CITY OF WODONGA VIC

Gateway Lakes
Master Plan



The Gateway Lakes master plan was supported by the Victorian Government

recreation
open space
and sport
specialists

This master plan was prepared by an independent consultant in conjunction with Wodonga Council. The master plan represents a higher level vision for Gateway Lakes and is subject to further consultation and consideration by the council.

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Wodonga Council acknowledges Aboriginal and Torres Strait Islander people as the First Peoples of the Country. We also acknowledge them as Traditional Owners and Custodians across various lands. We pay our respect to their Ancestors, Elders, children and young people. We acknowledge the strength and resilience of all Aboriginal and Torres Strait Islander Peoples and recognise their continuous connections to lands, waters and communities across the country.

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Executive Summary

Introduction

If you visited Gateway Lakes for the first time, you would be forgiven for taking a moment to orient yourself. After leaving the constant flow of traffic along the Lincoln Causeway, the entry to the site is relatively unassuming, considering the various park and lake elements that are gradually revealed as you continue deeper into the site. A maintained grassy stretch opens to an expanse of open space where people walk - some with prams, others as couples or friends and many with dogs. Mature native trees form a backdrop to the open space and glimpses of water start to appear between gaps in the trees. If you exit your vehicle, you can wander toward the water and reaching its banks realise that the lake stretches before you, its opposite bank dotted with inconspicuous buildings housing water sport activities. Buoys bob gently on the calm surface.

Gateway Lakes is a successful and recognised events hub for both outdoor events and for state and national level water-sport competitions. Water-skiing, dragon boat racing, rowing, and canoeing/ kayaking clubs all call the lake home and provide training and competition for local people who join them.

This master plan aims to ensure the continued sustainable growth of the sports and events held at the site, by guiding development, and retaining the values that contribute to the appeal of Gateway Lakes to the community.

Ultimately, development of community facilities is aimed at encouraging use and participation by a broad cross-section of the community. One of the goals of planning is to encourage a close working relationship between key user groups and Council, in part to ensure that events, activities, and programs are promoted through existing networks to increase participation by residents and visitors and contribute to a strong and connected community.

Existing situation

Gateway Lakes is part of the Gateway Island Precinct and is located on the Victorian side of the Murray River separating NSW and Victoria.

The event and water-sports hubs are the focus of this master plan.

Key existing site elements include:

- Lake water body and foreshore including significant native trees and water plants;
- Existing events area;
- Informal car parking on road verges and grassed areas;
- Existing trail network; and
- Existing users of the site under the banner of the Gateway Lakes User Group Wodonga (GLUGW) including:
  - Albury Wodonga Waterski Club;
  - Albury Wodonga Rowing Club;
  - Brave Hearts Dragon Boat Club;
  - Mitta Mitta Canoe Club; and,
  - Warriors Dragon Boat Club.

Demand for upgrade

Demand for upgrades to Gateway Lakes has been established through consultation with council, user groups, the broader community and peak bodies and with consideration of existing opportunities.

Key directions include the following.

- Essential infrastructure
  - Opportunity to formalise internal roads and parking
  - Opportunity to construct internal pathways connecting key infrastructure such as car parks, amenities, existing trails, sport club activity areas, and picnic facilities
  - Investigation into redesign of power lines on the site to remove hazards
- Club facilities
  - Support asset renewal, replacement and upgrades for infrastructure essential to the current water-sport activities at the lake
  - Recognise the need for ancillary facilities to support sport participation and club membership growth
  - Enhance facilities that support regular club activities and events, particularly safe access to the water
  - Create a venue for beginners to learn water skills and gain confidence allowing them to participate in their water sport of choice
- Recreation facilities
  - Opportunity for enhanced landscaping and picnic facilities allowing appreciation of the lake and surrounding features
  - Provision of an expanded accessible pathway network across the site connecting key activities and facilities.

Design directions

Preparation of the master plan reflects efforts to:

- Provide essential infrastructure to allow significant events to be held at the site in a safe and sustainable manner;
- Support ongoing sustainable growth of existing water-sport club currently using the lake, as well as appropriate additional users;
- Maintain the natural setting and values of the site while providing essential facilities and infrastructure to support sport, recreation and events; and,
- Protect and enhance the lake foreshore through revegetation and considered development.

Background

Introduction and purpose

Gateway Lakes is a unique and significant landmark located on the Murray River and the Victorian and NSW border on the northern edge of Wodonga. Large tracts of natural area cover most of the site, which is surrounded by tributaries of the Murray River. Shared pathways and trails throughout the reserve are used by walkers, dog-walkers, trail runners, cyclists, birdwatchers and a range of other recreation pursuits.

The reserve is Crown land with three land managers designated over parts of the reserve by the Victorian Government. These land managers include Wodonga Council local government authority (LGA); Parklands Albury Wodonga Ltd (PAW); and Barro Wodonga Quarries (Barro). Over the past decades, resource extraction has resulted in the creation of three lakes.

The reserve includes a major events venue and is home to several water sports including a high-level competition water ski club, two dragon boat clubs, a rowing club, and a canoeing/kayaking club. These activities operate on the single lake that is managed by council and leased to the overarching community group, the Gateway Lakes User Group Wodonga Incorporated (GLUGW). The previously mentioned sport clubs make up the membership of the GLUGW.

In 2018, the council adopted a master plan for Gateway Island that provided a comprehensive investigation into land use and management. The *Gateway Island Master Plan 2018* created precincts to define and describe different aspects of the site. This master plan has retained these precincts, and created sub-precincts to allow more detailed planning of required infrastructure.

This master plan aims to provide more focussed direction for the events and water-sports hubs utilising the lake and surrounds to provide community sport and recreation opportunities, as well as bringing significant events to the area. The master plan will guide development of the sub-precincts into the future to ensure continued sustainable provision of these activities and events for the 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 assessments
- ☐ Discussions with council officers

Stage 3 - engagement

- ☐ Discussions with user groups, peak bodies and key stakeholders
- ☐ Public consultation
- ☐ Analysis of identified issues, ideas, needs and opportunities
- ☐ Preparation of concept options for council review

Stage 4 - draft concept master plan

- ☐ Preparation of draft master plan report and layout
- ☐ Review of draft master plan by council
- ☐ User group and public review

Stage 5 - review and finalisation

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



View from beach behind event sub-precinct across the lake

Literature review

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

North East Waterway Strategy 2014

Gateway Island is identified within the priority waterways and wetlands area and is subject to the *North East Waterway Strategy 2014*. The strategy is designed to meet the North East Catchment Management Authority's (NECMA) obligations under relevant legislation and to encourage and support participation by land managers, resource managers and other members of the community in waterway management and activities.

The strategy aims to establish a multi-disciplinary framework to assist decisions on waterway management in the North East, taking into account water quality, water regime, in-stream and riparian plants and animals, fisheries, recreation, wetland habitats, cultural heritage, and the connection between the waterways and their landscapes.

The council works closely with NECMA to ensure a collaborative approach to waterway and wetland management at Gateway Island.

Wodonga Council Plan 2021-2025

The Council Plan is the key document leading Council delivery over a four-year period. It is underpinned by Council's vision:

> *"To be a progressive, well-planned, growing city that is affordable, offers an abundance of opportunities and led by strong, empathetic stewardship."*

And mission:

> *"To strengthen the community in all that we do."*

Key strategic objectives and actions are presented under five key focus areas. Those with the most direct relevance to the master plan review are found within the "Sustainable and forward thinking", "Healthy, safe and resilient community" and "Connected and engaged community".

Key focus areas and include the following.

- Planning for growth, demonstrating stewardship through protecting, enhancing and managing our unique natural and built environments
  - Undertake planning and design for recreational precincts
- Improve the health and social outcomes for all people in Wodonga to create a healthy, safe, equitable and inclusive community
  - Lead, plan and promote environments that support mental health and build community resilience
- Create a welcoming and inclusive city for people of all backgrounds, ages and abilities that is well-connected, which supports people to meet, participate and move safely and access services and opportunities they need
  - Improve connectivity within neighbourhoods and across the city
  - Advocate and role model diversity, equality and inclusion throughout the community

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

Draft Wodonga Open Space Strategy 2023

The council endorsed the Draft *Wodonga Open Space Strategy in May 2023* for public exhibition as part of the planning scheme amendment. This strategy aims to provide startegic direction for the puture planning provision, design and management of public open space in Wodonga over the next 15 years.

Actions are outlined in the strategy to address existing community and recreation needs and anticipate future public open space requirements to meet the future population's needs taking into consideration changing leisure and recreation trends.

The guiding principles of the strategy provide a framework for decision-making to resolve key challenges and opportunities for open space. The guiding principles are as follows.

- ☐ Accessible and connected
- ☐ Healthy and safe
- ☐ Equitable and diverse
- ☐ Social and cultural
- ☐ Sustainable and conserved
- ☐ Quality and quantity of public open space

The need for formalised parking at Gateway Lakes to support events is identified, along with improvements to enhance and support visitor use, access, environmental benefits, community events and recreation offerings.

Key findings and recommendations of the *Draft Wodonga Open Space Strategy* have been considered when developing this master plan.

Playground Strategy 2016-2020

The *Wodonga Playground Strategy* aims to guide the provision, development and management of outdoor play spaces in public parks across Wodonga.

The strategy includes:

- ☐ Maps identifying the distribution and classification of playgrounds across Wodonga;
- ☐ Planning principles and benchmarks for design criteria and the provision of amenities;
- ☐ Demographic summary including demand and supply relating to play spaces; and,
- ☐ Information to support site assessments and decision-making relating to play value including the importance of nature and landscape elements in play space design.

There are no play spaces or playgrounds are identified for Gateway Island, however, play elements could be incorporated into landscaping or artworks throughout the trail networks to further encourage families to the precinct.

Gateway Island Master Plan 2018

Wodonga Council commissioned development of an overarching master plan over Gateway Lakes with reference to the planning scheme, cultural heritage, and tourism and economic opportunities.

> *Gateway Island is the heart of one combined community, respecting and valuing Indigenous and non-Indigenous cultures, showcasing a native Australian environment, and providing a sustainable and vibrant community and economic activity space.*
>
> *In addition, Gateway Island will develop into a major drawcard, attracting travellers off the Hume Freeway to enjoy a recreational and cultural revival during long journeys.*

The master plan identified precincts and recommendations under themes.

River	Tourism (Economic)
Environment	Maintenance
Social / Activity / Amenity	Governance / Coordination
Connectivity	Education
History / Arts / Culture	

This report is a more detailed master plan for parts of Precinct 3 - Events Area, 4A - The Lakes and 4B - The Quarry, identified in the Gateway Island Master Plan and appendices.

The 2018 plan acknowledges the existing uses at Gateway Lakes including the events space and the water sports clubs located along the western foreshore. The 2018 plan identified the following opportunities for these locations that are relevant to this report.

3 - Events Area

- ☐ Provides for a number of outdoor, open air, and under cover music concerts and annual events
- ☐ Flexible space capable of hosting a variety of events
- ☐ Opportunity to enhance visual and physical connections to the Murray River and adjacent precincts
- ☐ Potential to review access to the river frontage
- ☐ Opportunity to enhance the interface between the events area and the lake for vistas
- ☐ Regular training, competition and significant water sport events held on the lake.

4A - The Lakes

The appendices for the 2018 plan provides a summary of community consultation undertaken. The appendices state:

> *Boating activity on the lakes is highly-valued by locals and, reportedly, by participants at state and national events in a variety of powered and unpowered activities. The GLUGW (Gateway Lakes User Group Wodonga) appears to be functioning well. The area is important for the water as well as the relative lack of wind, compared with other venues.*

A list of development aspirations is provided, which can be considered to be either confirmed or superseded by this 2023 master plan.

4B - The Quarry

Also captured in the appendices, the quarry operations are projected to continue beyond 2031 and the management are willing to collaborate with other stakeholders to facilitate community and event use of the lake and its surrounds.

As the quarry is a commercial operation under licence with the Victorian Government, it is considered beyond the scope of this plan.

It is recommended that council continues to liaise with the current Lessee of the quarry with respect to their future operational plans and that refinements be made to the masterplan to reflect these plans as appropriate.

Sport and Recreation Plan 2014-2040

The *Wodonga Sport and Recreation Plan* aims to provide a consistent and co-ordinated approach to facility development that connects participation in sport and recreation with facility provision. The following are recommendations relevant to this master plan.

- ☐ Review master plan for Gateway Lakes
- ☐ Investigate the quarry timelines for additional water ponds adjacent to Gateway Lakes
- ☐ Support the future access to additional water ponds to extend program area for users
- ☐ Investigate the options in developing training space on the eastern side of Gateway Lakes

LITERATURE REVIEW - SUMMARY

The council's suite of strategic planning highlights priorities to achieve its objectives in relation to events, sport and recreation facilities and activities.

