

Proposed Lease - Wodonga Hockey Club

ENGAGEMENT SNAPSHOT

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WHEN: Saturday, March 25 to Sunday, April 16, 2023

ENGAGEMENT METHODS: To encourage residents to get involved, we promoted the opportunity for people to have their say through our communication channels, including public notices, emails, social media and a have your say page on makewodongayours.com.au.

RESPONSES

58 submissions through Make Wodonga Yours

2 submissions via email

COMMUNICATIONS

3692 emails

46.7% average open rate

12 click-throughs

3 Facebook posts

6252 reach

5 likes and reactions

3 Instagram posts

881 reach

12 likes and reactions

1 LinedIn posts

508 impressions

14 reactions and clicks

139 website visits

124 unique pageviews

1 public notices

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FEEDBACK - SUMMARY

60
submissions were received regarding the proposed lease with the Wodonga Hockey Club (WHC).

58
submissions were supportive of the proposed lease,

2
submissions opposed the lease

100%
of submissions acknowledged the significant financial contribution of Wodonga Hockey Club.

Many submissions commended the achievement of the funding and construction of the Wodonga Hockey Pavilion and spoke to the quality of the facility.

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FEEDBACK - KEY POINTS

Submissions in support of the lease

- The pavilion has materialised after 35 years of lobbying, fundraising & working with Federal, State & Local governments.
- The outcome is a wonderful facility for the Wodonga (and broader) hockey community that will encourage greater participation from the Wodonga community and result in improved social and health benefits.
- The WHC members have formed strong social connections often transcending through generations.
- Great future for Wodonga Hockey going forward as this provides a secure long-term facility for current and future players.
- The new Club Pavilion will greatly assist with player retention, spectator/parent comfort, and player attraction.
- *"We believe these facilities will help grow the sport, and even one day may led to the creation of a second Club in Wodonga which we fully support."*
- It helps to have good & dedicated facilities to build a case for the region to hold Interstate or national competitions. It makes hockey as a sport look attractive and professional in Wodonga
- WHC continue to grow their sport by community engagement such as school visits, clinics and social events,
- The granting of the lease to WHC will allow the club to manage the facility, and further raise funds to continue the hockey programs within the local community and schools.
- The club ethos will ensue this facility will not only benefit the members of WHC but the wider community
- The WHC pavilion design includes separate rooms and a kitchenette as we wish to encourage other nonprofit organisations to utilize the facility.
- WHC have long showed interest in cooperating and collaborating with other organisations, including co-sharing facilities with the BMX Club, supporting local primary and secondary schools in their hockey/sports programs, contributing to Council run events.
- Long term lease with WHC will ensure the facility is well maintained.
- Concerns that rent would be expensive if the WHC do not hold the lease directly with council and are forced to sublease the pavilion from another leasee
- *"If the lease is given over it may spell the end for the club as I believe the committee and players will walk away."*

Submissions opposed to the lease

- *The formation of a new club in Wodonga has become more of an imperative with the Beechworth club giving notice to wind up their club immediately.*
  The issue is whether a lease to the club exclusively for 20 years effect the ability of the sport to grow in Wodonga via innovation and pathways including the formation of potentially new club(s).
- *This venue has a municipal wide catchment and venue suitable for multi club site capable of hosting State and Regional events.*
  The impact of a 20-year lease in my opinion has significant implications for growth of the sport in Wodonga and the role of the Wodonga Hockey centre as a regional centre which should be considered.
- *I believe consideration should be given to the lease being with Hockey Albury Wodonga and not the Wodonga Hockey Club. If it does proceed with Wodonga Hockey Club as lessee, the lease should be of standard duration for a community facility, with minimal rent payable, to allow for growth of hockey in Wodonga in the future.*
- Management of the site under one entity is likely to achieve operational efficiencies for the site with the field, pavilion and change room facilities viewed as a single destination.

