CITY OF WODONGA VIC

Gateway Village
Master Plan





ACKNOWLEDGEMENT OF COUNTRY

Wodonga Coumcil acknowledges the that Aboriginal and Torres Strait Islander Australians were the First Peoples of this land and respects the spiritual relationship they have with the lands, waterways and skies.

We acknowledge their continuing connection to land, water and community and pay our respects to them and their elders past, present and emerging.

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Wodonga Council (the council) has requested the preparation of a master plan for the Gateway Village precinct.

By working with the community and key stakeholders, the goal of the Gateway Village Master Plan 2024 (the master plan) is to establish a long-term vision and values statement for now and into the future. The plan applies a fresh lens on how to support and guide future planning and business opportunities for tourism and social interaction in the precinct, for Gateway Village, by way of an implementation plan that supports the recommended directions.


Tomkinson

THE PROJECT

Gateway Village straddles both Albury and Wodonga and is located directly adjacent to the Murray River. The subject area is in the Special Use Zone and is affected by the Flood Overlay as provided for by the requirements of the Wodonga Planning Scheme. Crown Land acts as a buffer between the existing commercial uses and the Murray River. Several buildings as well as native and exotic vegetation are currently located within the precinct. The subject area also accommodates several significant cultural heritage assets.

Figure 1: Study area



THE VILLAGE

The subject area is a key dining, cultural and arts precinct, making the site a “place-based” destination for the region. Currently there are 12 independent organisations operating from the site. The weekly farmers market is also held within this area, as well as a large informal car parking overflow area known locally as the “Circus Site”. Gateway Village is accessed via an intersection at the Lincoln Causeway. The site is connected to both Wodonga and Albury by way of an existing pedestrian/bike path network. The council manages the area, owning all buildings and associated assets which have been leased to local organisations under private lease agreements.

Figure 2: Land ownership map



THE CONTEXT

Gateway Village and surrounds have been subject to previous studies, including:

1. 1997 - Gateway Island Development and Implementation Plan (Hospitality and Leisure Enterprises Pty Ltd)
2. 2002 - Gateway Island Master Plan (Coomes Consulting Pty)
3. 2018 - Gateway Island Master Plan (Spiire Australia Pty Ltd)

A summary of the previous masterplans is included within the review of previous plans section of this report, including:

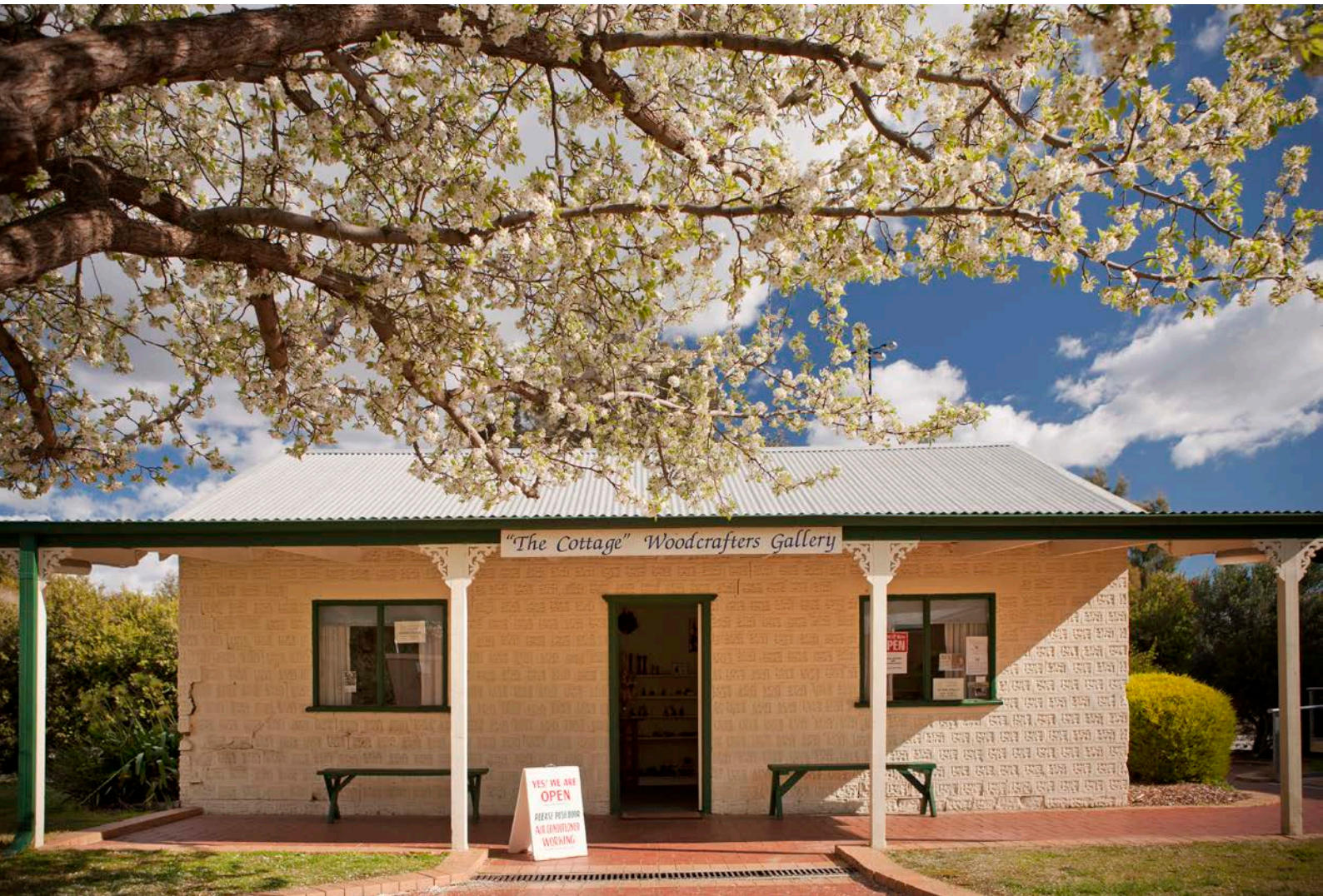
- The planning scheme and relevant policies;
- Cultural heritage; and,
- Tourism and economic opportunities.

This document seeks to review, synthesise and extend the previous work and, by working with both the community and key stakeholders, develop a revised master plan and associated implementation framework that supports community needs at Gateway Village now and into the future.

The preparation, delivery and completion of the master plan was supported by:

- Detailed literature and policy review of all previous work and current policies and documents; and,
- Deliberative local consultation and engagement with council staff, tenants, other key stakeholders and the broader community.

This investigative approach assisted in guiding, framing and directing the project and supporting strategies to ensure the prosperity and vitality of Gateway Village.



THE PLAN AND THE PROCESS

ENGAGEMENT ON THE DRAFT PLAN

A significant and deliberative engagement and consultation process was undertaken with community and key stakeholders to support the recommendations and directions of the master plan.

The outcomes of the consultation processes established **key themes** and a **values statement,** which now inform the direction and objectives of the master plan.