- ☐ A diverse spectrum of recreation, sport and event activities and opportunities are acknowledged as important for the health and wellbeing of the community, and as contributors to the liveability and destination appeal of Wodonga
- ☐ Gateway Lakes is recognised as an asset and a link between the two cities - Albury and Wodonga
- ☐ User groups are strongly encouraged to work closely with Council to raise awareness and promote events, activities, and programs through established networks.

Cultural Heritage

The information in this section was sourced from the Gateway Island Master Plan 2018, and the Victorian State Government.

Aboriginal Cultural Heritage

The Murray River holds cultural significance for the Traditional Custodians and local Aboriginal and Torres Strait Islander people living in the area. There are identified areas of cultural heritage sensitivity located along the Murray River and Wodonga Creek abutting Gateway Lakes and Diamond Park as defined by the Aboriginal Heritage Act Regulations 2018, due to landforms and soil types where Aboriginal places are more likely to be located.

The Murray River floodplain and waterways consists of multiple waterways that share water flow, and either develop or are abandoned over time due to natural processes involving bank erosion, sediment deposits, and waterway channel development. Soil types are alluvial deposits that are non-marine and relate to the river system and include gravels, sands, and silts. Available mapping pre-1750 indicates Riverine Grassy Woodland and Riverine Swampy Woodland Mosaic as the dominant vegetation communities within the area, of which only spare and isolated colonies remain.

There are three Aboriginal groups who have been identified by the Victorian Aboriginal Heritage Council (VAHC) as having a cultural heritage interest in the area. These are the Duduroa Local Traditional Custodians, Dhuduroa Waveroo Nation Aboriginal Corporation, and Yaitathang Indigenous Lands Inc. There is no Registered Aboriginal Party appointed for the area by the Victorian Aboriginal Heritage Council (VAHC).

Several Aboriginal cultural heritage values have been identified across the Gateway Lakes Island area, inclusive of the subject areas for Diamond Park and Gateway Lakes. These values include:

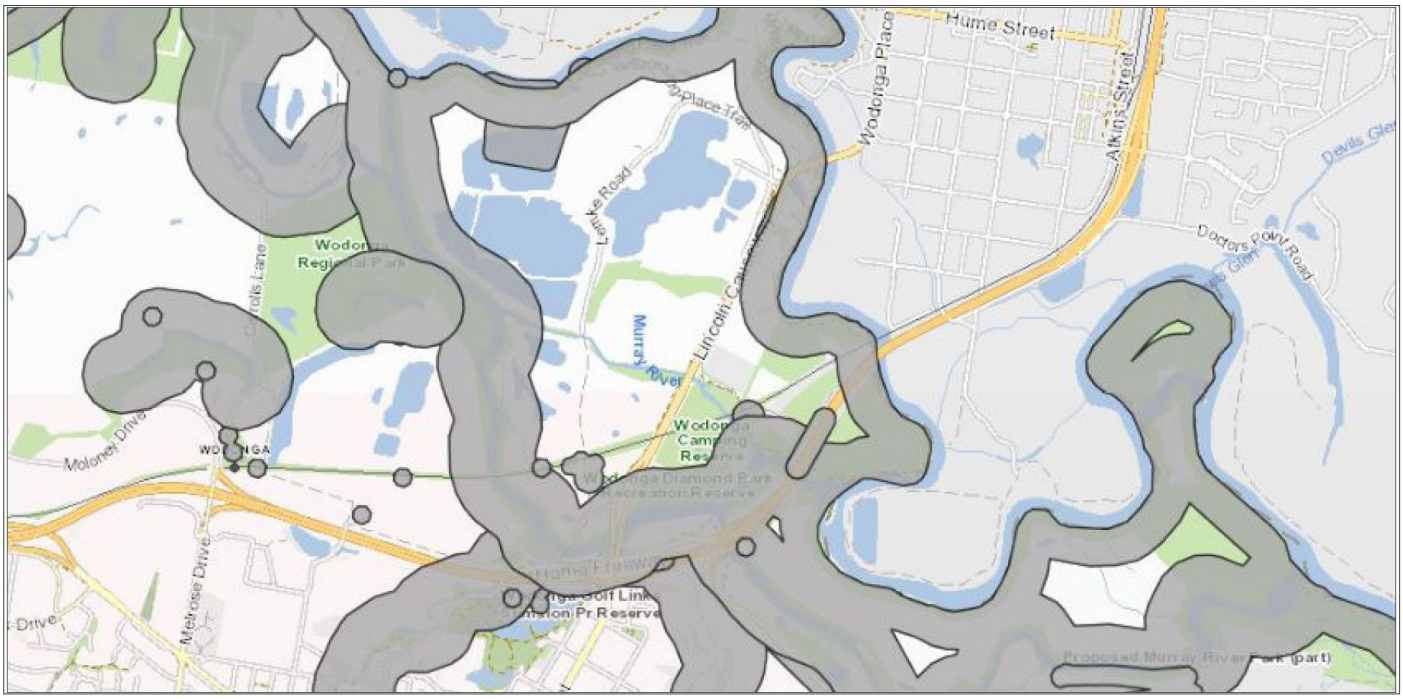
- 17 Aboriginal places
- 3 scarred trees (and a potential additional scarred tree)
- 5 artefact scatters
- 1 ancestral remains
- 1 earth feature (soil deposit)
- 8 low density artefact distributions
- 9 object collections.

Additional values may be present across the area.

Post-Colonial Heritage

The area formed part of the Wodonga pastoral run, an area estimated at 41,000 acres (4 hectares) and was licensed to Paul Huon in 1848 before being leased to William Huon in 1849 for 32 years before being abandoned in 1881. The railway line between Wodonga and Melbourne was completed in 1873 and the line between Wodonga and Sydney was opened in 1883. When the Wodonga Rail Bypass project was completed, the original Wodonga Railway Station was closed in 2008 and the original Melbourne to Sydney line was decommissioned. Sections of the decommissioned rail lines have been identified as potential rail trails for active transport, recreation, and tourism purposes. Several sites have been identified in the National Trust Register and Council's Heritage Overlay. However, none are located within the master plan subject areas.

Additional site-specific surveys and investigations should be undertaken as part of any detailed design process and prior to operational works on site, in accordance with relevant legislation and regulations. Appropriate recognition, acknowledgement and celebration through name and information signs, interpretative signage, and artwork, for example, is recommended at both Diamond Park and Gateway Lakes.



Victorian State Government: Areas of cultural sensitivity shown in grey with black border

Site analysis

Site context

Location

Gateway Island is located on the northern edge of Wodonga. Resource extraction (sand mining) over decades has resulted in formation of three man-made lakes within the island. Gateway Lakes is a colloquial term used to describe the public open space within the island, including the main lake - the single lake that is used for community sport purposes.

The term also assists to differentiate community use areas from commercial quarry operations (the other two lakes are part of the quarry) and conservation management, particularly within the waterway corridor setback along the Murray Rivers and Wodonga Creek.

This master plan is focussed on part of the public open space including the events sub-precinct and water-sports sub-precinct.

Land

As the name depicts, Gateway Island is surrounded by waterways including the Murray River on its northern, eastern and western borders and Wodonga Creek on its southern edge. The land is low-lying and is subject to flooding, although gentle undulations across the site provide higher points that are more suitable for essential infrastructure.

Lincoln Causeway (C319) is a major road that passes through the reserve on its eastern side traveling generally north-south between Victoria and NSW. Gateway Lakes can be accessed from two intersections on the Lincoln Causeway, about 400m apart. Lemke Rd travels around the perimeter of the events sub-precinct and water-sports sub-precinct, terminating at the south-west corner of the lake.

Lake

The lake within the master plan area is man-made, resulting from resource extraction over several decades. It is typical for a shallow shelf, about one to two metres wide, to extend along the perimeter of the lake's edge, before water depths plunge to an estimated 30m plus. The lake foreshore has been extensively revegetated with native trees, grasses and reeds.

Planning considerations

Several planning zones exist across the reserve, however, the land that is the focus of this master plan is zoned Public Park and Recreation (PPRZ).

Public park and recreation zone

36.02 Shown on the planning scheme map as PPRZ.

Purpose

- ☐ To implement the Municipal Planning Strategy and the Planning Policy Framework
- ☐ To recognise areas for public recreation and open space
- ☐ To protect and conserve areas of significance where appropriate
- ☐ To provide for commercial uses where appropriate

Surrounding land, that is not the subject of this master plan, includes the following zoning.

- ☐ PCRZ - Public Conservation and Resource Zone
- ☐ SUZ1 - Special Use Zone 1
- ☐ FZ - Farming Zone

The proposed master plan will not alter the current uses at the reserve. Rather, it will sustain and enhance sport, recreation, and event uses in a manner compatible with the Public Park and Recreation zone.

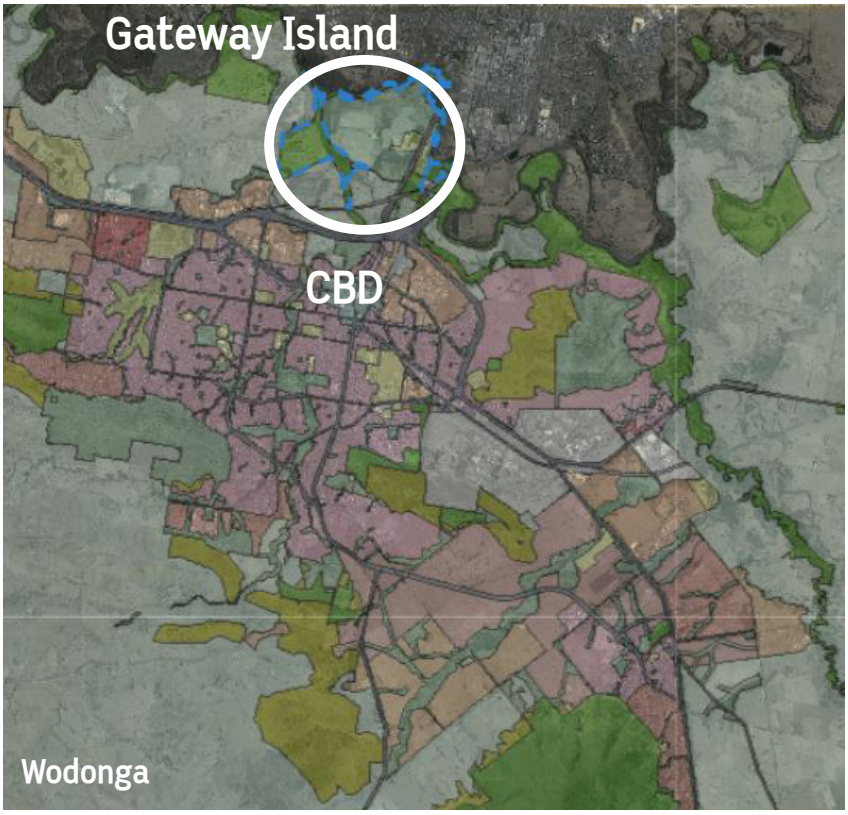
Land ownership and management

Gateway Island is Crown land and defined areas are managed by:

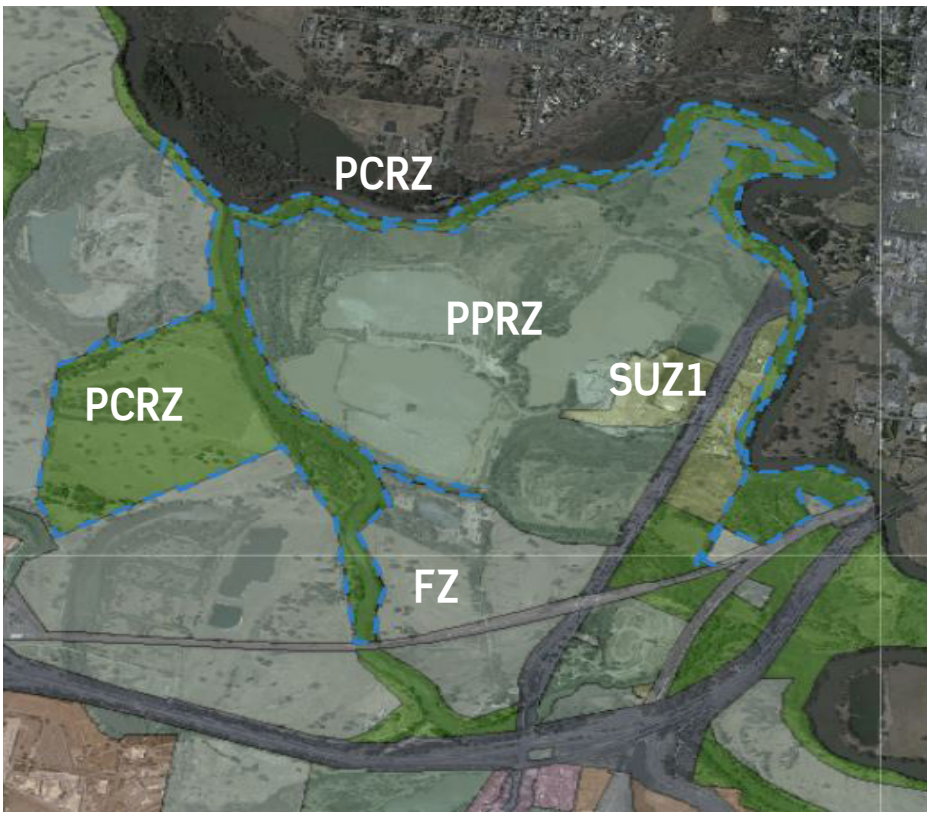
- Wodonga Council;
- Parklands Albury Wodonga; and,
- Barro Wodonga Quarries..