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FORMAL SUBMISSIONS IN FULL

- **Dawn George**
  As a ratepayer and resident of Wodonga for over 50 years, and as a member & Life Member of Wodonga Hockey Club Inc. I hereby support the 20 Year Lease, 10 initial plus 2 x 5 years as recommended and accepted at the March Council Meeting.
  Wodonga has a 95 year continual history of this sport, and in 1987 became incorporated with the amalgamation of Mens, Womens & Junior teams. Committees since have worked towards a goal to have a Clubhouse. This has now materialised after 35 years of lobbying, fundraising & working with Federal, State & Local governments.
  The Wodonga Hockey Club also contributed $250,000 of its own money and deserves to have this lease in their name, which was agreed in principle by parties involved.
  Thank you for the opportunity to have a say in support of the lease proposal.
  I also thank Council for their dedicated & passionate partnership to build our hockey home called the 'Pavilion' in Silva Dr Wodonga.
- **Vanessa Flanagan**
  This is an amazing project for the hockey community of Wodonga - The club has worked so hard over a long period to achieve this and see it through.... This structure will increase participation and give the women a space to shower etc in a clean and safe environment.
  I would like to congratulate the Wodonga Hockey Club for this amazing achievement and council for the co-effort and getting this up and going.
  Fantastic addition to Wodonga and one that would not have come about without the Wodonga Hockey Club.
- **Nicole Luftensteiner**
  I support the Wodonga Hockey Club in entering into a lease for the next 20 years because they put in a massive effort and significant contribution to the project ($250k monetary contribution). The WHC supports our community and is family-focused with their focus on the principles of FAMILY.FUN.FAIR. The WHC, the wider hockey community, and the local Birallee neighborhood will benefit if the lease is solely in WHC's name and under the proposed terms.
- **Liz Quinn**
  What a great opportunity for Wodonga hockey club to develop their strength within the Wodonga local area and surrounds. This will be such a positive achievement for the club to have the lease of this amazing new building.
- **Kerry Devereaux**
  Wodonga Hockey is a family oriented club with its focus of involving family and the community in our sport of hockey. Having the newly built pavilion will be good for the community and will benefit the local Birrallee neighbourhood and hopefully encourage the wider community to join us and become a part of our Family, Fun and Fair club.
- **Ute Sonter**
  This is in support of the Wodonga Hockey Club re:Lease of new Pavilion
  My children and grandchildren play for the Wodonga club and we've been supporters of the club for years and have seen first hand the hard work that has gone into the fund raising and grant applications the committee has been doing over the years and I believe this hard work should be rewarded by giving the lease to Wodonga Hockey Club who are more than capable of keeping the facilities to a high standard of upkeep.
- **Elaine Behrens**
  Past and present committee and members have worked so very hard for years and years to raise funds to be able call Wodonga Hockey club pavilion our very own.
  I have been a very proud hard working Life Member for many years. This club house should remain under Wodonga Hockey club control forever and ever. We are Wodonga.



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- **Beth Simpson (President Norths Hockey Club Inc.)**
  I am the President on one of the Albury based hockey clubs in the Hockey Albury Wodonga Association. I wish to bring to your attention some concerns I have about the proposed lease of the Wodonga Hockey pavilion to the Wodonga Hockey Club, as advertised in the Border Mail on 25 March 2023 pursuant to Section 115 of the Local Government Act 2020.
  My concerns are twofold:
  1. Has consideration been given to the correct lessee entity ie Wodonga Hockey Club Inc or alternatively Hockey Albury Wodonga?
  2. The length of the proposed lease, effectively 20 years of exclusive possession to the Wodonga Hockey Club.