Targeted and informal engagement with Gateway Village tenants was undertaken on site and at the council office prior to the formal community consultation process. This allowed the team to establish the current views, values and aspirations for the site, with this feedback informing the engagement process.

Subsequent community consultation process occurred through both an in-person engagement session and an online process via makewodongayours.com.au.

The in-person session was conducted on March 16, 2024, and online consultation was open for four week between Wednesday, March 6 and Tuesday, March 26, 2024.

In total, 21 online submissions were received. A further thirteen (13) comments were provided on social media throughout the consultation process.

From these submissions, the following key themes were identified and used to guide the master plan's recommendations.

- Development of potential transport options
- Social interaction (both formal and informal)
- Increased safety
- Connectivity
- Events
- Education
- Environment

OTHER REVIEWS

This master plan was also informed by the review of the following items.

PUBLIC EXHIBITION AND RESULTS

The public exhibition of the draft Plan was provided online at makewodongayours.com.au/Consultations/Gateway-Village-Precinct-Review

Responses to the public exhibition were accepted from March 6 to March 26, 2024.

The feedback received on the master plan was generally supportive of Gateway Village in its current form though some prospective changes were identified.

There was general acknowledgement of the strategic importance of Gateway Village for both Wodonga and Albury due to its value as a meeting place for residents and visitors. These comments, including those advocating for changes, have been used to identify the aforementioned key themes that have subsequently informed the master plan.

SWOT ANALYSIS

The consultation process helped inform the Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for this master plan, which in turn informed the subsequent recommendations and values statement.

VALUES STATEMENT

Developed using the feedback gathered during the engagement process, the master plan includes an updated vision for Gateway Village.

Gateway Village serves as the central hub of a combined community, committed to respecting and valuing Indigenous and non-Indigenous cultures and traditions. It proudly exhibits the natural beauty of Australia's indigenous landscapes while fostering a sustainable and lively environment for community engagement and economic activities.

Gateway Village is poised to become a prominent destination, inviting travellers off the Hume Highway to enjoy a recreational and cultural pit-stop during long journeys.

OPTIONS FOR CHANGE

Key opportunities identified within the master plan include:

- Improving connections and wayfinding from shared paths around Gateway Village;
- Improvements to public transportation, such as increased frequency;
- Increased services (such as electricity or water;
- Waste disposal;
- Natural play space for children;
- Temporary food and coffee vendors;
- Improvements to seating and picnic tables; and,
- Increased artwork and lighting within the area.

INFRASTRUCTURE REPORT

In collaboration with the community, the council and key stakeholders, a detailed physical and social infrastructure and reticulated services cost distribution plan has been prepared.

This was completed via a detailed review of:

- The physical and social infrastructure and reticulated services currently within Gateway Village;
- Road and path network(s), with a particular focus on 'access, inclusion and belonging for all';
- Existing features and sites of conservation, heritage or archaeological significance (and the corresponding management);
- Separation distances and any other requirements associated with the Murray River and its activation;
- The likely effects on the use and development of adjoining or nearby land outside of the area;
- Access points to Gateway Village;
- Necessary physical and social infrastructure and reticulated services;
- Protection of habitat areas, significant vegetation areas or areas of high agricultural, ecological of cultural heritage value;
- Facilities for firefighting purposes which may include but not be limited to hydrants, water supply, storage and systems or separation distances;
- Existing traffic conditions;
- Any land required for public purposes, such as electrical substations, pump stations, community facilities, public open space, pathways and connections; and,
- Locations for public transport routes and bus stops where appropriate.

Please refer to Page 47 for further breakdown of servicing and infrastructure costs.

The Infrastructure Report was developed in consultation with the council, tenants, adjacent landowners and relevant agencies and includes recommended outcomes consistent and cognisant of all relevant policies and directions.

BACKGROUND

Wodonga Council has requested the preparation of a revised master plan for the Gateway Village precinct. The aim of this master plan is to provide an informed and responsive guide to identifying and implementing change to Gateway Village now and into the future.

Gateway Village has previously been the focus of three master plans in 1997, 2002 and 2018.

Each of these has been reviewed and, where appropriate or relevant, previously identified key themes have informed the recommendations of this master plan.



STAGES

The project can be considered in three stages.

Stage One – Soft/targeted engagement

Stage Two – First round of formal public engagement

Stage Three – ** To be undertaken

Stage One:

- Extensive review of the history of Gateway Village and surrounding land parcels
- Engagement with the council
- Engagement with tenants and owners
- Soft engagement with the community
- Engagement with DEECA, Heritage Victoria, Parks Victoria, Goulburn-Murray Water, First Peoples-State Relations and the Duduroa Dhargal Aboriginal Corporation (Traditional Owners and Indigenous Community Group)

Stage One of the engagement process helped to identify key themes and recommendations for the master plan, informing the wider vision for the precinct.

Stage Two:

- Tenants engaged in one-on-one conversations on site and at the council
- Written questionnaire and round table discussions
- “Have your Say” pop-up booth at the Albury Wodonga Farmers Market
- Submissions invited via the online “Make Wodonga Yours” platform
- Stage Two of the engagement process assisted in understanding what prospective changes to the Village could be. These included:
  - How to increase public usage;
  - Property management and amenities;
  - Safety and surveillance;
  - Waste disposal;
  - Shared path improvements;
  - Provision of services and infrastructure;
  - Pop up food and beverage vans;
  - Maintenance and celebration of natural features;
  - Play space for children;
  - Improved signage and wayfinding; and,
  - Remediation of surroundings area to improve overall amenity.

Removal of the word “Village” from the precinct’s name was also discussed and agreed to by all tenants.

THE DETAIL

PROJECT PROCESS

The project consists of five phases. We are currently at Phase 4 in this process.

- Phase 1 – Project inception, background review, site investigations and soft engagement
- Phase 2 – Targeted consultation
- Phase 3 – Preparation of draft master plan
- **Phase 4 – Draft masterplan public exhibition**
- Phase 5 – Final master plan

OBJECTIVES

The objectives set out in preparing the master plan include:

- Reviewing the following documents.
  - 1997 - Gateway Island Project, Development and Implementation Plan (Hospitality and Leisure Enterprises Pty Ltd);
  - 2002 - Gateway Island Master Plan Review (Coomes Consulting Pty Ltd);
  - 2018 - Gateway Island Master Plan (Spiire Australia Pty Ltd); and,
  - Wodonga Planning Scheme (Wodonga Council).
- Confirming identified environmental, cultural heritage, heritage, social and economic values and restrictions of Gateway Village
- Provide clear direction on any future land use and built form
- Engaging with key stakeholders who have an interest in the area
- Engaging with the community who use the area
- Identifying any work to be undertaken prior to any further development on site

The master plan further considers the environmental values of the land, cultural heritage opportunities, constraints and requirements for future development opportunities that are within the council's budget and the community's expectations.