The area included in this master plan is managed by the council and parts have been leased or licensed for appropriate uses.

The council lease the lake water-body and a linear strip of land along the western side of the lake (between Lemke Rd and the lake edge) to the Gateway Lakes User Group Wodonga Inc. (GLUGW). The community sport clubs operating at the site make up the membership of the GLUGW.



Aerial image of Wodonga showing the location of Gateway Island



Wodonga Planning Scheme zoning for Gateway Lakes

Events sub-precinct

Site characteristics

Gateway Lakes stands as a prominent parkland and lake system in the local region, holding a central role within the natural landscape. This reserve plays a crucial part in providing respite from urban living while making substantial contributions to the area's ecological diversity. The heart of this site is the lake, a substantial body of water fringed by native vegetation, which offers recreation and sport opportunities for various user groups. The parkland encompasses vast open grassy spaces, interconnected pathways, and picnic areas, fulfilling its role as a communal recreation area. The site's acoustic environment is characterised by the soft rustling of leaves and the presence of avian life, firmly anchoring it in its natural context. In essence, Gateway Lakes represents an essential natural asset in Wodonga, catering to sporting, recreational, and biodiversity requirements in equal measure.

Access, linkages and connectivity

Entry and egress

Gateway Lakes is accessed from Lincoln Causeway via two intersections about 400m apart. One intersection has traffic lights, the other is a left turn in, left turn out travelling north, Lincoln Causeway is raised above the natural ground level and is a major road connecting Wodonga and Albury across the Murray River and the Victoria and NSW border. Both intersections connect to Lemke Rd and this road travels around the perimeter of the lake, terminating at the quarry lease boundary. The road is sealed where it runs parallel with Lincoln Causeway and for a short distance entering the site, before it reverts to gravel. The gravel road is in reasonable condition and provides access to the water sports on the western side of the lake.



Gateway Lakes information and regulatory signage



Entry to Gateway Lakes at Lincoln Causeway



Alternate entry from traffic lit intersection near quarry



Shared paths connect Gateway Lakes to Wodonga

Significant events require planning and implementation of traffic management plans to ensure safe arrival and departure of people and equipment to and from the site. The current limited entry and egress at Gateway Lakes presents challenges for major events and requires road closures and traffic diversion that can result in delays to traffic flow.

Linkages and connectivity

Travelling north from Wodonga to Gateway Lakes, people walking or riding bikes can utilise a shared path that runs parallel with Lincoln Causeway. Travelling south from Wodonga, walkers and cyclists can cross the Murray River using the designated pathway on the eastern side of the vehicle bridge. A pathway connection loops under the bridge on the Murray River foreshore and connects to the trail network with Gateway Lakes.

A trail network is established across Gateway Lakes extending from the concrete shared pathway network servicing the city. The trail network consists of gravel pathways that are in very good condition and initially follows the same route as Lemke Rd, before diverting across the natural landscape toward the Murray River. This trail is called The Crossing Place Trail and recognises the cultural importance and history of the place to First Nations people. This trail extends along the foreshore of the Murray River and creates a circuit when connecting at the events area.

A gravel pathway travels along the perimeter of the events area, past picnic tables and benches and the amenities building before reconnecting with Lemke Rd.

Current pathways and trails offer recreation experiences for able-bodied and confident users. However, there is currently a lack of formal pathways that provide access to key destinations within public open space areas for a broader cross-section of the community, particularly people who need a level, stable surface for safe walking.

Parking

Current parking at Gateway Lakes is informal with visitors parking on the verges of Lemke Rd. Lack of formal, defined parking generally, and for significant events, is a key issue at Gateway Lakes and requires rectification for the safety of people using the site, as well as ongoing sustainable use.

Fencing

Various forms of fencing have been used across the site, mainly to prevent access into areas that are leased or licensed for a specific use, or that may include hazards. Steel post and wire or mesh is the dominant fencing type used for this purpose. Some older timber post and wire fencing is apparent across the site, particularly in areas used for grazing.

Bollards have been introduced to the site along new trails to separate vehicles from walkers and cyclists. The dark coloured recycled plastic bollards with reflectors provide a clear visual cue for trail direction, while receding visually into the landscape.

Amenities

An amenities building is located at the event sub-precinct and opened for events. The amenities building includes five unisex toilets, a separate male and female toilet and an accessible toilet. The building is a modern design and in excellent condition. The building has a concrete floor and has a steel frame with Colorbond walls and roofing, and steel doors. A gravel path currently connects the toilet to car parking locations.

Shade and shelter

Stands of mature and established shade trees are located across the site and provide shade at various times of the day. There is limited shade and shelter across the events space, as this is a large open area. Trees around the perimeter provide shade in relatively close proximity.

There are currently no built shelters in the events sub-precinct.

Signage

An entry naming sign indicates arrival at one of the vehicle entrances from Lincoln Causeway. Two large contemporary signs provide a list of key activities and users of Gateway Lakes and an indication of the direction of travel to reach them. The Crossing Place Trail head on Lemke Rd includes directional, information and interpretive signage. Wayfinding signage for the pathway network is clear and contemporary. Various signs have been used at locations to provide safety, regulation or hazard information. Water sport clubs display naming signs either on the building or on fencing. Signs across the site are generally in good condition. Additional signage will be required as the site develops to support confident, safe, and independent navigation of this large public open space.

Lighting

Lighting is generally limited across the site. Flood lighting is currently located at the events area.

Lake foreshore

Directly behind the events area, to the rear of the amenities building, a slope extends to a sand beach area. The slope has scattered trees that provide dappled shade. This area appears to be popular with dog walkers, possibly allowing dogs to play in the water and on the beach. The area is valued by the water sports as an additional marshalling and staging area for major events with large volumes of competitors. The location provides excellent views across the lake, particularly during water sports events. Several picnic tables and benches on concrete bases are located at the top of the slope and have pleasant views across the water body.



Termination of Lemke Rd near quarry



The amenities building at the events sub-precinct



Bollards separate Lemke Rd from the walking trail



Wayfinding signage for the pathway network

Lake

Lake characteristics

The lake is a man-made water body resulting from sand and gravel mining. The water body is between 880 and 900m long and is oriented generally north-east to south-west. The lake's edge is irregular, although the western side is relatively straight excepting a peninsular south of the waterski clubhouse. By comparison, the eastern side is more undulating contributing to varying widths across the lake. The distance across the lake varies between 160m and 370m.

The lake is surrounded by significant waterways and is located on floodplain within the Upper Murray River Basin. As such, it is subject to flooding.

Depth

The lake is estimated to be at least 30m deep, based on the anchors used for the waterski jump and guided buoy system. Apart from a shallow bench extending between one to five metres from the edge, the depth of the water plunges rapidly.

Windbreak

Mature established trees create a windbreak for the lake creating a quiet zone across the lake surface. This contributes to relatively predicable conditions and is a factor contributing to the lake's popularity as an event location. Windbreaks also reduce evaporation from water bodies.

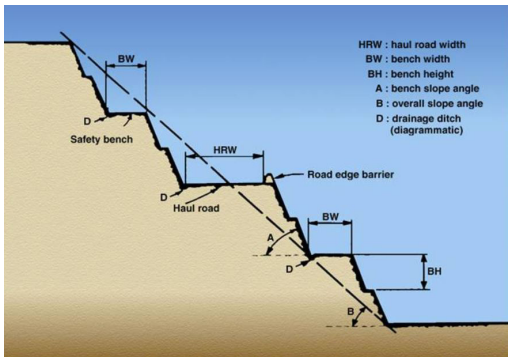
Lake access and safety

The council leases the lake water body to the Gateway Lakes User Group Wodonga (GLUGW) for use by its member clubs, and in turn, the clubs' members. The lake is not available for general community use, unless it is through one the existing GLUGW member clubs.

These member clubs provide predominantly sport training and competition in water-skiing, dragon boat racing, rowing, and canoeing/ kayaking. Some less competitive social activities are also offered by clubs to meet the different needs and skill levels of participants.



View across Lake to Waterski Club with buoys visible



Example image of possible benching within lake



View from Waterski Club to events sub-precinct



Across Lake from Warriors Dragon Boat Club to quarry

Swimming in the lake is not encouraged for several reasons including:

- Existing use by sport clubs includes use of powered and non-powered water craft that could contribute to a range of hazards to swimmers;
- Water turbidity (clarity) of the lake results in very poor visibility under water contributing to risks involved in supervision of recreational swimmers; and,
- Relatively isolated location with minimal casual surveillance, identified risks, and no supervision by qualified lifeguards.

Water quality

A range of variables influence the water quality of the lake throughout the year, however, regular testing typically confirms the lake's suitability for use for the activities of the GLUGW. While results vary, the purity of the water is identified as meeting the requirements for on-water activity.

Water level

The water level of the lake can fluctuate and this can impact safe access and egress by participants in the various club sports. The hydrology of the lake is connected to an extensive hydraulic system spanning kilometres[1]. Anecdotes indicate that pumping from adjacent quarry waterbodies has occurred for events in the past. A formal process to seek approval would now be required involving EPA Victoria.

A meter has recently been installed by a member of the waterski club to allow data collection relating to the lake water level changes.

Waterway Manager

The Victorian Government adopted the *Victorian Water Safety Strategy 2021-2025* in part in response to an increasing number of fatalities in waterways.

Wodonga Council, Maritime Safety Victoria/ Safe Transport Victoria, and GLUGW are in discussions to finalise the most appropriate waterway manager for Gateway Lakes.

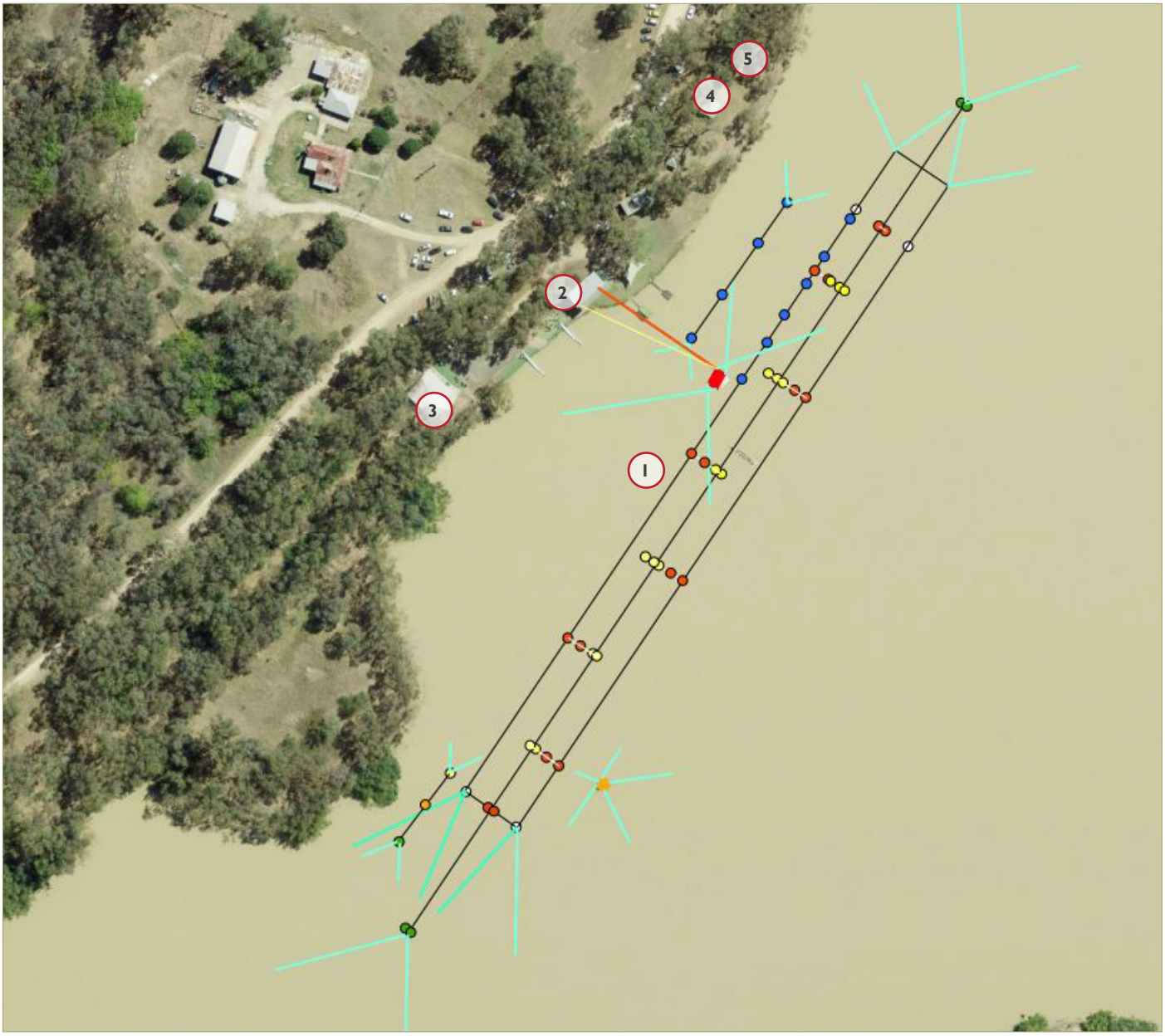
Lake infrastructure for sport

Various infrastructure exists on or under the surface of the lake that supports its use for sport training and competition. Infrastructure includes:

- Pontoons/jetties;
- Ski jump;
- Anchored cables and cross-arm guided buoy systems; and,
- Catamaran and camera.

1 *NSW DPIE*

1. Water ski anchored cables and cross-arm guided buoy system
2. Albury Wodonga Water Ski Club clubhouse
3. Brave Hearts Dragon Boat Club, Mitta Mitta Canoe Club and Albury Wodonga Orienteering Club
4. Albury Wodonga Rowing Club
5. Warriors Dragon Boat Club



Visual representation of the anchored cable and cross-arm guided buoy system (Credit: David Finnimore)

Water sports sub-precinct

History

Gateway Lakes has been used for water sports since 1992, by both the Mitta Mitta Canoe Club (MMCC) and the Albury Wodonga Water Ski Club (AWWC).

Initially, access to the lake was granted to host national water ski tournaments, with competitors drawn to the lake and the competition from across Australia and internationally. The success of these events, and the suitability of the lake for the sport, lead to a group of keen water skiers establishing the AWWC and using the water body for training and competition, particularly major national water ski tournaments annually. A significant volume of Australian Water Ski records have been made at Gateway Lakes.

The Albury Wodonga Rowing Club commenced using the lake in 2003. The increase in use generated by three different activities (canoes/kayaks, water skiing, and rowing) with different requirements demanded a more collaborative approach to use and management of the water body.

Regular meetings were instigated including representatives of the council and the three user groups operating at the lake to identify and resolve issues to share use of the water body.

The Brave Hearts Dragon Boat Club (BHDBC) was initially formed in 2006 to support the recovery of survivors of cancer. The MMCC initially sponsored the BHDBC and provided its shed for boat storage. The establishment and continued growth of the BHDBC resulted in the club permanently occupying the shed and an extension being built to house the relocated MMCC, as well as the Albury Wodonga Orienteering Club that had also emerged around the same time.

Land ownership and management

Over this period of time, management of the land and water body at Gateway Lakes has changed. The Albury Wodonga Development Corporation and Parklands Victoria were originally responsible for early agreements to use the lake for sport and recreation purposes.

In 2012, Wodonga Council became the land manager of the parkland and water body used by water sports at the Lake. Wodonga Council entered into various tenure arrangements for a range of uses at Gateway Lakes for a range of purpose including water sports and grazing, for example.

The Gateway Lakes User Group Wodonga (GLUGW) holds a single lease over the water body and the land area including its member sports clubs' buildings and facilities.

Gateway Lakes User Group Wodonga (GLUGW)

Membership

The Gateway Lakes User Group Wodonga Inc. (GLUG) was officially formed on August 16, 2013 and its members are:

- Albury Wodonga Water Ski Club Inc;
- Mitta Mitta Canoe Club Inc;
- Rowing Albury Wodonga Inc;
- Brave Hearts Dragon Boat Club Inc; and,
- Warriors Albury Wodonga Dragon Boat Club Inc.

Governance and communication

The GLUG's key role is to ensure harmonious and safe use of the lake.

Each *sport* is allocated two votes, rather than each *club*. This supports equitable decision-making in the interests of the different activities at the lake, rather than the popularity of specific activities.

The chairperson of the GLUG is the nominated contact person and liaison with the council, on behalf of the members.

Tenure

The GLUG entered into a lease with Wodonga Council on behalf of its member clubs on December 22, 2014. This lease is for a term of five years with two options to renew for an additional five-year terms (5+5+5=15 years in total). The lease is due to renewal in 2026.

Meetings are typically held in the waterski clubhouse.

Development plan

The goals and objectives of the GLUG are as follows.

1. A safe pleasant environment with wind breaks in place, shade and reeds that stabilise the banks. Current injury risk points need to be eradicated.
2. The perfect safe area for skiing due to strategically placed wind breaks and reeds to stabilise the banks and promote wave dissipation.
3. For all events the spectators have the right shade is in the right place to make this a great place to continue events at the highest levels.
4. Safe water access to the lake for all clubs, particularly for the children involved in school's programs, older aged and people living with a disability or undergoing rehabilitation involved in dragon boating.
5. The development plan which has involved Parklands Albury Wodonga ensuring the correct native species are planted and invasive non-native plants removed.
6. The development plan has Wodonga Council approval to make sure all requirements are met.
7. A rehabilitated sand and gravel pit with a natural Murray River landscape that has the benefit of being a nationally recognised multipurpose (dragon boating, paddling, rowing and skiing) water sports facility.

Albury Wodonga Rowing Club

The Albury Wodonga Rowing Club offers both sculling (each rower holds two oars) and sweep rowing (each rower holds one oar with both hands). The club owns single sculls.

There is a wide variety of course types and formats, particularly for racing. Several lanes are marked with buoys to guide the direction of travel.

Common facilities

- ☐ Participants share the amenities building located about 120m away

Buildings and infrastructure

- ☐ A concrete floor and Colorbond shed (about 8m by 19m) provides all-weather storage for rowing boats of various sizes
- ☐ The shed is positioned parallel lengthways with the bank of the lake
- ☐ Rowing boats, particularly the longer boats, are stored on racks in the shed
- ☐ A roller door allows boats to be carried in and out of the shed on to the large grassed area immediately in front of the shed and adjacent to the beach launching area
- ☐ As some of the boats are 18m long, the grass area provides ample room to manoeuvre to boats into position for carrying to the water safely
- ☐ A single door provides easy access, as an alternative to the roller door

Utilities and services

- ☐ Electricity is available but is not currently connected
- ☐ Potable water is not connected
- ☐ Sewer is not connected



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A. Club's storage shed and location signage
B. A roller door allows boats to be moved in and out of the shed
C. Boats of various sizes are available for use
D. The shed is long enough to store 8-person rowing boats
E. Boats are stored on racks
F. Launching is via a level sand beach
G. A large grass area allows boats to be manoeuvred into position for launching
H. A river red gum


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Albury Wodonga Water Ski Club

Of note, the Albury Wodonga Water Ski Club is not a social water ski club but a competitive club for slalom, trick skiing, and jumping disciplines. The club provides necessary infrastructure for training and competition in these disciplines at state, national and international competition levels.

The necessary facilities and equipment includes on-water infrastructure, as well as essential digital technology such as computer hardware, specialist software, global positioning system (GPS) capabilities, and digital photograph recording capabilities.

On-water and launching infrastructure

- ☐ A stainless steel wire system, with anchor ropes and anchors
- ☐ Power cord and sensor cable connected to on-land digital recording
- ☐ Various coloured buoys - slalom turn, boat guide, jump grid, and jump distance
- ☐ Pre-gates, course corner drums
- ☐ Ski jump
- ☐ Catamaran gate camera
- ☐ Sand beach with reeds at strategic locations to support wave attenuation
- ☐ Short pontoon (10 to 12 metres long).

A. Buoy system boat path
B. Float device with GPS antenna
C. GPS surveying for accuracy (A, B, C photo credit D. Finnimore)
D. Ski jump and short pontoon
E. Two-storey clubhouse with narrow verandah
F. Shared amenities building
G. Barbecue shelter
H. Storage shed
I. Car park, spectator area and shade sails on foreshore
J. water tank - end of the potable water line

Competition infrastructure

- ☐ Computer server and computers (several club-owned and additional are hired/borrowed for events)
- ☐ Post mounted cameras to record ski jump landing positions
- ☐ Specialist software to record data and calculate jump distance using photographs and GPS.

Buildings and structures

- ☐ Two-storey clubhouse with a clubroom, office and open verandah upstairs facing the lake. A small kiosk and storage occupies the ground floor. The ground floor of the building is concrete block, while the second storey is timber with exterior Colorbond cladding
- ☐ A water tank collects water from the clubhouse roof for use by the neighbouring clubs to the south, as the water ski clubhouse is the end of the line for potable water, sewer, and electricity
- ☐ An amenities building including six cubicles for toilet and change facilities, and first aid equipment, is used by all the water-sport clubs along the foreshore
- ☐ Storage shed
- ☐ Two picnic shelters on concrete pads with tables and bench seats and barbecues
- ☐ Additional tables and bench seating

Utilities and services

- ☐ Electricity connected
- ☐ Potable water connected
- ☐ Sewer connected

Brave Hearts Dragon Boat Club

The Brave Hearts Dragon Boat Club was formed after a group of breast cancer survivors built a dragon boat at the Riverina Institute of TAFE with assistance from volunteers and teachers. The boat is stored in the club's shed and is used for memorials and ceremonies. The club has grown into a competitive sporting club with a focus on training and competition as much as creating a fun and inclusive environment for all abilities.

Common facilities

- ☐ Participants share the amenities building located about 80m away

On-water and launching infrastructure

- ☐ Two plastic pontoons/jetties (about 10m long) that aid participants climbing into and out of boats
- ☐ The degree of slope is steeper at this location, leading from the shed to the lake waterfront
- ☐ Outdoor non-slip carpets have been placed over the natural ground surface between the shed roller doors and the edge of the water, to provide additional grip, particularly when the large dragon boats are being carried to and from the water
- ☐ Boats are launched into the water body from the sand beach.

Buildings and structures

- ☐ Brave Hearts is one of three clubs sharing a large shed that is sectioned into three separate units
- ☐ The club has storage that measures about 6m x 15m
- ☐ The shed stores boats and safety equipment
- ☐ The shed is positioned parallel lengthways to the lake with roller doors facing into a level gravel area with non-slip outdoor carpet
- ☐ A narrow roof overhand without guttering runs for the length of the shed, on the side closest to the lake and provides limited additional (unsecured) storage.

Utilities and services

- ☐ Electricity is connected
- ☐ Potable water not connected (the club accesses water from the water tank attached to the water ski clubhouse, when required)
- ☐ Sewer not connected


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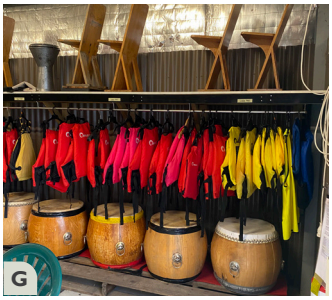

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A. The shed is shared with two other clubs
B. Additional storage is required
C. Outdoor non-slip carpet provides an all-weather surface
D. A steeper gradient requires care when carrying boats
E. Additional storage and erosion mitigation
F. Club boats in slings
G. Safety and training equipment
H. Container storage
I. Boats are stored outside
J. Ample parking nearby

Mitta Mitta Canoe Club

The Mitta Mitta Canoe Club has a storage unit at the lake for canoes, kayaks and safety equipment that is available for hire to club members. The club's main clubhouse is situated on the banks of the Murray River in Albury, NSW.

The Murray River and Wodonga Creek are not considered safe for young or beginner canoers and kayakers. Alternatively Gateway Lakes is a calm body of water perfect for learning and gaining confidence before tackling more challenging flowing water environments.

