and pedestrian crossing points in the south-west corner of the site	• To ensure a safe pedestrian network is available for park users
	11,12	• Construct a footpath on the northern side of the access road	
	7	• Construct a 1.5m wide path directly in front of the grandstand. (Relocate player dugouts in front of this new path)	
Common areas			
Entries	Off master plan	• Install directional signage at Wilson and Pearce streets	• To ensure destination signage reflects the quality of the facility • To provide a focal entry point for John Flower Oval
	1	• Create entry statements (landscaping and signage) at the Vermont and Gilbert street entrances	
	5	• Remove the existing aged amenities on the northern side of the grandstand and the nearby storage shed to create an inviting opening between the grandstand and club rooms at John Flower Oval	
Car parking	2	• Increase the main sealed car park footprint on the western side of the facility by relocating the western boundary slightly to the west and expanding into the council parkland to the north-west (increase from 110 to 225 spaces)	• To provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups)
	14	• Formalise parking opportunities in the pavilion area at Les Cheesley Oval (40 spaces)	
	18	• Formalise the car park servicing the playground and eastern side of Les Cheesley Oval (18 spaces)	
	20	• Develop grassed 'hardstand' in the open areas to the north of Les Cheesley Oval for overflow parking (spread crusher dust/gravel)	

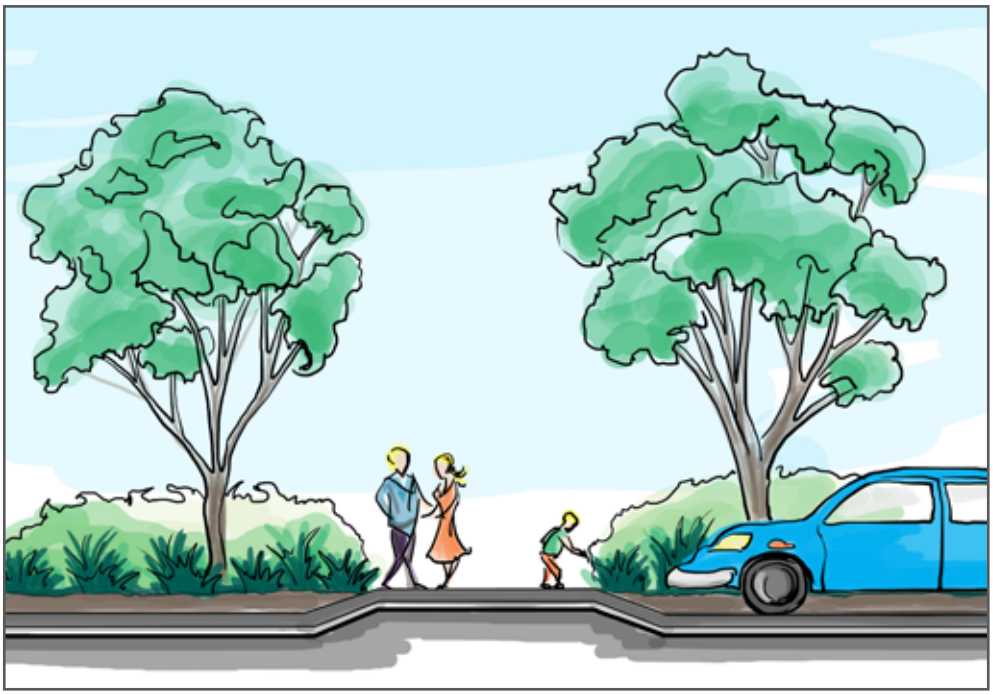
Element	Master plan reference	Description	Rationale
Fencing	2	• When the fences are relocated to accommodate expansion of the main car park, replace with black plastic coated fencing (without barbed wire strands)	• To ensure an attractive setting
Vehicle movement	11	• Monitor vehicle movement between Gilbert and Vermont streets	• To slow traffic and ensure appropriate circulation
Safety	2,12,14	• Install safety lighting in new car park developments and along the pedestrian link between the two ovals	• To ensure a safe environment for patrons

Martin Park - Master plan layout

1. Upgraded entry signage and landscaping
2. Remove the disused netball court and extend and seal the car park (225 spaces)
3. Investigate opportunities for additional amenities beneath the canteen
4. Reconfigure the internal layout of the club rooms
5. Develop an open entry by relocating the amenities and removing the storage shed
6. Continue upgrades beneath the grandstand
7. New path link
8. New lit netball court and fencing
9. Tiered grass seating
10. Pedestrian crossing points
11. Circulation treatment and terracing
12. Pedestrian path link
13. Storage shed
14. Formalised car park
15. Extended pavilion creating larger changerooms and amenities
16. Covered four-net cricket practice facility with drawback netting
17. Upgraded amenities and play area
18. Formalised car park
19. New scoreboard
20. Grassed overflow car park (with gravel for 'hardstand')


Gordon Street
Vermont Street
Gilbert Street
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VIEW A

Pedestrian crossing. This link will help pedestrians safely move from the car park and the existing pathway up to the netball courts and main oval.



VIEW B

Terraced bank and pedestrian link. The existing bank will be stabilised and terraced and allow for a pedestrian link around the southern end of the main oval.