PROJECT INITIATION AND REVIEW

Phase One of the project sought to establish the facts by gathering the relevant background information, including reviewing the Wodonga Planning Scheme and previous plans for the area and surrounds. This phase also included the collection of information from both stakeholder groups and tenants of Gateway Village, as well as the first phase of soft engagement and the undertaking of onsite observations.

PROJECT CONTROL GROUP (PCG)

- Samantha Lampe
- Conwae Knight
- Craig McClanahan
- Danny Muldeary
- Dean Shawcross
- Richard Lamb
- Kim Strang
- Liona Edwards
- Carmel Hilton
- Robyn Nicholas
- Mat Farmer
- Katie Xiao
- Tim Clarke
- Simone Hogg
- Noah Williams
- Karen Walls-Smythe

STAKEHOLDER GROUP

Throughout the project, many government departments and agencies were approached for advice and feedback on aspects of the recommendations within the proposed master plan. Representatives of the following stakeholder groups were regularly contacted and have supported the master plan to completion:

- Department of Energy, Environment and Climate Action;
- North East Catchment Management Authority;
- First Peoples-State Relations;
- Traditional Owners and Indigenous community groups;
- Heritage Victoria;
- Parks Victoria; and,
- Goulburn Murray Water.

TENANTS OF GATEWAY VILLAGE

The tenants of Gateway Village were consulted via several mediums, including a questionnaire (attached within Appendix C), a one-on-one in person discussion and a group discussion/workshop. Representatives of the following existing businesses supported the preparation of the master plan:

- AW Artists Society;
- Arts Wodonga (Gateway Gallery);
- AWAHS (Burraja Cultral and Discovery Centre);
- Albury Wodonga Farmers Market (Hume Murray Food Bowl)
- Creators Artspace;
- Hot House Theatre Company;
- Jazz Albury Wodonga;
- Junction Support Services;
- La Maison;
- Musikids;
- Self Pilates; and,
- AW Woodcrafters.

REVIEW OF PREVIOUS PLANS

A review of the previous strategic work undertaken for Gateway Village and its surrounds is detailed below.

1997 - GATEWAY ISLAND DEVELOPMENT AND IMPLEMENTATION PLAN (HOSPITALITY AND LEISURE ENTERPRISES PTY LTD)

The 1997 Plan outlined key themes of Gateway Island as a whole, which are:

- Murray River;
- Natural Environment;
- Cultural History; and,
- Food and Craft.

A summary of the 1997 Plan shows that there is a significant focus on cultural heritage and the natural environment. Gateway Village continues to host weekly farmers markets and craft producers have an area provided within the village centre.

The following points are key features of the 1997 Plan which relate to the Gateway Village.

- A proposal to develop a Cultural and Entertainment Precinct – featuring a museum cultural centre, a circus training facility and a 3000 to 6000 seat multipurpose entertainment centre;
- Cultural Centre – provide a venue for Aboriginal culture and tourist activities based on the cultural heritage of the area; and,
- Craft and Commercial Precinct – development of Gateway Village to cater for a range of commercial and craft opportunities including provision of regional produce.

2002 - GATEWAY ISLAND MASTER PLAN REVIEW (COOMES CONSULTING PTY LTD)

The 2002 Plan was created to develop a master plan for the 'heart' of the region, with Gateway Island symbolically at the centre of the two cities.

This master plan included the following objectives.

- Viewing of water bodies along the Lincoln Causeway;
- Improved water quality;
- Entertainment, cultural and recreational facilities established within a cluster along the Lincoln Causeway; and,
- Footpaths linking convenient paths to the above-mentioned facilities.

A strategy was provided within the 2002 Plan which included the following.

- Existence of a large body of water;
- Re-vegetation to the north of the Gateway Island;
- Improving the lakes edge with a variety of treatments;
- Improving water quality in water bodies; and,
- Identification of areas 300mm above 100-year ARI flood levels.

2018 - Gateway Island Master Plan (Spiire Australia Pty Ltd)

The 2018 master plan was created to provide a strategic guide to Gateway Island as a whole, addressing precincts with their own primary focus and points of integration with adjoining areas.

The master plan encompassed a report, a series of plans and character and theme images. These were informed by background reviews, community and stakeholder consultation and a detailed SWOT analysis.

Key opportunities proposed within this master plan include:

- Embracing the Murray River environment, including opportunities to interact more with the river;
- Integration of the south bank of the river with Albury's Murray River Experience;
- Further development of the existing Events Area including improved access and amenities such as formal parking;
- Developing economic and tourism opportunities in and around the village area;
- Improving connectivity across the Island by development and enhancement of walking trails;
- Acknowledging the continuing operation of the quarry and working with the operator to improve community amenity around the perimeter;
- Acknowledging the flood prone nature of the island;
- Developing a Riverine Native Botanic Garden and associated Interpretive centre;
- Development of accommodation options for the island including a formal Holiday Park and informal managed camping;
- Possible relocation of the Albury Wodonga Farmers Market to a site nearer the river;
- Utilising the former railway line to improve connection to Wodonga;
- Creation of a nature reserve or sanctuary;
- Further development of the International Community Garden;
- An adventure park including climbing and water based activities; and,
- Elimination of all exotic weeds from the island.

A summary of actions undertaken from the aforementioned master plan recommendations is provided on page 17.



1997-2002-2018 MASTER PLAN KEY FEATURES FOR GATEWAY VILLAGE OVERVIEW (1997, 2002 + 2018)

1997	**Done**
Cultural Entertainment Precinct	No
Aboriginal Cultural Centre	Yes
Craft and Commercial Precinct	Yes
2002	**Done**
Improve lake edges	No
Presence of an enlarged water body	No
Re-vegetation of the northern part of the Island	Yes
2018	**Done**
Expansion of Cultural Centre (From 1997 Master Plan)	No
To be improved, potential produce store (From Craft and Commercial Precinct – 1997)	No
Support commercial growth	No
Flood mitigation works	No
Additional seating and viewing locations	No
Additional picnic locations	Yes
Swimming locations	No
Pedestrian river crossing	No
Cohesive furniture	No
Wayfinding (inclusive)	No
Camping/Holiday Park	No
River access points	No

POLICY REVIEW

PLANNING POLICY

The relevant Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) of the Wodonga Planning Scheme are outlined below.

MUNICIPAL PLANNING STRATEGY (MPS)

Clause 02.03-2 Environmental and Landscape Values

The Murray and Kiewa rivers are important agricultural and recreational resources in the region and have high economic, environmental and social values, with numerous sites of archaeological and cultural significance.

The largely intact River Red Gum overstorey of the Murray River and its anabranches plays an important role in maintaining the health of the river and overall catchment.