The club storage measures about 6m x 15m and is accessed via either a single or roller door. This storage is immediately beside the Brave Hearts Dragon Boat Club storage and is part of the same large shed.

Albury Wodonga Orienteering Club

The Albury Wodonga Orienteering Club holds club-based and larger orienteering events in natural areas across the region. The club is also involved in mountain bike events in and out of town.

The club has a relatively small storage unit, beside the Mitta Mitta Canoe Club and Brave Hearts Dragon Boat Club.



The Brave Hearts Dragon Boat Club, Mitta Mitta Canoe Club and Albury Wodonga Orienteering Clubs each have separate storage within one larger shed.

A. Original shed plus the addition
B. Name and location signs are clearly visible from lemke road
C. Pontoons/jetties on loan from DB VIC aid launching
D. The lake foreshore is gently undulating
E. A sand image description
F. Storage is needed
G. Makeshift buoys for events
H. Portable event headquarters
I. A grass area acts as a warm-up location

Warriors Albury Wodonga Dragon Boat Club

The Warriors Albury Wodonga Dragon Boat Club is a sporting dragon boat club with members competing at local, state, national, and international levels. The club is one of two dragon boat clubs operating at the lake. The water body and surrounding on-land infrastructure has supported the club to host state and national events regularly at Gateway Lakes. The club celebrated its 10-year anniversary in 2022.

Common facilities

- ☐ Participants share the amenities building located about 180m away

On-water and launching infrastructure

- ☐ A wire and anchor-line system is used to secure lanes for events with floating buoys attached as required
- ☐ A gentle and level slope from the sheds to the waters edge exists as a result of the natural bank, and works by the club to ensure it is level and safe
- ☐ Outdoor non-slip carpets have been placed over the natural ground surface between the shed roller doors and the edge of the water, to provide additional grip, particularly when the large dragon boats are being carried to and from the water
- ☐ Boats are launched into the water body from the sand beach
- ☐ Dragon Boating Victoria has loaned the use of three plastic pontoons/jetties (two about 10m and one 5m long) that allow participants to climb into the boats without entering the water.

Buildings and structures

- ☐ The original concrete floor and Colorbond shed is about 5m x 15m
- ☐ An addition to the shed measure about 3m x 15m, however, the two sections are divided by a wall, and this constrains use to a degree
- ☐ The shed is positioned at 90 degrees to the lake with roller doors facing toward the water body
- ☐ A low concrete retaining wall has been installed along the northern side of the shed, providing a level walkway about a metre wide
- ☐ A shipping container currently stores additional event and safety equipment


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- ☐ A portable container to support events is currently stored on site

Utilities and services

- ☐ Electricity connected
- ☐ Potable water connected

Existing key facilities

1. Signalled entry off Lincoln Causeway
2. Non-signalled entry off Lincoln Causeway
3. "Gateway Pond"
4. Existing public amenities building
5. Event sub-precinct
6. Lemke Rd
7. Shared pathway or trail
8. The Crossing Place Trail
9. Disused agricultural storage shed and high topographical point on site
10. Disused residence and various outbuildings
11. Warriors Dragon Boat Club
12. Albury Wodonga Rowing Club
13. Albury Wodonga Waterski Club
14. Brave Hearts Dragon Boat Club, Mitta Mitta Canoe Club, Albury Wodonga Orienteering Club
15. Water-based event site/ beach and recreation area
16. Gateway Lake
17. Vehicle turnaround at end of Lemke Rd



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Demand analysis

Community profile

In order to understand the make-up for the park catchment, a snapshot of existing and future population and demographic characteristics has been undertaken.

Gateway Lakes is unique as it is a man-made water body providing a relatively large expanse, as well as sheltered and safe location, for water sport training and competition, that may otherwise be challenging to provide in the district. The location of the Lake close to the border between Wodonga and Albury make it accessible to a broad population catchment from NSW and Victoria. The close proximity of the Murray River and natural vegetation along riparian corridors, contribute to public open space that provides a range of settings and potential experiences and recreation activities. Gateway Lakes is well connected by roads and to Wodonga's shared pathway network, as well as Albury.

In relation to regular users to Gateway Lakes, the majority of members are residents of either Wodonga or Albury local government areas (LGA). It is acknowledged that some participants come from outside the local government boundary including from the Wangaratta LGA. Events can attract international participants (water skiing), and national, state and regional competitors (dragon boating).

Population considerations

Analysis of these characteristics[2] reveals:

- An estimated residential population of 43,635 in 2022 with significant population increases of more than 8700 by 2036;
- Interestingly, 23.9% of the population was aged between 0 and 17, and 23.4% were aged 60 years and over, compared with 21.0% and 29.3% respectively for regional Victoria, in 2021;
- Higher proportion of children (under 18) and a lower proportion of persons aged 60 or older than regional Victoria;
- 57% of households have access to two or more motor vehicles, and almost 800 households (4.6%) do not have access to a motor vehicle, consistent with regional Victoria; and,
- Rates of volunteering is lower in Wodonga (14.5%) than regional Victoria (17.3%), with an overall trend of decreasing volunteers from 21% in 2016 in Wodonga.

2 *id, the population experts (2023)*

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the master plan these demographic considerations suggest the following.

- Demand for sport and recreation facilities to support and encourage participation is likely to increase as the population continues to grow
- Demand will continue for facilities (and opportunities) that are attractive across all ages
- The continued sustainability of sport and community clubs will require suitable facilities as well as sound governance, succession, and management practices

Trends in sport and recreation

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as the council looks to develop a master plan that ensures the sustainability of existing groups while also encouraging people to further engage in activity in public open spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, Ausplay. The most recent results of the survey were released in April 2023. In 2011-2012 and 2013-2014, a similar survey, the Participation in Sport and Physical Recreation Survey was conducted by the Australian Bureau of Statistics (ABS). Between 2001 and 2010, the Exercise, Recreation and Sport Survey (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the past two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 per cent since 2001). Participation in recreation activities such as walking and fitness or gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness or gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for the council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

National Trends Snapshot

	Participation numbers (2023)	Sport or recreation association	Other organised participation	Non-organised participation
Canoeing/Kayaking	347,400	5.9%	15.1%	79%
Dragon boat racing	20,576	89.71%	10.29%	-
Rowing	106,478	36.1%	22.5%	41.4%
Waterskiing/ Wakeboarding	100,178	4.3%	11.5%	84.2%

Waterskiing/Wakeboarding

In 2022-23, approximately 0.5 per cent of the Australian adult (aged 15 plus) population participated in waterskiing or wakeboarding as a physical activity.

More men (64 per cent) participate in waterskiing/wakeboarding than women (36 per cent), and the peak participation age also varied with gender, with men aged 45 to 54 the largest cohort, and women aged 35 to 44 the largest cohort. Only 4.3 per cent of adults over 15 years participated through a sports club or association.

Fun and enjoyment (68 per cent) was the main reason for participation. Interestingly, participation rose in line with annual incomes, indicating cost of participation an important factor.

Canoe and kayaking

In 2022-23, 1.7 per cent of the Australian adult (aged 15 plus) population participated in canoe and kayaking as a physical activity.

Participation rates were similar among genders, however, peak participation age varied. Canoe and kayaking was more common in women aged between 45 to 54 years of age, while men's participation peaked between 55 to 64 years of age.

Consistent with the increase in unstructured and social sport trend, the majority of participants participated in canoe and kayaking activities in an non-organised/ unstructured environment.

Currently 5.9 per cent of participants are actively involved with a canoe/kayaking sport or recreation association. The proportion of participants converting from non-organised to joining an organised group is increasing from 15 per cent of participants five years ago (2019), to 24.4 per cent in 2022-23. Organised participation also attracts an older age cohort, with the majority of members (men and women) aged between 45 and 64 years of age.

Just less than half of the people that participated in canoe and kayaking activities said they did it for fun and enjoyment and a third participated in it to be outdoors and enjoy nature.

Dragon boating

Dragon Boating as an organised sport is relatively young in Australia when compared with other sport activities. As such, AusPlay is yet to release a specific sport and physical activity report for Dragon Boating.

AusPlay reports that 20,576 people participated at least once in the activity during 2022-23. The Australian Dragon Boat Federation (ADBF) reported that in 2021-22, there were 7,615 members of a sport club/organisation. Of these, 71 per cent (5,463) were female and 29 per cent (2,145) were male. The largest age cohort is currently females in the Senior C category and the national sport body reported that its membership trend was ageing. This is reflected in most sports and reflects an ageing population across Australia. The prevailing trend in participation is reporting by the ADBF as stable over the past decade, although anecdotal reports indicate some localised surges in participation

Rowing

In 2022-23, 0.5 per cent of the Australian adult (aged 15 plus) population participated in rowing as a physical activity.

Overall participation rates were similar among genders, however, the peak participation age varied. With a number of secondary schools offering rowing as a sport, it is no surprise that participation rates peak between 15 and 17 years of age, then slowly decline. However, participation rates start to increase again among those aged between 45 and 65 plus years.

More than half of those that participated in rowing activities did so in an organised environment, with the majority being involved in a club or recreation association.

Health and fitness was the main reason adults participated in rowing, while a third participate in it for fun and enjoyment.

Megatrends in Australian sport (REVIEW)

The Australian Sports Commission published *The Future of Australian Sport* in December 2022 to provide evidence-based information on the Megatrends shaping the sport sector over coming decades. Megatrends that are relevant to consider in the context of a master plan for Gateway Lakes are highlighted below.

Mind the Gap - bringing Australia together across generational and societal divides

Australia's population overall is ageing and increasingly diverse. In 2022, nearly a third of Australian's are born overseas

The activities at Gateway Lakes are ideal to bridge generational and societal divides by providing recreational and sport pursuits that allow participation by multiple generations, all genders, and people from diverse cultural and linguistic backgrounds.

It is worthwhile noting that recent research by Royal Life Saving Australia highlighted the challenges in attracting and supporting safe participation in water activities by culturally and linguistically diverse immigrants to Australia. A co-ordinated approach to supporting increased Learn to Swim programs may be required to support participation in water sports and activities by these community members.

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. The Gateway Lakes User Group Wodonga Inc is an example of this model, with separate incorporated sporting clubs recognising the governance, administration and cost efficiencies in formal collaboration.

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 (eg. umpiring or canteen duty).

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life, ensuring the health of residents and visitors and contributing to the economic and environmental well-being of a community and region. The design of a park is critical in ensuring that it is successfully utilised by the community.

Public open spaces should include:

- A range of precincts as well as recreation nodes that comprise clustered activities such as picnic and play areas;
- Attractive and safe open areas with good lighting, seating, shade, shelters and areas for play;
- Well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available); and,
- A range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

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

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and is easy to understand for a first-time user.

Gap analysis

Council

Potential opportunities and issues for consideration were discussed with council officers.

Issues

- Insufficient storage and increasing use of containers
- Lack of on-site car parking and overflow event parking major event traffic management is challenging and expensive
- Resourcing on-water safety management
- Unauthorised use including dogs off-leash and hitting golf balls into the lake from the events space
- Overhead power lines at event space are a hazard for machinery (bump-in/out)
- Lake safety authority - Maritime Safety Victoria
- Water level fluctuations and visual appeal (water colour)
- Need for external funding to supplement council and community resources

Opportunities

- Enhancing facilities and storage for existing lake user groups
- Enhancing facilities and experience for the increasing number of unstructured recreation users formalised vehicle movement and parking to encourage and support everyday use, as well as for events
- Underground power to remove a significant hazard at the events area (adjacent event bump-in, bump-out location)
- Use of paddocks for overflow parking for events
- Potential dump-point for caravans and motor homes

Existing user groups

Albury Wodonga Waterski Club (AWWC)

Three (3) event tournament skiing encompasses the disciplines that club members participate in - slalom, trick and jump.

Participation in elite skiing competitions is expensive, requiring ownership or access to power boats and equipment as well as funds for training and participation in competitions. Succession planning of management committee members was raised as a key concern for the club to continue to provide the current calibre of waterski coaching and competition.

Membership

- Three disciplines are offered by the club - slalom, trick and jump skiing
- Membership of the club is relatively stable with about 55 state, national and international level competitors

Facility use

- The facility hosts state, national and international competitions
- Training is scheduled on:
  - Tuesday and Thursday after school hours;
  - Saturday (all day); and,
  - Sunday (part day).

Development aspirations

- Major refurbishment or replacement of the ski jump
- Keeping pace with increasing technology requirements essential to the three event tournament disciplines that club members compete in, and the major events that are hosted by the club
- Bank stabilisation and wave management
- Removal of weeds (willows and blackberry) and native tree planting and revegetation, including reeds on the lake foreshore

Albury Wodonga Rowing Club (AWRC)

Membership

- ☐ The club has a steady membership of 15 members.