  Wodonga Hockey Club is to be complimented on vigorously pursuing this dream which will no doubt benefit the whole hockey community. I acknowledge the many hours of volunteer work put into every stage on the development as well as the direct financial contribution of $200,000 plus $40,000 towards fit out. Of the total funding of $3,190,000, that figure represents 7.5%.
  Wodonga Hockey Club is one of 8 clubs in the Association (unfortunately Beechworth HC indicated its intention to wind up and has no teams in the current competition). Of these, only Wodonga and Wangaratta are Victorian clubs, with United (Corowa/Rutherglen) being cross border. The draft HAW Strategic Plan allows for growth of the sport and particularly another Victorian based club. While this is still hypothetical and unlikely to eventuate within the next three years, it is a real possibility within 20 years.
  Under the proposed lease, any new club based in Wodonga would have no rights to use the non-public areas of the new Wodonga pavilion unless authorised by Wodonga Hockey Club, in the same way as all other clubs will have restricted access. When I asked this question at a recent Association meeting, I was told that a small storage area would be made available.
  In my opinion, if the lease is to be with Wodonga Hockey Club, a shorter term lease such as the standard 5 years with 4 year option would be preferable, to enable negotiations to be entered into with another club in the future. This length of time still acknowledges Wodonga Hockey Club's contributions. Twenty years is a long time in the life of a community based incorporated association with a committee that can change every year, and seems too long for this proposal.
  I also believe that rent should be charged for the duration of the lease, albeit at peppercorn rates. I note that WHC will be responsible for all outgoings including insurance and maintenance costs, but for a large club that has been capable of raising significant funds to put towards this venture, a small rental charge would not be prohibitive.
  In relation to the lessee, it appears that the Hockey Albury Wodonga Board has not pursued any attempt to be named as the lease holder, and is content for the parcel of land upon which the new pavilion sits to be excised from the existing lease over the field which has been recently upgraded and is the subject of a lease between Wodonga City Council and HAW for a period of 20 years from 2018 (I understand this has already been done). In my opinion, consideration needs to be given to whether it would be better for all hockey users within HAW's domain for the lease over the pavilion to be aligned with the lease over the field, both with regard to the lessee and the duration. This would enable management of the whole site by one entity.
  HAW is in the early stages of planning for a new two story clubroom at the Albury fields. Plans have been drawn up and grants are being sought. My understanding is that when this facility is built on land owned by Albury City Council, a lease will be granted to HAW, not any of the 5 Albury based clubs whose members have already had significant input into the design plans. Whilst this is still several years away, it seems reasonable to have all facilities on both sides of the border that are used by all HAW players and hockey community, to be under the direct control of HAW.
  To sum up, I believe consideration should be given to the lease being with Hockey Albury Wodonga and not the Wodonga Hockey Club. If it does proceed with Wodonga Hockey Club as lessee, the lease should be of standard duration for a community facility, with minimal rent payable, to allow for growth of hockey in Wodonga in the future.



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- **Elizabeth M'Crystal**
  I am writing in support of the 20 year lease arrangement between Council and the Wodonga Hockey Club. As a resident of Yack, you may wonder at the support from an out of Towner but I urge and implore you to support the Wodonga hockey club.
  I have four boys and 5 years ago, my sons and I were active members of the Beechworth Hockey Club which had, at its peak, around 115 members. It did not have the Council support for a clubhouse that community sport needs at its heart.
  Guess what happened? First one team lost numbers then another.
  Sadly, for my boys, their Beechworth team lost so many numbers that the team folded. Luckily Wodonga Hockey Club welcomed us and they have been amazing in their encouragement of my boys.
  Hockey doesn't enjoy the same popularity of AFL, soccer, basketball in our region but those who do play absolutely love it. The Wodonga Hockey Club have worked extraordinary hard to keep teams playing across all ages and genders, juniors to seniors, despite Covid and ruddy screens drawing children and teenagers away from sport. I can barely keep one son in particular engaged at school but he is still keen on hockey.
  Hockey has a long playing life. The Wodonga hockey club has been around for decades and has proven its longevity. They really should have a 20 year lease, to honour its recognised standing as a family club, its significant contribution in making the pavilion project a reality and its commitment to promote hockey for years to come in Wodonga.
  I really hope that Council recognise and commit to keeping the well deserved long term lease arrangement with the Wodonga Hockey Club.
- **Katrina Bevan**
  The newly constructed hockey pavilion located at the Wodonga Hockey field is an testament to the commitment and hard work of the Wodonga Hockey club. With government and local council funding and support the volunteers and committee of Wodonga hockey club have been able to realise the long term dream of providing modern facilities to the players and families of the club and wider hockey community in the area.
  My son is a playing member of the club and we travel from Wangaratta up to 4 times a week for him to access the Wodonga facilities and to part of the amazing Wodonga Hockey club community. We have not been able to access the support or basic facilities closer to home that suited his needs and but were welcomed with open arms by the club 5 years ago. His development in the sport is a credit to the volunteer coaches, players and committee that support him to reach his potential and continue to grow. The Wodonga Hockey club lives by it's motto of fun, family, fair and they demonstrate this every week. The club and new facilities allow for families to access toilets, change rooms and canteen facilities or just be out of the elements during the winter months of hockey. The pavilion is user friendly with disability access encouraging players from all walks of life to come and try hockey. As a parent who works with people with a disability everyday, I can see and have experienced the inclusion that the Wodonga Hockey club provide for those with additional needs.
  With modern facilities and development of the location, potential competitions outside of the local games could now be a possibility. Hosting capital league games or junior state titles could be realised attracting visitors and players from across NSW and the ACT.
  I fully support the long term lease for Wodonga Hockey club so they can continue to provide support and development of junior and senior players and provide a family friendly club and atmosphere for a growing and much loved sport in the region.