To protect biodiversity and natural habitats, the council will:

- *Protect environmental values, in particular native vegetation and habitat for threatened species.*
- *Support the provision of safe and adequate public access to the hills while also protecting their environmental and landscape value.*
- *Protect the natural environment and scenic quality of Lake Hume and surrounds, the Murray River, Kiewa River floodplains and other main tributary waterways.*
- *Avoid further degradation of water quality and fragmentation of native vegetation along urban waterways.*

Clause 02.03-3 Environmental Values and Amenity

Bushfire

To address bushfire risks, the council will:

- *Encourage development only where bushfire protection measures can be implemented, including through the provision of interface treatments such as roads between residential subdivisions and reserves subject to bushfire risk.*

Floodplains

To manage flooding risk, the council will:

- *Protect floodplains from the encroachment of urban development.*
- *Discourage flood-sensitive use and development from locating on the floodplains.*

Soil Degradation

To minimise risk of erosion and landslip, the council will:

- *Direct development to land where the risk of erosion or landslip is minimal.*
- *Discourage removal of native vegetation.*

Clause 02.03-5 Built Environment and Heritage

To protect heritage assets and promote built form improvements, the council will:

- *Conserve and enhance heritage places to reflect their role in the city's history.*
- *Support developments that promote the amenity, attractiveness and safety of the public realm, especially when visible from transport corridors and upon entering the city.*
- *Support the use of public art in the public realm.*

Clause 02.03-7 Economic Development

Employment and Tourism

In promoting growth, productivity and diversification of employment opportunities, the council will:

- *Support expansion and diversification of the tertiary education sector.*
- *Protect the region's natural and man-made assets.*
- *Facilitate a range of hospitality and entertainment uses, cultural facilities, high-end accommodation options and other recreation opportunities.*
- *Consolidate and strengthen the role of tourism, recreation, arts and culture, and related business functions of Gateway Island.*

Clause 02.03-8 Transport

In improving transport, the council will:

- *Support improvements to the public realm and pedestrian amenity.*
- *Encourage the design of pedestrian and cycling routes to be safe, practical and direct.*

Clause 02.03-9 Infrastructure

Community Infrastructure

In planning and delivering community infrastructure, the council will:

- *Facilitate the provision of accessible community, health and education services as Wodonga grows.*
- *Support the expansion of public health facilities to serve the needs of the growing community.*
- *Support co-location of community facilities and local commercial facilities.*
- *Support community and recreational facilities that are compatible with the needs, character and socio-economic profile of the local area.*
- *Support the provision of a range of high-quality, diverse and interconnected open spaces.*

PLANNING POLICY FRAMEWORK (PPF)

Clause 11.01-1R Settlement – Hume

Objective:

- *To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Strategies:

- *Facilitate growth and development specifically in the regional cities of Shepparton, Wangaratta, Wodonga and Benalla.*
- *Support improved access to a range of employment and education opportunities, particularly in key urban locations such as Benalla, Seymour, Shepparton, Wangaratta and Wodonga.*

Clause 12.01-1S Protection of Biodiversity

Objective:

- *To protect and enhance Victoria's biodiversity.*

Strategies:

- *Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.*
- *Avoid impacts of land use and development on important areas of biodiversity.*
- *Assist in the identification, protection and management of important areas of biodiversity.*
- *Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.*
- *Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.*

Clause 12.01-1L Protection of Biodiversity

Strategies:

- *Encourage the retention of native vegetation patches within reserves, open spaces, road reserves and wildlife corridors.*

Clause 12.01-2S Native Vegetation Management

Objective:

- *To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*

Strategies:

- *Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation apply the three-step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017).*

Clause 12.03-1S River and Riparian Corridors, Waterways, Lakes, Wetlands and Billabongs

Objective:

- *To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.*

Strategies:

- *Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.*
- *Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.*
- *Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.*
- *Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.*
- *Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.*
- *Enhance a sense of place and landscape identity by:*
  - *Conserving areas of identification Victorian Aboriginal cultural heritage significance relating to waterway systems.*
  - *Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.*
  - *Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.*
- *Retain and enhance the recreation and amenity values along waterway systems by:*
  - *Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.*
  - *Protecting and enhancing parklands for their economic, social and environmental values.*
  - *Protecting and enhancing public access to waterway systems and surrounding parklands.*
  - *Enhancing existing and providing new green links, pedestrian and cycle connections and open space.*
  - *Discouraging privatisation of spaces that interface with or provide access to waterway systems.*
  - *Avoiding overshadowing of waterway systems, their banks and adjacent public open space.*
  - *Promoting safety by maximising visibility and passive surveillance and providing good connections and access.*
- *Design and site development to maintain and enhance the natural environment of waterway systems by:*
  - *Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.*
  - *Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.*
  - *Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.*
  - *Avoiding impeding the natural flow of waterways and future flood events*

Clause 12.05-2S Landscapes

Objective:

- *To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.*

Strategies:

- *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*
- *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*
- *Ensure important natural features are protected and enhanced.*

Clause 13.01-1S Natural Hazards and Climate Change

Objective:

- *To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.*

Strategies:

- *Identify at risk areas using the best available data and climate change science.*
- *Integrate strategic land use planning with emergency management decision making.*
- *Ensure planning controls allow for risk mitigation and climate change adaptation strategies to be implemented.*
- *Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.*

Clause 13.02-1S Bushfire Planning

Objective:

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises* the protection of human life.

Strategies:

- *Protection of human life.*
- *Bushfire hazard identification and assessment.*
- *Settlement planning.*
- *Areas of biodiversity conservation value.*
- *Use and development control in a Bushfire Prone Area.*

Clause 13.03-1S Floodplain Management

Objective:

- *To assist the protection of:*
  - *Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.*
  - *The natural flood carrying capacity of rivers, streams and floodways.*
  - *The flood storage function of floodplains and waterways.*
  - *Floodplain areas of environmental significance or of importance to river, wetland or coastal health.*

Strategies:

- *Identify land affected by flooding, including land inundated by the one in 100 year flood event (1 per cent Annual Exceedance Probability).*
- *Avoid intensifying the impact of flooding through inappropriately located use and development.*
- *Plan for the cumulative impacts of use and development on flood behaviour.*
- *Locate emergency and community facilities outside the one in 100 year (1 per cent Annual Exceedance Probability) floodplain.*

Clause 15.01-1L-01 Urban Design Along Main Roads

Objective:

- *To ensure that all new use and development makes a positive contribution to the built environment in terms of design, siting, landscaping, ongoing maintenance and presentation.*

Strategies:

- *Provide landscaping that allows development to integrate with the surrounding environment.*
- *Provide active street frontages.*

Clause 15.01-1L-03 Public Art

Objective:

- *To promote public art installations that create more vibrant places and neighbourhoods.*

Strategies:

- *Encourage the integration of public art into:*
  - *Public open spaces.*
  - *Streets.*
  - *Buildings.*
  - *The entrance features of development and major subdivisions.*

Clause 15.03-1S Heritage Conservation

Objective:

- *To ensure the conservation of places of heritage significance.*

Strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources.*
- *Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.*
- *Encourage appropriate development that respects places with identified heritage values.*
- *Retain those elements that contribute to the importance of the heritage place.*
- *Encourage the conservation and restoration of contributory elements of a heritage place.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings where their use has become redundant.*
- *Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.*

Clause 15.03-1L Heritage Conservation

Objective:

- *To manage and integrate sites and features of historical and cultural significance.*

Conservation Strategies:

- *Protect views of, and vistas to, heritage places.*
- *Discourage the painting of previously unpainted surfaces.*
- *Discourage destructive paint removal methods such as sandblasting and water blasting.*
- *Conserve or reinstate an original external painting scheme.*

Alterations and Additions Strategies:

- *Discourage additions that are visible from the public realm unless:*
  - *The height and position of the addition, where visible from the public realm, does not negatively impact upon the heritage place or any adjoining heritage place.*
  - *The form of the addition, where visible from the public realm, respects the external form, bulk, façade pattern, painting, finishes and materials of the heritage place.*

Public Realm Strategies:

- *Discourage changes to the shape and position of contributory roads and footpaths.*
- *Discourage medians or tree planting that would interrupt important vistas or create a visual intrusion on streetscapes.*
- *Locate services away from contributory public realm elements.*
- *Ensure that where the replacement of services requires the removal of any contributory elements in the public realm, existing conditions are recorded and, where possible, reinstated to match pre-intervention form.*

Clause 15.03-2S Aboriginal Cultural Heritage

Objective:

- *To ensure the protection and conservation of places of Aboriginal cultural heritage significance.*

Strategies:

- *Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.*
- *Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.*
- *Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.*

Clause 17.01-1L Gateway Island

Objective:

- *To develop Gateway Island as a tourism and recreational destination.*

Strategies:

- *Facilitate the relocation of industrial development from Gateway Island.*
- *Support manufacturing where it is ancillary to the retail component of a tourism or recreational use.*
- *Support commercial and retail development that are linked to tourism, cultural and recreation functions.*

Clause 17.04-1S Facilitating Tourism

Objective:

- *To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.*

Strategies:

- *Seek to ensure that tourism facilities have access to suitable transport.*
- *Promote tourism facilities that preserve, are compatible w*ith and build *on the assets and qualities of surrounding* activities and attractions.
- *Create innovative tourism experiences.*
- *Encourage investment that meets demand and supports growth in tourism.*

Clause 18.02-1S Walking

Objective:

- *To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.*

Strategies:

- *Plan and develop walking networks to:*
  - *Provide pedestrian routes that are safe, direct and comfortable to use.*
  - *Enable walking as a part of everyday life.*
  - *Enable people to meet more of their needs locally and rely less on their cars.*
  - *Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.*
  - *Accommodate emerging forms of low-emission, low-speed personal transport.*
- *Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.*
- *Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.*

PLANNING SCHEME AMENDMENTS

Amendment C93

Wodonga Planning Scheme Amendment C93 was gazetted on March 5, 2015.

The amendment introduces controls to limit future accommodation development to nominated areas on Gateway Island.

The amendment added the following to Schedule 1 to the Special Use Zone (SUZ1):

- Require development to be constructed to withstand the impact of a high velocity flood event;
- Prohibits the development of residential dwellings on the island; and;
- Requires that floor levels are constructed at least 500mm above the 1 per cent ARI flood level.



ZONES



Figure 3 - Zoning Map (source: VicPlan)

The following zones are located within Gateway Village.

Clause 36.03 – Public Conservation and Resource Zone (PCRZ)

The PCRZ is located along the frontage of the river.

The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values;
- To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes; and,
- To provide for appropriate resource-based uses.

Clause 37.01 – Special Use Zone – Schedule 1 (SUZ1)

The SUZ1 is located on the eastern side of the Lincoln Causeway.

The purpose of the zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework; and;
- To recognise or provide for the use and development of land for specific purposes identified in a schedule to this zone.

The purpose of the schedule to the zone (specifically for the Gateway Island) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To recognise the state significance of Gateway Island as a tourism, recreational and environmental resource and as the gateway to Victoria;
- To ensure that tourist accommodation (accommodating persons away from their normal place of residence) is located on land shown as hatched on the Tourism Accommodation Plan in Map 1 in this schedule;
- To provide for a range of uses and development compatible with the strategy for Gateway Island and the environmental, cultural, recreational and entertainment themes; and,
- To ensure that future development takes into account its location on the Murray River Floodplain, the flooding characteristics of the floodplain and the need to safe guard the integrity of the river, floodplain functions and public safety.

OVERLAYS

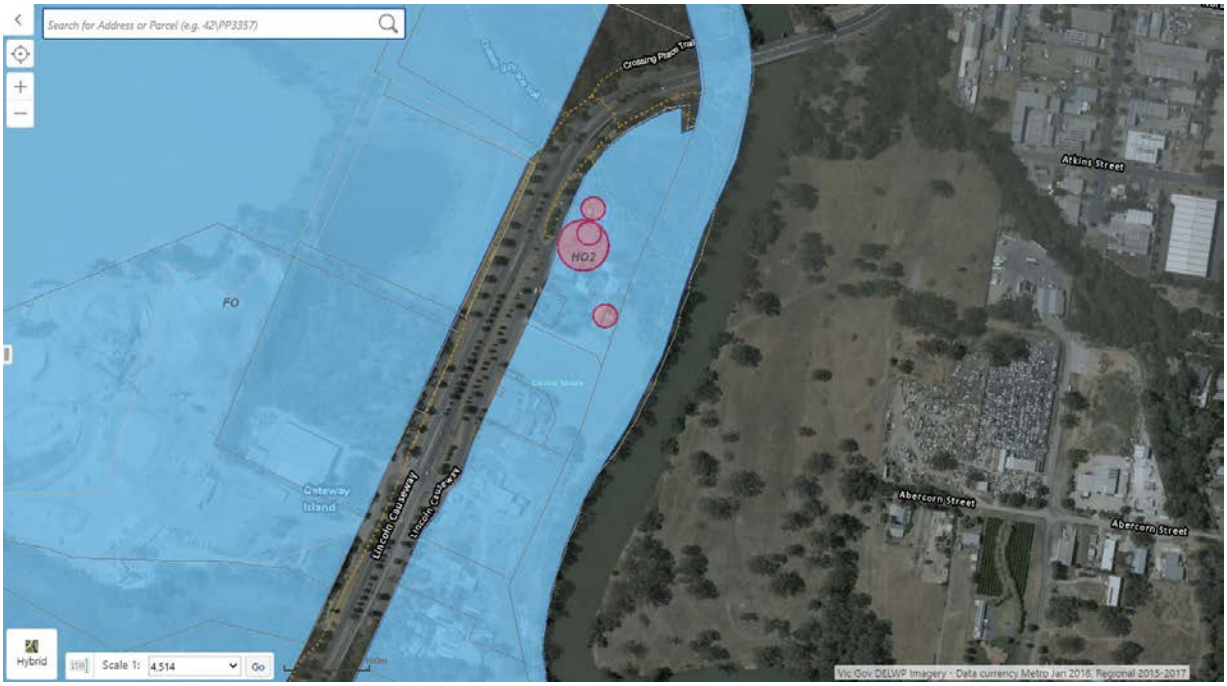


Figure 4 - Overlay Map (source: VicPlan)

The following overlays are located within the Gateway Village:

Clause 44.03 – Floodway Overlay (FO)

The floodway overlay is located wholly across the subject land. The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding;
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting;
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made;
- To protect water quality and waterways as natural resources by managing urban storm water, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health

Clause 43.01 – Heritage Overlay – Schedule 2, 4, 5 and 6 (HO2, HO4, HO5, HO6)

The heritage overlay is located relatively centrally within Gateway Village. The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework;
- To conserve and enhance heritage places of natural or cultural significance;
- To conserve and enhance those elements which contribute to the significance of heritage places;
- To ensure that development does not adversely affect the significance of heritage places; and;
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The requirements of the schedule to the heritage overlay apply to both the heritage place and the associated land.