Facility use

- ☐ Club members meet on Sundays at 8.30am and meet on and ad hoc basis on weekdays when the lake is available (other sports are not active).

Development aspirations

- ☐ Pathway to provide safe access, extending from Warriors Dragon Boat Club to the amenities building near the waterski club
- ☐ Solar power for shed
- ☐ Safety boat, trailer and storage
- ☐ Standardised buoy system (makeshift buoys made from large plastic containers can capsize rowing craft if hit)
- ☐ Erg(onomic) machine(s)
- ☐ Extension of the course by expanding the size of the lake from the current 500m course length to 1000m

Brave Hearts Dragon Boat Club (BHDBC)

Membership

- ☐ The club has 60 active members, of which 40 participate regularly in training sessions
- ☐ Members are predominantly sporting participants and include cancer survivors or those going through treatment
- ☐ Club is approached occasionally for use of the club's equipment for small school groups
- ☐ Corporate groups occasionally make a booking with the club

Facility use

- ☐ Season extends over summer, and extends between the end of July and the end of May
- ☐ Training is held on:
  - Monday and Wednesday at 5.30pm; and,
  - Saturday at 8:30am.
  - Leisure paddling on Sunday afternoon.

Competition

- ☐ The club participates in inter-club and cross-border regattas and competes in Victorian and Australian Championships

Development aspirations

- ☐ Improvements to existing shed including guttering along the roof (on the lake side of the building)
- ☐ Installation of whirly-birds to aid air circulation
- ☐ Sky lights
- ☐ Solar panels
- ☐ Flood lighting to shed entry and ramp area to improve safety
- ☐ Potential extension of shed for additional storage and gathering space for people.

Warriors Albury Wodonga Dragon Boat Club (WAWDBC)

Membership

- The club has 60 members and membership is steady (membership numbers grew during COVID-19)
- About 75 per cent of members are women, and 25% are men
- Ages range from people in their early 20s to mid-70s, with the largest cohort in the 50+
- Three broad age groups
  - Juniors - under 24 years of age
  - Premiers - under 40 years of age
  - Seniors A - 40+
  - Seniors B - 50+
  - Seniors C - 60+.

Facility use

- Dragon boating is a summer activity with the season extending between September and the following April-May
- during the season, club training occurs on:
  - Monday and Wednesday evenings between 6pm and 7pm; and,
  - Saturday 9am to 10am.
- The club actively contributes to community promotion days and events aimed at encouraging physical activity such as: This Girl Can; Move it in May; Active April, etc.

Competition

- Once per month the club participates in a regatta with about 10 teams
- The club has hosted the Cross-Border Championships - an annual regatta involving teams from NSW, ACT and Victoria - and is likely to host this event for at least a further 3 years
- The club has successfully hosted the Australian Dragon Boat Championships in 2016 and 2022 that attracted 3400 competitors from all states and territories.

Development aspirations

Club facilities

- Additional storage is required
- Electric winch system to aid safe launching and retrieval of boats to/from the water
- If the club had a blank slate, it would construct a purpose-built shed on the footprint of the current shed - consisting of the original shed and the extension
- A mezzanine floor within the shed with a viewing area over the water body
- Level warm-up (exercise) area
- Amenities including toilets and ideally shower(s) closer to the club's facilities

Common/shared facilities

- Two storey multi-use shared clubhouse for GLUGW member organisations including:
  - Clubroom;
  - Kitchen;
  - Offices;
  - Showers and toilet amenities;
  - Gym equipment; and,
  - Area to accommodate 200 plus people for social gatherings (not necessarily indoors).
- Formalised/constructed ramps for water access for all clubs

Mitta Mitta Canoe Club (MMCC)

Membership

- The club has steady membership of about 100 people with a relatively even split between male (60) and female (40) participants
- Members undertake activities at any of the waterways that are available for public use. However, some of these waterways are not considered safe for use by beginners. This is why a presence at Gateway Lakes is maintained.

Facility use

- The club maintains boats in a storage shed at the lake to support people wanting to learn how to canoe or kayak safely and to build their confidence on the water

Development aspirations

- The club supports identification of part of the lake and foreshore to establish an area for water skills training and education for school students and community members, that becomes a potential source of new members for all waters sports operating at the lake.

Other stakeholders

Parklands Albury Wodonga Ltd (PAW)

- PAW has been assisting the GLUGW member clubs with revegetation works along the lake foreshore, particularly tree planting and the establishment of reeds for erosion control and bank stability.
- PAW were, until recently, the land manager for the set-back section of Crown land along the Murray River and Wodonga Creek foreshore. Council is now the land manager of this area. The area under PAW's management and interest is beyond the scope of this master plan.

Water NSW

- Advice relating to water level fluctuations and broader hydrology of area

Maritime Safety Boating Victoria/Transport Safety Victoria

- (Advice relating to water manager pending)

VicRoads

- (Advice relating to proposed entry statements is pending)

DEMAND AND GAP ANALYSIS - SUMMARY

- The population continues to grow and demographic profile indicates a continuing demand for a diverse range of sport, recreation and outdoor events to meet the needs of an active and connected community
- Council's community engagement and planning strategies indicate a demand for water-based activities from the growing community
- The lake and its surrounding land and facilities are community assets that will continue to attract events and this requires suitable and appropriate infrastructure to manage impacts and ensure continued sustainable use and management
- The sport activities at the lake offer opportunities for social participation, through to national representation, and facility enhancements can support athletes to pursue pathways, if desired
- In particular, dragon boating is attracting women and girls to participate in physical activity and sport, and facility enhancements will support additional women to the activity
- There is opportunity to provide enhanced opportunities for beginners to learn water sport skills and gain confidence, and transfer their interest to one of the activities currently offered at the lake. While the Murray River and the Hume Dam are also local waterbodies, both these locations present relatively significant hazards for those learning to kayak or canoe.

Design considerations

Directions

Key opportunities and constraints for the future development of Gateway Lakes are summarised below and provide the rationale and direction for facility enhancement.

Opportunities and constraints

Key opportunities and constraints for Gateway Lakes are summarised below and provide much of the direction for the designs.

Table 01: Opportunities, constraints and design drivers

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
LAKE SURROUNDS AND FEATURES		
Lake	☐ Man-made water body with a surface area of about 20ha ☐ Lake's perimeter is about 2.5km ☐ Depth estimated to be 30m+ ☐ Infrastructure necessary for sport activities	☐ Continued sustainable use of the lake for current and potentially additional water-sport activities ☐ While outside the scope of this plan, consideration of community use of other water bodies across the site in the longer term future
Foreshore	☐ Sand and gravel foreshore of varying grades along the perimeter ☐ Mature established trees along foreshore providing bank stabilisation, shade and contributing to windbreaks ☐ Sport clubs have intervened to create level sloping gradients to provide access and egress at the waters edge ☐ Storage sheds and other infrastructure for sport clubs (detailed further in this table)	☐ Prevent over-development of the lake foreshore by restricting buildings and structures to accommodate essential equipment only ☐ Additional storage and infrastructure considered ancillary to the sport training and competition is located elsewhere on site (not on the foreshore) ☐ Ensure foreshore buildings and structures are fit-for-purpose
Vegetation	☐ Mature and established native endemic trees ☐ New native endemic tree plantings ☐ Reeds planted along banks to mitigate erosion from wave action ☐ Woody weeds apparent across site	☐ Retain and protect existing trees and vegetation ☐ Succession planting of native endemic trees in appropriate locations ☐ Deliberate reed planting plan to support bank maintenance and contribute to erosion mitigation ☐ Collaborative weed management control and removal by lessees and council
MOVEMENT		
Entry	☐ Site is easily accessed off the Lincoln Causeway ☐ Currently limited visual cues drawing people into the site	☐ Create entry statements to the facility at both Lincoln Causeway entrances (subject to VicRoads advice)

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Internal road	☐ Lemke Rd wraps around the perimeter of the lake providing access to the events hub and sport clubs ☐ Lemke Rd is sealed from the intersections with Lincoln Causeway, becoming gravel about 150m before The Crossing Place Trail head	☐ Plan for future upgrades of the internal road, consistent with use and demand, to provide access to club activities and beginner education activities
Parking	☐ No formalised parking internally within the park ☐ Access by people living with mobility issues is limited ☐ No overflow parking areas identified within the park for large events	☐ Formalised off-street parking at key locations to provide access to key activity areas and on-street (parallel) parking along Lemke Rd ☐ Overflow parking areas established for events ☐ Bus and larger vehicle parking bays identified
Pathway network and connections	☐ Established connection with the Wodonga's shared pathway network at Lincoln Causeway ☐ Internal pathways are currently gravel trails connecting to a nature-based trail circuit along the Murray River ☐ Need to establish an internal path network that connects all activity areas for ease of access	☐ Provide footpaths that link public and club facilities, amenities and recreation infrastructure around the lake and existing trails ☐ Allow people to walk and cycle to key destinations across the site ☐ Provide a safe pathway between clubs and the shared GLUGW amenities building
Wayfinding	☐ Existing signage at entry and events site to indicate sport clubs at site ☐ Wayfinding signs at trail head show connections between trails and the Wodonga's shared pathway network	☐ Comprehensive wayfinding suit of signs allowing people to safely and confidently navigate through the site
WATER ACCESS AND INFRASTRUCTURE (GLUGW)		
Water craft launching	☐ Sand and gravel sloped embankments provide access and egress of water craft into the lake by participants ☐ Pontoons/jetties assist safe entry and egress of participants into water craft	☐ Enhance and ease the physical effort required by participants to launch and remove water craft, including using winches where practical
Waterski training and competition infrastructure	☐ Guided buoy system (anchored cables and cross-arms) ☐ Waterski jump ☐ Catamaran (GPS/camera) ☐ GPS, cameras, and computer hardware and software required for competition standards	☐ Asset maintenance, renewal and replacement (at the end of useful life) of current infrastructure to ensure continuation of activity at current standard ☐ Recognition that the GPS, cameras, and computer infrastructure is as integral to the sport activity as built infrastructure

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
'Albano' buoy system	☐ Buoy system for dragon boating, rowing, kayak/canoeing ☐ Some makeshift buoys in use (old water containers) ☐ Land and water anchors to secure buoy system	☐ Record the layout and elements of the Albano buoy system for reference and event planning and management ☐ Replace makeshift buoys with buoys appropriate for all activities to minimise/ eliminate capsizing hazards
EVENT INFRASTRUCTURE		
Power lines	☐ Overhead power lines traverse the events hub and travel parallel with the bump-in/out informal road	☐ Underground power to eliminate the high-risk hazard at this location
BUILDINGS AND STRUCTURES		
Amenities building	☐ Relatively new amenities building located at events hub providing eight toilets - male/female/unisex/accessible	☐ Retain the amenities building ☐ Connect appropriate pathways to ensure accessibility
Picnic tables and chairs	☐ Existing picnic tables and chairs are located near the events hub at the top of the slope leading the to the beach area	☐ Enhance recreation and picnic facilities at the events hub and near Gateway Pond to allow participation in unstructured recreation at the site on a more regular basis
Warriors Dragon Boat Club storage	☐ Original shed and extension - a wall divides the two spaces impacting on the efficiency of available storage across the footprint of the shed ☐ Storage container - additional buoys, event and safety equipment ☐ Office/kiosk container - event infrastructure owned by Dragon Boat Victoria	☐ Refurbishment or rebuilding of the club's shed to ensure it is fit-for-purpose, within the existing footprint ☐ Additional appropriate storage ☐ Improve and enhance permanent, flood appropriate storage
Albury Wodonga Rowing Club storage	☐ Storage of various sized rowing boats and safety equipment	☐ Solar power to supply shed lighting as power is not connected (due to cost)
Picnic shelters, barbecues, tables and chairs	☐ Shelters with tables and chairs and barbecues are located near the amenities and in proximity to all the sport clubs along the foreshore	☐ Retain the picnic facilities for use by GLUGW members ☐ Ensure asset maintenance is undertaken to ensure facilities remain safe (barbeques) and to maximise use
GLUGW amenities building	☐ Amenities building located at a relatively high point on the foreshore and within walking distance from club storage locations ☐ Currently no connecting pathway from club locations to amenities building	☐ Retain the amenities building for use by GLUGW members ☐ Construct a pathway to provide safe access to the amenities building