VIEW C

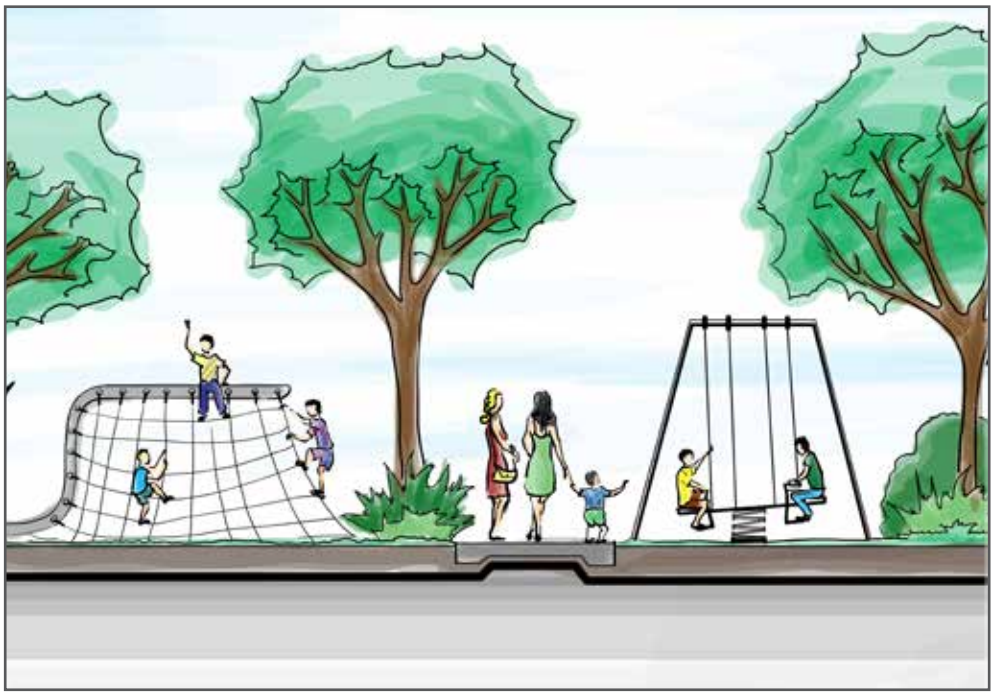
Road circulation treatment. A specimen tree will provide a central entry feature and provide a more appropriate road treatment that slows traffic and signifies a key intersection.

Martin Park - Indicative illustrations



VIEW E

Upgraded play opportunities. The existing play area is well used. Enhanced play elements will be incorporated to attract continued use and the nearby amenities will be upgraded to ensure a quality node.



VIEW D

Spectator seating on Oval 2. Bench seating will provide opportunities for spectators watching matches and training, and for people recreating and looking for areas to rest.



Staged implementation and indicative costing

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

Stage one (short-term)

- Install directional signage at Wilson and Pearce streets
- Expand the main sealed car park (and replace fencing)
- Construct a path in the front of the grandstand (and relocate player dugouts)
- Demolish public amenities on the northern side of the grandstand and redevelop on the southern side of the grandstand
- Demolish the storage facility to the north of the grandstand
- Conduct continued maintenance of the facilities underneath the grandstand
- Reconfigure the internal layout of the club rooms
- Construct a new four-net cricket practice facility
- Uplimb shade trees in the playground area

Stage two (medium-term)

- Construct entry statements at the Vermont and Gilbert Street entrances
- Remove the former ticket booth and manual scoreboard (John Flower Oval)
- Develop a second lit netball court with suitable fencing
- Extend the Les Cheesley Oval pavilion
- Construct a 4-bay shed near Les Cheesley Oval
- Remove the amenities building, storage building and storage container at Les Cheesley Oval
- Develop tiered seating at the main netball court
- Upgrade the playground area and amenities building
- Construct footpaths and pedestrian crossing points
- Construct a feature tree 'roundabout' (and terracing) on the internal access road
- Develop grassed hardstand parking areas

Stage three (long-term)

- Formalise car parking near the Les Cheesley oval pavilion
- Formalise car parking near the playground area
- Construct a new scoreboard at Les Cheesley Oval
- Investigate opportunities to develop additional amenities underneath the canteen

Stage	Area	Description	Cost
1	Signage	Signage at Wilson and Pearce streets	5000
	Car park	Expand the main car park	516,800
	Pedestrian movement	Construct path in front of grandstand	17,200
	John Flower Oval	Demolish public amenities and rebuild on southern side of grandstand	106,800
		Demolish storage facility	1000
		Continue maintenance and upgrade of facilities beneath the grandstand	75,000
		Reconfigure internal layout of club rooms	207,000
	Cricket	Construct a four-net practice facility	243,500
	Playground	Uplimb trees	4400
	Stage one	*Sub-total (with rounding)*	*1,176,700*
2	Entries	Construct entry statements at Gilbert and Vermont street entrances	35,000
	Buildings	Remove former ticket booth and manual scoreboard	37,500
	Netball	Develop a second lit court and fencing	66,000
	Les Cheesley Oval	Extend the pavilion	80,600
		Construct a four-bay shed	18,800
		Remove the amenities building, storage building and storage container	20,000
	Netball	Develop tiered seating	13,700
	Playground	Upgrade the play elements and the amenities building	60,000
	Pedestrian movement	Construct footpaths and crossings	51,000
	Vehicle movement	Construct feature tree 'roundabout' (and terrace)	80,000
	Car park	Develop grassed hardstand	16,200
	Stage two	*Sub-total (with rounding)*	*478,800*
3	Car park	Formalise car parks at Les Cheesley Oval pavilion	148,800
		Formalise car parks at the playground	64,500
	Les Cheesley Oval	Replace the manual scoreboard	10,000
	John Flower Oval	Investigate opportunities for additional amenities beneath canteen	investigate only
	Stage 3	*Sub-total (with rounding)*	*223,300*
Sub-total			*1,878,800*
		Contingency and sundry site works	*187,880*
Sub-total			*2,066,680*
		Escalation	*41,300*
TOTAL (exc GST)			*2,107,980*

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