Ref.	Heritage Place	External Paint Controls	Internal Alteration Controls	Tree Controls
HO2	Butter Factory	No	No	No
HO4	Machinery Room	No	No	No
HO5	Custom Office	No	No	No
HO6	Powder Magazine	No	No	No

Solar Controls	Outbuildings or fences	Included in VHR	Prohibited Use Permitted	Aboriginal Place?
Yes	No	No	No	No
Yes	No	No	No	No
Yes	No	No	No	No
Yes	No	No	No	No

CULTURAL HERITAGE

The subject site is located within a declared area of cultural heritage sensitivity. If, in the future, there is to be a high-impact activity (as defined in the Aboriginal Heritage Regulations 2018) provided in the Village, pursuant to the Aboriginal Heritage Act 2006, a Cultural Heritage Management Plan will be required.

A Cultural Heritage Management Plan (CHMP) assesses the potential impact of a proposed activity on Aboriginal cultural heritage. It then outlines measures to be taken before, during and after an activity to manage and protect Aboriginal cultural heritage in the area.

Should any recommendations be adopted by the council, it is recommended that a Cultural Heritage Advisor be appointed to provide further advice on a CHMP requirement.

In the event that Aboriginal cultural materials or objects are discovered during any construction works, First Peoples-State Relations (FPSR) will be notified immediately. If any suspected human remains are found, work in the area will cease and the Victoria Police and the State Coroner's Office will be informed of the discovery immediately.

REGISTERED ABORIGINAL PARTIES

There is currently no Registered Aboriginal Party (RAP) assigned within the locality by the Victorian Aboriginal Heritage Council (VAHC). However, there are three Aboriginal groups which have been identified by First Persons-State Relations (FPSR) as having an interest in the cultural heritage of the area. These are Dhuduroa Waywurru Nations Aboriginal Corporation (DWNAC), Duduroa Dhargal Aboriginal Corporation (DDAC) and Dalka Warra Mittung. All Aboriginal groups have been contacted regarding the master plan.

ABORIGINAL CULTURAL HERITAGE VALUES

Through correspondence with First People-State Relations, it was noted that this area is not only an area of cultural heritage sensitivity, but is also where Aboriginal ancestral remains were discovered and registered with the Victorian Aboriginal Heritage Register (VAHR).

Further investigation is required to be undertaken should recommendations be adopted by the council within the subject land.



CURRENT CONDITIONS

LOCATION

Located within Wodonga, Gateway Village sits on the northern side of Wodonga's urban fringe and the Hume Highway. The Lincoln Causeway (Causeway) is located to the west of the Gateway Village, which is a major thoroughfare between Albury and Wodonga. Traditionally, the Causeway provided the primary Hume Highway border crossing between Victoria and New South Wales. To the east of the subject land is the Murray River, where there are significant trails for walking and cycling.

CONNECTIVITY

Gateway Village is accessed via road, cycling paths and walking paths (some of which are shared).

ROAD

The road network is provided from the Causeway which runs predominantly north to south, where a thoroughfare from the two cities links to Gateway Village.

WALKING AND CYCLING

Walking and cycling paths are provided throughout the precinct, where the trails extend to the north to Albury along the Union Bridge, south along the Murray River frontage to Diamond Park, and west within the Gateway Lakes precinct provided with a connection beneath the Causeway.

ENVIRONMENT

The native tree cover and Murray River are important assets and hold the key values to the area. The significant vegetation cover to Gateway Village creates an important corridor that supports animals, the quality of the water and recreational uses between Albury and Wodonga. The dense vegetation and pond to the north of the subject land are host to significant birdlife all year round.

The Murray River provides visual amenity to the area and provides a significant backdrop for the paths within the area.

ANALYSIS AND OBJECTIVES OF PLANNING POLICY

Key opportunities and constraints for the site are as follows.

Opportunities:

- The "**Arts and Culture**" hub, which includes galleries, an amphitheatre, cultural centre, event space, restaurant, Pilates studio and farmers market;
- **Linkages** north, west and south via dedicated shared paths; and,
- **Activation** of the river frontage.

Constraints:

- Within **Floodway Overlay** – potential flooding to the area which can prevent development located within the overlay. Appropriate management is required within the Floodway Overlay;
- Within an area of **Aboriginal Cultural Heritage Sensitivity**, where any high impact activity would require a CHMP to be undertaken;
- **Bushfire risk** due to the land being located within the Bushfire Prone Area; and,
- Existing **traffic** conditions.

MORE ON THE PLAN PROCESS

PROJECT CONTROL GROUP MEETINGS (THE PCG)

Project Control Group (PCG) meetings were held on a monthly basis, with discussions focused on renewing Gateway Village's locality by identifying issues and working simultaneously within each discipline to make collective decisions.

Council disciplines within the PCG included Strategic Assets, Sport and Recreation, Cultural Projects, Project Design and Delivery, Infrastructure and Projects, Community Development, Cultural Services, Natural Resources, Outdoor Operations and Asset Management.

WHAT WAS IT ALL ABOUT? - COMMUNITY, STAKEHOLDER AND TENANT CONSULTATION

SHARED VISION

The purpose in obtaining comments from tenants, stakeholders and the community was to provide an opportunity for everyone involved to be an active participant in developing a vision for the future of Gateway Village.

STAKEHOLDER INFORMATION

Stakeholders were contacted to provide comment on opportunities and constraints for the site, as well as any future development that may be adopted by the council. We discussed the **master plan**, the **process** and the **purpose** of this project.

The comments and feedback received included the following.

FIRST PERSONS-STATE RELATIONS

"Significant ground disturbance will likely be the key factor that determines whether or not a CHMP is required for the proposed works. However, I think the important thing to consider is that the area spanning from the Hot House Theatre building down to the Lincoln building (encompassing the marketplace and open space/circus area), is a registered Aboriginal place (burial) where Aboriginal Ancestral Remains were found. As such, any ground disturbing works that occur within this area could potentially result in harm to a significant Aboriginal place. If it turns out that the works do not require a CHMP but still include ground disturbing activities, it may be wise to undertake a voluntary CHMP to ensure that harm to the area containing the Aboriginal Ancestral Remains is avoided/minimised.