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Albury Wodonga Waterski Clubhouse and storage	☐ Two-storey clubhouse building with kiosk/canteen and storage on the ground floor and meeting and office rooms on the second floor	☐ Retain building and undertake asset maintenance as required ☐ Consider relocating the kiosk/canteen to an area adjacent to the amenities building, as this is a relative high point (flooding) and provides a view across the lake
Brave Hearts Dragon Boat Club	☐ Storage of boats and safety equipment for club training and competition activities	☐ Investigate options to reconfigure existing shed, particularly as opportunities arise due to other site development at the lake ☐ Connect power and water to the shed
Mitta Mitta Canoe Club storage	☐ Storage of canoes and kayaks for hire by members and for beginners to learn skills and gain confidence in calm and relative safety of the lake, as opposed to comparably challenging river and creek conditions	☐ Establish a dedicated area for beginners, targeted to school students as well as the broader community ☐ Vacate the current storage and relocate to the new area, allowing the Brave Hearts Dragon Boat Club to expand and reconfigure the current storage
Albury Wodonga Orienteering Club storage	☐ Storage of equipment associated with orienteering activities predominantly at natural areas in local area	☐ New storage area proposed for GLUGW on the other side of Lemke Road to accommodate needs that are ancillary to essential water-sport activities
SERVICES		
Power	☐ Power is available and extends to the shed housing the Brave Hearts Dragon Boat Club, Mitta Mitta Canoe Club and AW Orienteering Club	☐ Extend power to the proposed beginner water sports school
Potable water	☐ Potable water is available and extends to the waterski clubhouse	☐ Extend connection of potable water to the shed shared by Brave Hearts Dragon Boat Club, Mitta Mitta Canoe Club and AW Orienteering Club
Sewer	☐ Sewer connection is available and extends to the amenities building	☐ Investigate requirements for additional sewer connections when triggered by building design processes

Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, several 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 the events and sport hubs within Gateway Lakes is:

> *Gateway Lakes is recognised as a venue capable of hosting high-standard community and entertainment events as well as premier water-sport competitions, in a setting that offers accessible local club level water-sport activities as well as outdoor recreation experiences, to a broad cross-section of the community.*

Facility elements

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

	ELEMENT	DESCRIPTION	RATIONALE
1	Entry and wayfinding signage	☐ Establish arrival statements at key locations incorporating signage and landscaping ☐ Identify opportunities to include story telling that reflects historical and cultural significance	☐ Allow visitors to confidently navigate activities and opportunities across the site ☐ Provide information relating to the historical and cultural significance of the site
2	Vehicle and pedestrian movement	☐ Formalise the length of Lemke Rd ☐ Provide footpaths that link public and club facilities, toilets, formal car parking, viewing locations on the perimeter of the lake and existing trails	☐ Provide an all-weather road access and footpath to activities on the site ☐ Separate vehicle and pedestrian movements and enhance accessibility ☐ Connect internal pathways to the city pathway network
3	Vehicle parking to support sporting activities and events	☐ Formalise on-street car parking and bus layover bays along the verges of Lemke Rd ☐ Formalise off-street car parking at key locations across the site ☐ Identify and investigate options for suitable overflow parking locations to accommodate peak use during events	☐ Separate vehicle and pedestrian movement and enhance accessibility ☐ Formalise vehicle movement to sub-precincts within the site and accommodate current use ☐ Support efficient and effective traffic movement at peak periods including events
4	Driveway access to formal and overflow parking	☐ Undertake minor civil works to formalise driveway access to car parking locations	☐ Undertake civil works to formalise driveways to support all-weather and concentrated use

	ELEMENT	DESCRIPTION	RATIONALE
5	Internal trails within site	☐ Undertake trail network planning and track upgrades	☐ Enhance opportunities for walking through the site ☐ Enhance opportunities for nature-based recreation on the site
6	Bank stabilisation, tree planting, and revegetation	☐ Maintain the mature tree windbreak and continue succession planting with additional trees (new trees to replace existing mature trees at the end of life) ☐ Identify locations along the lake foreshore that require stabilisation or are at risk of erosion from wave action and undertake reed planting and other appropriate interventions ☐ Support all users to undertake coordinated weed control activities across the site	☐ Attributes of the lake, such as its calm surface, is maintained by the continuation of the mature tree windbreak ☐ The lake foreshore is protected and enhanced to support current activities ☐ Native endemic tree and plant species are used to support sustainable use of the lake by user groups ☐ Biodiversity is supported to contribute to environmental sustainability and resilience
7	Common sports clubhouse and storage options	☐ Identify cultural heritage values of existing buildings and investigate potential repurposing for uses complementary to existing site user-groups ☐ Develop a common clubhouse and storage facilities for existing sports club activities and events	☐ Extend the life of existing assets on the site, where practical, financially viable, and sustainable ☐ Support sport participation growth through the provision of appropriate facilities for participants, spectators, and equipment
8	Waterway access and egress	☐ Bank stabilisation works are undertaken to provide safe access and egress at the lake ☐ Ramps, pontoons and jetties are investigated and utilised to support safe access and egress at the lake ☐ Electric winches are investigated and installed where appropriate to support	☐ Appropriate interventions and equipment are utilised to provide safe and sustainable access and egress for participants and watercraft by various water sport activities
9	Beginner water sports area	☐ Development of a beginner water sports school including loading area, access to a defined area of the lake, storage, and tables with chairs	☐ Support water skill development of beginners ☐ Support participation growth and long-term sustainability of sports clubs ☐ Provide facilities that are more likely to meet the requirements to hold school programs

	ELEMENT	DESCRIPTION	RATIONALE
10	Club shed improvements	☐ Individual sports club to investigate and undertake shed improvements to enhance efficient use of space for storage of watercraft ☐ GLUGW to co-ordinate investigation of solar power for sports clubs ☐ Individual sports clubs to investigate improvements to sheds/storage, particularly where an environmental benefit can be achieved (eg. mitigate bank erosion by installing guttering)	☐ Over time, and within the existing footprint of buildings, the existing storage sheds are reconfigured/ modified to increase efficient use of space and access/egress of watercraft ☐ Advances in technology are accessed to enhance use, reduce the cost of participation, and contribute to environmental sustainability
11	Water ski competition equipment	☐ On-water infrastructure including ski jumps and catamaran (with cameras) are maintained to meet competition requirements	☐ Current competition and event standard is sustained and supported ☐ Planned approach to asset maintenance includes identification of equipment improvements and external funding sources
12	Guide buoy systems including digital connectivity	☐ Guide buoy system used by the water ski club is maintained and renewed/ replaced when required to ensure sport competition standards are maintained ☐ Digital capabilities connected to the water ski guide buoy system is maintained to meet competition standards, including GPS and cameras, etc. ☐ Guide buoy system used by dragon boating, rowing and kayaking/ canoeing is maintained and renewed/ replaced when required to support competition and events	☐ Current competition and event standard is sustained and supported ☐ Essential guide buoy systems and digital infrastructure is maintained and renewed or replaced when required ☐ Planned approach to asset maintenance includes identification of equipment improvements and external funding sources
13	Recreation and picnic facilities	☐ Locations for tables, chairs, and shelters to support use of the site by the community for recreation purposes	☐ As a significant public open space and landscape feature, Gateway Lakes has potential to provide a diverse range of recreation opportunities to the community
14	Spectator viewing	☐ Identify locations around the perimeter of the lake that provide opportunities for spectator viewing	☐ Increase accessibility by those with mobility issues to access views, vistas and their ability to be a spectator at events

	ELEMENT	DESCRIPTION	RATIONALE
15	Fencing and gates	☐ Install appropriate fencing to separate incompatible uses, eg. grazing animals from vehicle and pedestrian movements, quarry operations from pedestrians, sports club activities from general public, etc. ☐ Install gates at driveways to access overflow parking that restrict access except during event, thereby prioritising pedestrian movement along pathways and trails	☐ Contribute to the security and safety of people, animals, and property on the site ☐ Define activity areas, identify restricted access areas, and alert visitors to changes in access across the site ☐ Various users are provided with physical and/or perceptual cues supporting safe use and navigation of the site
16	Underground power at Events Hub	☐ Investigate installation of underground power to replace the current overhead power lines passing through the events hub	☐ Investigate improved controls for identified risks and pursue opportunities to implement
17	Pedestrian bridge(s) across the Murray River	☐ Indicative locations of potential pedestrian bridges across the Murray River connecting public open space on either sides of the river and state border	☐ Enhance walking and cycling pathway connections between Wodonga and Albury ☐ Increase opportunities for active transport and recreation

Notes continued:

17. Brave Hearts Dragon Boat Club to investigate options to reconfigure existing shed, particularly as opportunities arise due to site development at the Lake (09) and (12).
18. Investigate opportunities to provide improved access for spectator viewing and potential recreation and picnic facilities.
19. Formalise entire length of Lemke Road (sealing and civil works) and provide footpaths that link public and club facilities. public toilets and infrastructure, the lake, and existing trails.
20. Ensure the quarry site is secured with barrier fencing and appropriate signage (fence line indicatively shown).
21. Undertake bank stabilisation and revegetation works where erosion is occurring. Conserve the natural environment by installing wind breaks where appropriate.
22. Undertake trail network planning and track upgrades, in coordination with key stakeholders and relevant authorities.
23. GLUGW members to investigate and support associated digital technology and asset maintenance and renewal of competition infrastructure including the slalom guide and other buoy systems.
24. Investigate installation of underground power to replace the current overhead power lines passing through the Events Hub.
25. Proposed pedestrian bridge options connecting to Albury to Gateway Lakes (locations shown are indicative).

DISCLAIMER: THE INFORMATION REPRESENTED IN THIS MASTER PLAN IS INDICATIVE OF INTENDED USES ONLY AND IS SUBJECT TO FURTHER APPROVALS, DESIGN DEVELOPMENT, ENGINEERING ADVICE, SURVEYS AND FUNDING PRIOR TO CONSTRUCTION.

ALBURY SWIM CENTRE
THE CROSSING PLACE
EVENTS AREA (PRECINCT 3)
PRECINCT BOUNDARY
MURRAY RIVER
INFORMAL VEHICLE ACCESS
BHUTANESE COMMUNITY FARM
NOREUIL PARK
ODDIES CREEK PARK
GLUG TOILETS
ACCESS RAMP
LEMKE ROAD
MAINTENANCE ACCESS
GATEWAY LAKES EVENTS HUB
PUBLIC TOILETS
THE LAKES (PRECINCT 4A)
INFORMAL VEHICLE ACCESS
WELCOME TO VICTORIA SIGN
GATEWAY POND
ALBURY WODONGA FARMERS MARKET
THE VILLAGE (PRECINCT 1)
ACTIVE QUARRY (PRECINCT 4B)
BARRO WODONGA QUARRIES
LINCOLN CAUSEWAY

Sport & Recreation Planning by: ross planning — recreation, open space and sport specialists

Landscape Architecture by: LA COLLECTIVE — LANDSCAPE ARCHITECTS

Notes: *Environmental considerations take precedence in all site development and operations. Council approval is required prior to any and all works.*

01. Entry statements / markers for Gateway Lakes at the two intersections on Lemke Road and Lincoln Causeway
02. Review wayfinding to ensure precinct/place-name, directional and regulatory signage are consistent and legible. Include interpretive and information signage that contributes to story telling and reflects the site's historical and cultural significance. Investigate funding opportunities to include First Nation art/sculpture installations at entry points and locations identified in consultation with First Nation people.
03. Investigate formalising on-street parking along the verges of Lemke Road.
04. Investigate permanent off-street car parks around the The Lakes Precinct as indicated (outcomes are subject to engineering advice, detailed design and funding). NOTE: the parking area shown adjacent to Gateway Pond may be finished in permeable paving to enable regular event use.
05. Potential bus layover bays to support events
06. Formalise driveway and undertake minor civil works to enable access to overflow parking area. Prioritise pedestrian movements by using gates to restrict access to parking except during events.
07. Investigate feasibility for temporary overflow parking area for events (outcomes are subject to engineering advice, detailed design and funding).
08. Investigate opportunities for appropriate development complementary to existing Lake users, and consistent with any identified cultural heritage values. Investigate development of a 'common' sports clubhouse and storage facility to support Gateway Lakes User Group Wodonga (GLUGW) member activities and events.
09. Alternate option for location of GLUGW 'common' sports clubhouse and storage (08).
10. Improve parking in water sports precinct by formalising driveways and parking areas.
11. GLUGW members to investigate upgrades needed to enhance access and egress of watercraft by clubs, including winches where practical.
12. Proposed beginner water sports school, including loading area on Lemke Road, access to the Lake, storage, and picnic facilities to support holding education programs and long-term sustainability of sport clubs.
13. Proposed area on the water body for holding safe beginner water sports activities and educational programs to support participation.
14. Warriors Dragon Boat Club to investigate remodeling/rebuilding the existing sheds to enhance the flexibility of the available storage area
15. Albury Wodonga Rowing Club to investigate solar power for shed.
16. Albury Wodonga Water Ski Club to undertake necessary asset renewal, replacement and upgrades relating to water ski competition.