It should also be noted that ground disturbing works conducted by hand (using hand tools) does not meet the definition of significant ground disturbance. Additionally, as the place extent for the Aboriginal Ancestral Remains is quite large, it is possible that any revegetation, installation of picnic tables, water fountains, or any minor ground disturbing works that impact the registered place extent, will require a Cultural Heritage Permit."

NORTH EAST CATCHMENT MANAGEMENT AUTHORITY

"Based on the currently estimated flood levels, the Authority advises that in the 1% AEP flood event it is likely that the entire site would be subject to inundation from the Murray River.

The Authority holds no information on the potential for flooding from local drainage paths and stormwater infrastructure. Such flooding may necessitate a higher level of protection (e.g. higher floor level) than required to address the impacts of riverine flooding.

The Authority notes that this enquiry relates to development of a Master Plan for the Gateway Island Village. Noting the extent of flooding in the 1% AEP event and increasing risk in larger flood events, any future development must be appropriately managed to minimise risk to visitors and avoid impact on the passage and storage of floodwaters."

GOULBURN-MURRAY WATER

"The Murray River exists to the east of the project area, and several existing conditions are present onsite (various buildings, picnic tables, seating/viewing areas, bird watching area, amphitheatre, and more). It is understood the building footprint will not change, as the tenancy is at capacity within the Village.

There is a groundwater bore contained on the project site (bore meter G33138), which provides water to the Wodonga City Council. The masterplan does not propose any alterations to this existing bore.

Based on the information provided GMW has no objection to the proposed Gateway Village Masterplan."

DEPARTMENT OF ENERGY, ENVIRONMENT AND CLIMATE ACTION

"Weed Control and Revegetation Opportunities"

- *Any new development proposal should support weed control and revegetation with indigenous species appropriate to the Ecological Vegetation Class. Particularly in riparian interfaces.*
- *Enhancement opportunities for habitat/biodiversity values should also be considered sitewide e.g.: fauna-attracting plants, nesting boxes, use of log features in landscaped areas etc.*

Development Siting and Avoiding Potential Impacts

- *New infrastructure and development should be sited to avoid impacts on native vegetation. Public safety should also be considered when locating infrastructure, i.e. potential future hazards/perceived risk from nearby native vegetation and whether excessive pruning and/or removal will be required in in the interests of safety.*
- *The removal of native vegetation impacts wildlife, their habitat and their ability to move through areas due to loss of vegetation connectivity - New infrastructure such as pathways, lighting carparking and signage should be sited to avoid impacts on native vegetation (including tree protection zone impacts, disturbance of large trees with habitat values) and any other biodiversity values.*
- *Impacts on native vegetation for enhancement of visual site lines along pathways should be kept to the minimum extent necessary.*
- *Ongoing assessment of tree health and structural soundness by a qualified arborist is recommended in areas accessed by the public."*

HERITAGE VICTORIA

"As there are no places included in the Victorian Heritage Register within the footprint of the master plan, Heritage Victoria does not have any formal comment to make.

In general terms, please note that historical archaeological remains are protected under the Heritage Act (2017) whether or not they have previously been identified and included in the Heritage Inventory. Therefore, if archaeological features, such as building foundations, historical wells, or bottle dumps, are identified during development works, works should cease and Heritage Victoria must be notified."

TENANT CONSULTATION

Through a questionnaire, face-to-face discussions and an all-tenant meeting, the following comments and recommendations were provided.

Comments

- Happy with the maintenance of the landscaping within the locality;
- Seek to increase safety in the area;
- Seek to increase advertising for the area online and social media;
- Happy with the facilities and the cleanliness;
- Happy with the significant amount of parking;
- Want to start a 'residents group' for all businesses to work collaboratively;
- Want to avoid a CHMP requirement if possible; and,
- Any indigenous naming of places to be agreed upon through all cultural groups (to avoid any issues between local groups).

Recommendations:

- Removal of the name "Village";
  - This was a consensus from all tenants
- Signage along the Lincoln Causeway;
- Public space lighting;
- Coffee/food trucks and vans;
- Bicycle racks within the area;
- Provide an Information Centre within the area;
- Provide a Caravan Park within the "circus space";
- Provide "Arts Precinct" signage around the area;
- Host music festivals within the "circus area"; and,
- Provide a nature-based playground.

Community Consultation (Have your Say pop-up)

The pop-up community consultation was held on March 16, 2024, where 25 people provided feedback on Gateway Village.

The identified benefits included:

- The "green" backdrop of the trees along the river frontage;
- The atmosphere on market days where live music is playing;
- Food and market items that are provided from a local source;
- Views along the river frontage along walking and cycling paths; and,
- The location being accessible by both Wodonga and Albury.

Typical recommendations from the public included:

- Performance space (arts and music) within the "circus space";
- Need for updated waste management/ bin locations;
- Public art within the arts precinct;
- Weed removal and prevent erosion of the river;
- Need for increased public transportation (evenings/night);
- Use of the "circus space" as a sporting location (formal/informal sports);
- Nature-based playground;
- Additional permanent seating and tables;
- Additional trees for shade/further wildlife habitat;
- Lighting to pathways along the river;
- Food and coffee trucks/vans;
- Walking tours of the area/photography and birdwatching; and,
- Signage to the area to know what is located within Gateway Village.

Key themes from the community consultation are as follows.

Environment and river frontage

A recurring theme among responses was the desire to create a native Australian setting along the river frontage. This included having additional bin locations and waste management, as well as implementing additional vegetation for faunal habitats and public shading. The presence of the river was a large part of the visitation to the area, where preservation of the Murray was a focal point for continuing visitation to the area.

Arts and Culture

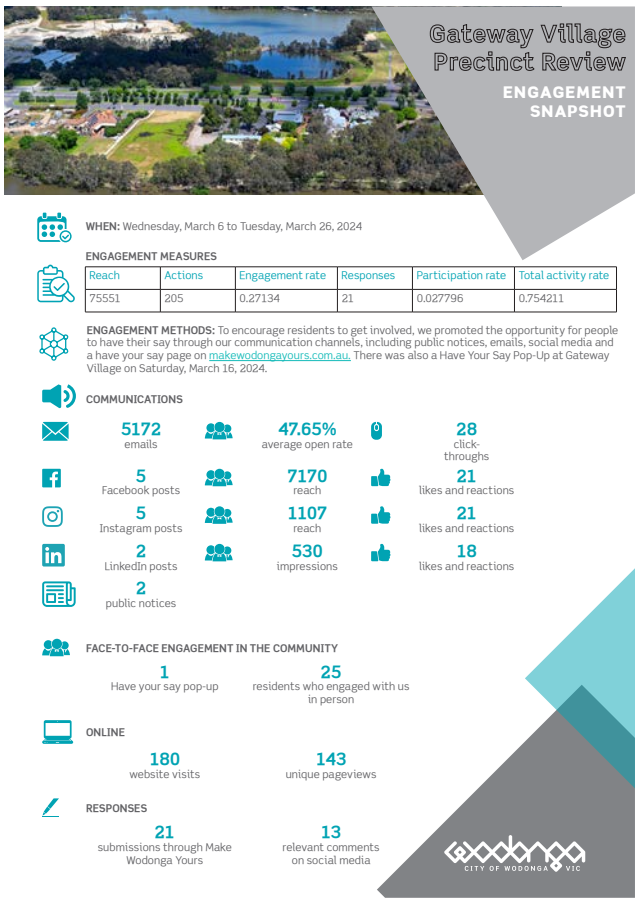
Those consulted expressed a desire for a diversity of art exhibitions and performances that would maximise the use of the current structures and surrounding areas. This included not only the galleries and theatres but the outdoor areas including the amphitheatre and “circus site”.