Project details:

GATEWAY LAKES
LAKES PRECINCT (4A) PLAN

WODONGA VIC 3690

Scale: 1:5000 at A3

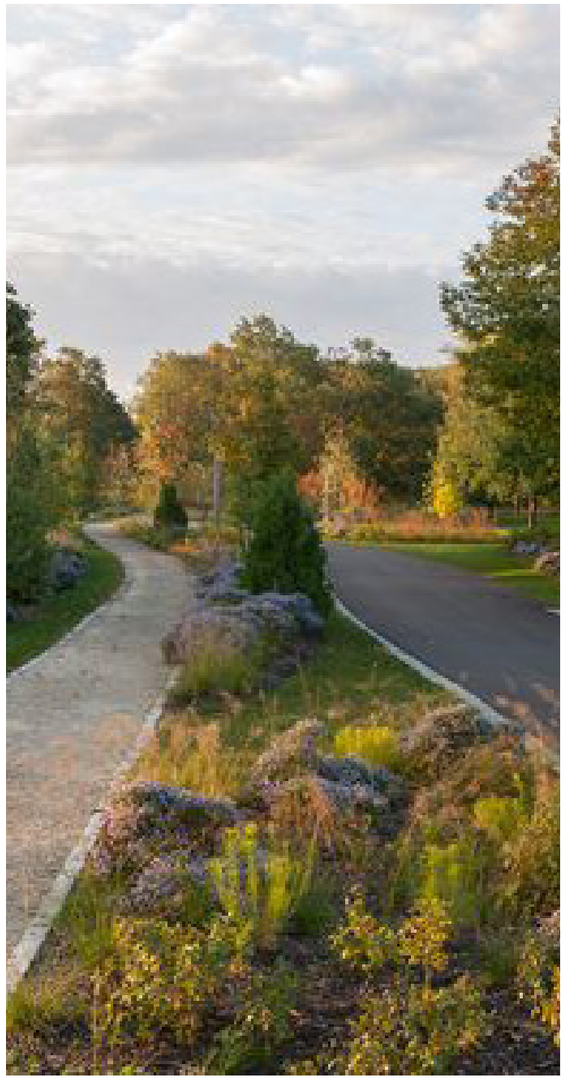
Date: 01 FEBRUARY 2024

Issue: FINAL

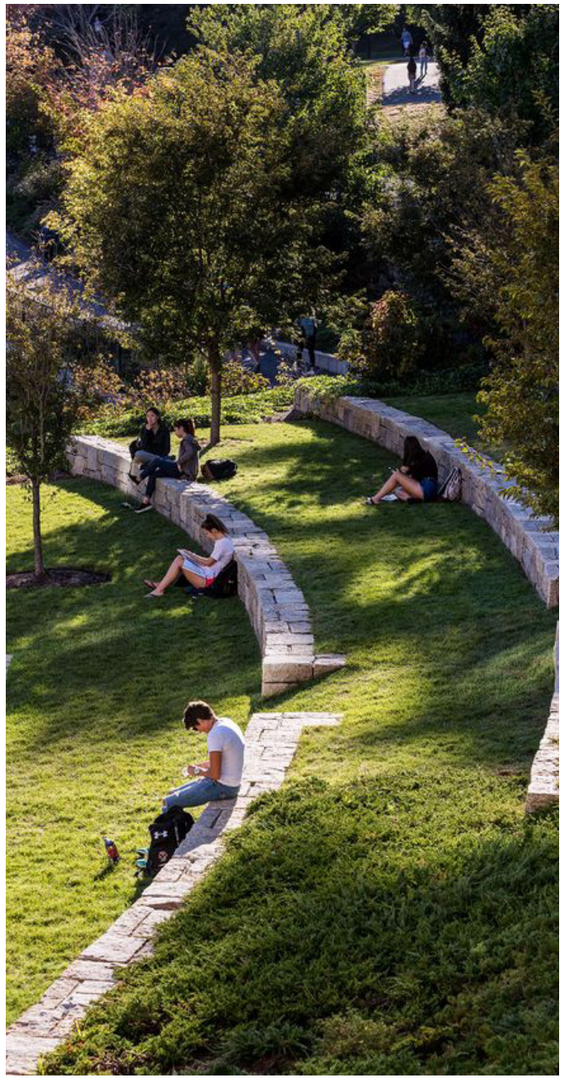
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Client: CITY OF WODONGA VIC

















Staged implementation

Master planning presents an excellent opportunity to guide the future development of leisure, recreation and sport sites but it must be noted that they are long-term (generally 10 to 20 years), visionary plans and in reality, few councils have the ability to implement them in the short term. Suggested staging of the proposed developments within this master plan have therefore been provided as a flexible guide to allow the council to adapt to changes in priorities, or achieve earlier opportunities for external funding, both which may alter the proposed staging.

Stage one (short-term)

- ☐ Entry statements/markers for Gateway Lakes at the two intersections on Lemke Rd and Lincoln Causeway (01)
- ☐ Undertake bank stabilisation and revegetation works where erosion is occurring. Conserve the natural environment by installing windbreaks where appropriate (21)
- ☐ Investigations to inform civil design including existing vegetation impacts, internal roadways, vehicle parking, bus layovers and pathways (04) (05) (06)
- ☐ Develop civil design for construction including significant tree and vegetation preservation, internal roadways, vehicle parking, bus layovers, and pathways, etc. (04) Review signage concurrently with civil design and identify opportunities to include interpretive and information signage and art that contributes to story telling and reflects the site's historical and cultural significance (02)
- ☐ Investigate feasibility for temporary overflow parking area for events (07)
- ☐ Formalise driveway and undertake minor civil works to enable access to overflow parking area. Prioritise pedestrian movements by using gates to restrict access to parking except during events (06)
- ☐ GLUGW members to investigate upgrades needed to enhance access and egress of watercraft by clubs, including winches where practical (11)
- ☐ Albury Wodonga Rowing Club to investigate solar power for shed (15) (Note: There may be economies of scale achieved if solar was investigated for all GLUGW member sports)
- ☐ Albury Wodonga Water Ski Club to undertake necessary asset renewal, replacement and upgrades relating to water ski competition - ski jump and catamaran (16)
- ☐ Ensure the quarry site is secured with barrier fencing and appropriate signage (20)
- ☐ Undertake trail planning and track upgrades, in co-ordination with key stakeholders and relevant authorities (22)
- ☐ Commence investigations into installation of underground power to replace the current overhead power lines passing through the events hub (24)
- ☐ Proposed area on the water body for holding safe beginner water sports activities and education programs to support participation (13)

Stage two (medium-term)

- ☐ GLUGW members to investigate and support associated digital technology and asset maintenance and renewal of competition infrastructure including the slalom guide and other buoy systems (23)
- ☐ Proposed beginner water sports school, including loading areas on Lemke Rd, access to the lake, storage, and picnic facilities to support holding education programs and long-term sustainability of sport clubs (12)
- ☐ Review wayfinding to ensure precinct/place-name, directional and regulatory signage are consistent and legible (02). Include interpretive and information signage that contributes to story telling and reflects the site's historical and cultural significance. Investigate funding opportunities to include First Nation art/sculpture installations at

entry points and locations identified in consultation with First Nation people.

- ☐ Investigate formalising on-street parking along the verges of Lemke Rd (03)
- ☐ Investigate permanent off-street car parks around the lakes precinct, including use of different surface treatments to ensure flexible use (events/parking) (04)
- ☐ Improve parking in water sports precinct by formalising driveways and parking areas (10)
- ☐ Investigate opportunities to provide improved access for spectator viewing and potential recreation and picnic facilities (18)
- ☐ Formalise entire length of Lemke Rd (sealing and civil works) and provide footpaths that link public and club facilities, public toilets and infrastructure, the lake, and existing trails (19)
- ☐ Investigate opportunities for appropriate development (of old homestead) complementary to existing lake users, and consistent with any identified cultural heritage values. Investigate development of a common sports clubhouse and storage facility to support GLUGW member activities and events (08) (09)
- ☐ Warriors Dragon Boat Club to investigate remodelling/rebuilding the existing sheds to enhance the flexibility of the available storage area (14)
- ☐ Brave Hearts Dragon Boat Club to investigate options to reconfigure existing shed (17), particularly as opportunities arise due to site development at the lake (08) and (12)

Stage three (long-term)

- ☐ Proposed pedestrian bridge options connecting Albury to Gateway Lakes (25)

Indicative costing

STAGE	PRIORITY	DESCRIPTION	PROJECT LEAD	INDICATIVE COST
1	Short	Entry statements/markers for Gateway Lakes at the two intersections on Lemke Rd and Lincoln Causeway (01)	Council	40,000
		Undertake bank stabilisation and revegetation works where erosion is occurring. Conserve the natural environment by installing windbreaks where appropriate (21)	Council GLUGW	5,000 / year
		Investigations to inform civil design including existing vegetation impacts, internal roadways, vehicle parking, bus layovers and pathways (04) (05) (06)	Council	50,000
		Develop civil design for construction including significant tree and vegetation preservation, internal roadways, vehicle parking, bus layovers, and pathways, etc. (04). Review signage concurrently with civil design and identify opportunities to include interpretive and information signage and art that contributes to story telling and reflects the site's historical and cultural significance (02).	Council	50,000
		Investigate feasibility for temporary overflow parking area for events (07)	Council	20,000
		Formalise driveway and undertake minor civil works to enable access to overflow parking area. Prioritise pedestrian movements by using gates to restrict access to parking except during events (06)	Council	20,000 / unit
		GLUGW members to investigate upgrades needed to enhance access and egress of watercraft by clubs, including winches where practical (11)	GLUGW	Subject to design
		Albury Wodonga Rowing Club to investigate solar power for shed (15) (Note: There may be economies of scale achieved if solar was investigated for all GLUGW member sports)	GLUGW	Subject to design
		Albury Wodonga Water Ski Club to undertake necessary asset renewal, replacement and upgrades relating to water ski competition - ski jump and catamaran (16)	GLUGW	50,000 (ski jump) 15,000 catamaran
		Ensure the quarry site is secured with barrier fencing and appropriate signage (20)	Council	15,000
		Undertake trail planning and track upgrades, in co-ordination with key stakeholders and relevant authorities (22)	Council	Subject to design
		Commence investigations into installation of underground power to replace the current overhead power lines passing through the events hub (24)	Council	400,000
		Proposed area on the water body for holding safe beginner water sports activities and education programs to support participation (13)	GLUGW	NA

STAGE	PRIORITY	DESCRIPTION	PROJECT LEAD	INDICATIVE COST
2	Medium	GLUGW members to investigate and support associated digital technology and asset maintenance and renewal of competition infrastructure including the slalom guide and other buoy systems	GLUGW	Various
		Proposed beginner water sports school, including loading areas on Lemke Rd, access to the lake, storage, and picnic facilities to support holding education programs and long-term sustainability of sport clubs (12)	GLUGW	180,000
		Review wayfinding to ensure precinct/place-name, directional and regulatory signage are consistent and legible (02). Include interpretive and information signage that contributes to story telling and reflects the site's historical and cultural significance. Investigate funding opportunities to include First Nation art/sculpture installations at entry points and locations identified in consultation with First Nation people.	Council	40,000
		Construct on-street parking along the verges of Lemke Rd (03)	Council	Subject to design
		Investigate permanent off-street car parks around the lakes precinct, including use of different surface treatments to ensure flexible use (events/parking) (04)	Council	Subject to design
		Improve parking in water sports precinct by formalising driveways and parking areas (10)	GLUGW	20,000 / unit
		Investigate opportunities to provide improved access for spectator viewing and potential recreation and picnic facilities (18)	Council	7,000 - 30,000 / unit
		Formalise entire length of Lemke Road (sealing and civil works) and provide footpaths that link public and club facilities, public toilets and infrastructure, the lake and existing trails (19)	Council	Subject to design
		Investigate opportunities for appropriate development (of old 'homestead') complementary to existing Lake users, and consistent with any identified cultural heritage values. Investigate development of a 'common' sports clubhouse and storage facility to support GLUGW member activities and events (08) (09)	Council (PL) GLUGW (key stakeholder)	30,000 (investigation and preliminary design)
		Warriors Dragon Boat Club to investigate remodelling/rebuilding the existing sheds to enhance the flexibility of the available storage area (14)	GLUGW	Subject to design
		Brave Hearts Dragon Boat Club to investigate options to reconfigure existing shed (17), particularly as opportunities arise due to site development at the lake (08) and (12)	GLUGW	Subject to design
3	Long	Proposed pedestrian bridge options connecting Albury to Gateway Lakes (25)	AlburyCity and Wodonga Council	Subject to further investigation



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