Social Interaction

The area has identified as a place to socialise and as a meeting place for many groups. The preference for more seating and tables shows the community appetite for easily accessible spaces.

In summary, the input gathered during the consultation process indicated that Gateway Village ought to serve as the centre of a single, cohesive community that values all cultures, showcases the native Australian environment and offers a thriving community area for social and entertainment activities.

Figure 4 - Engagement Snapshot



Community Consultation (Online platform)

The community engagement process encouraged residents to be involved in the process, particularly if they were unable to attend the pop-up session in mid-March. Online consultation encompassed public notices, emails, social media and the "Have your Say" page on makewodongayours.com.au. There was a total of 34 online engagements, with the following key themes emerging.

- Many respondents appreciate the natural environment and proximity to the river;
- Pathways, tracks and trails were a popular part of the precinct and used regularly. It was identified that there is an opportunity for improvements and further connections;
- There is an appetite for food events and additional cafes and eateries within the precinct;
- There is significant support for the existing markets held at Gateway Village, as well as a desire for a variety of events to be held in the precinct to increase visitation;
- There is an appreciation of art and culture within the precinct, identifying potential for additional events and workshops;
- Respondents would like to see additional infrastructure within the precinct that is family-friendly, accommodates events and facilitates social gatherings. I.e. playgrounds, bubblers, shade, barbecue facilities, stadium and wave pool;
- It was identified that additional information and wayfinding signage could be used to enhance the experience of visitors so that they are more aware of happenings within the precinct;
- A lack of lighting is seen as a barrier to usage. There is support for additional lighting within the precinct to support an increase in safety;
- A number of respondents suggested accommodation or a caravan park and visitor information centre be established within the precinct to increase visitation.

SWOT ANALYSIS

A Strengths, Weaknesses, Opportunities and Issues/Threats (SWOT) assessment was undertaken during the consultation phase and the themes considered were:

River Frontage - Social Connectivity - Culture - Economic/Tourism.

The SWOT Analysis is shown below:

STRENGTHS	WEAKNESSES	OPPORTUNITIES	ISSUES/THREATS
RIVER FRONTAGE			
Straight part of river	River bank is up to 2m above the approximate nominal top water level	Weed management	Flooding
River close to Gateway village	Buildings not facing the riverfront	Suitability of exotic vegetation	Erosion
Vast vegetation varieties	Weeds	Increase in signage	Weeds/exotic trees
Open space grassed area	Limited spots to rest along river frontage	Picnic seating (all abilities) and seating facing river	Potentially contaminated land to the south
River and pond frontage	Pond area is not provided with flowing water (stagnant)	Provide continuous flow of water to pond area	
		Increase in birdlife to pond area	
		Revegetation to area (indigenous)	

STRENGTHS	WEAKNESSES	OPPORTUNITIES	ISSUES/THREATS
SOCIAL CONNECTIVITY			
Significant buildings	Non-uniform construction of building	Provide connections from paths to village centre	CHMP requirement for development
Internal paths (mostly) in good condition	Variety of materials used throughout the public realm (non-uniform)	Development on open space area	Poor location of facilities
Commercial buildings creating a destination	Open area not provided with shelter or shade	Natural play space (all abilities)	Maintenance
Barbecue area with seating and shelter		Accessible public toilets	Vandalism
Public toilets			
Seating along riverfront			

STRENGTHS	WEAKNESSES	OPPORTUNITIES	ISSUES/THREATS
CONNECTIVITY			
Pedestrian			
Good shared paths along riverfront	No footpath from Porta sculpture south to shared path	Enhance shared paths	Flooding
Direct sealed access from paths to Gateway Village	Lack of wayfinding signage	Install footpath along the Causeway	Maintenance
Trail loop provided to external areas	Dated signage	Pedestrian connection over the Causeway	Safety at night
Underpass connection provided	Lack of footpaths along the Causeway for car parking area		Pedestrian connection may interrupt traffic flow
Basic wayfinding signage provided			
Vehicular			
Sealed parking areas provided to the west and south of the Village	Limited car parking spaces	Improve pedestrian connections from parking area to GatewayVillage	Unmanaged vehicle access which causes damage to environmental values of the site
Main car park provided with shade	Parking provided away from Gateway Village		
Open space area could be utilised as over flow car parking	Pedestrian connections unclear from car parking areas		
	Informal gravel entry/turn around area on open space site		
Visual			
Village visible from the Causeway	Visual connection from Gateway Village to river not apparent	Future development to address the Causeway	Future development to match natural features of the site
Views along Murray River	Porta sculpture is not well displayed due to barriers along the the Causeway		
Birdwatching easily viewed from village			

STRENGTHS	WEAKNESSES	OPPORTUNITIES	ISSUES/THREATS
CULTURE			
Historic Places	Limited interpretive signage relating to the history of the Village area	Interpretive signage	
Heritage Overlays: HO2 Butter Factory HO4 Machinery Room HO5 Old Customs House HO6 Powder Magazine	History of Fruit Fly Control Checkpoint	Unique retail establishments	
Sustainability Centre			
Theatre			
Cultural Places			
Burraja Cultural Centre	Unknown to much of the community	Enhance celebration and promotion of indigenous and non-indigenous culture	Adequate support and funding
Art Gallery	Lack of promotion		
Sustainability Centre			
Artistic / Cultural Activities			
Farmers market	Farmers market held in car park with little connection to the Village or Murray River	Farmers market location to be reviewed	Need area to be activated to allow for food trucks
Musikids		Pop up food vans of all cultures	
		Sculpture walk	

STRENGTHS	WEAKNESSES	OPPORTUNITIES	ISSUES/THREATS
ECONOMIC / TOURISM			
Café and function centre.	No buildings vacant for new tenants	Variety of food and shops	Lack of investment to the Village
Musikids		Promote area for tourism	Require use of land to provide further development
GIGS gallery, shops		Promotion and enhancement of area	
Hothouse Theatre		Food co-op including farmers market (sale of produce)	
Future development opportunities		Bicycle hire	
		Signage	




OPEN

THE VISION + DRAFT PLAN

THE VISION

Gateway Village serves as the central hub of a combined community, committed to respecting and valuing Indigenous and non-Indigenous cultures and traditions.

It proudly exhibits the natural beauty of Australia's indigenous landscapes while fostering a sustainable and lively environment for community engagement and economic activities.

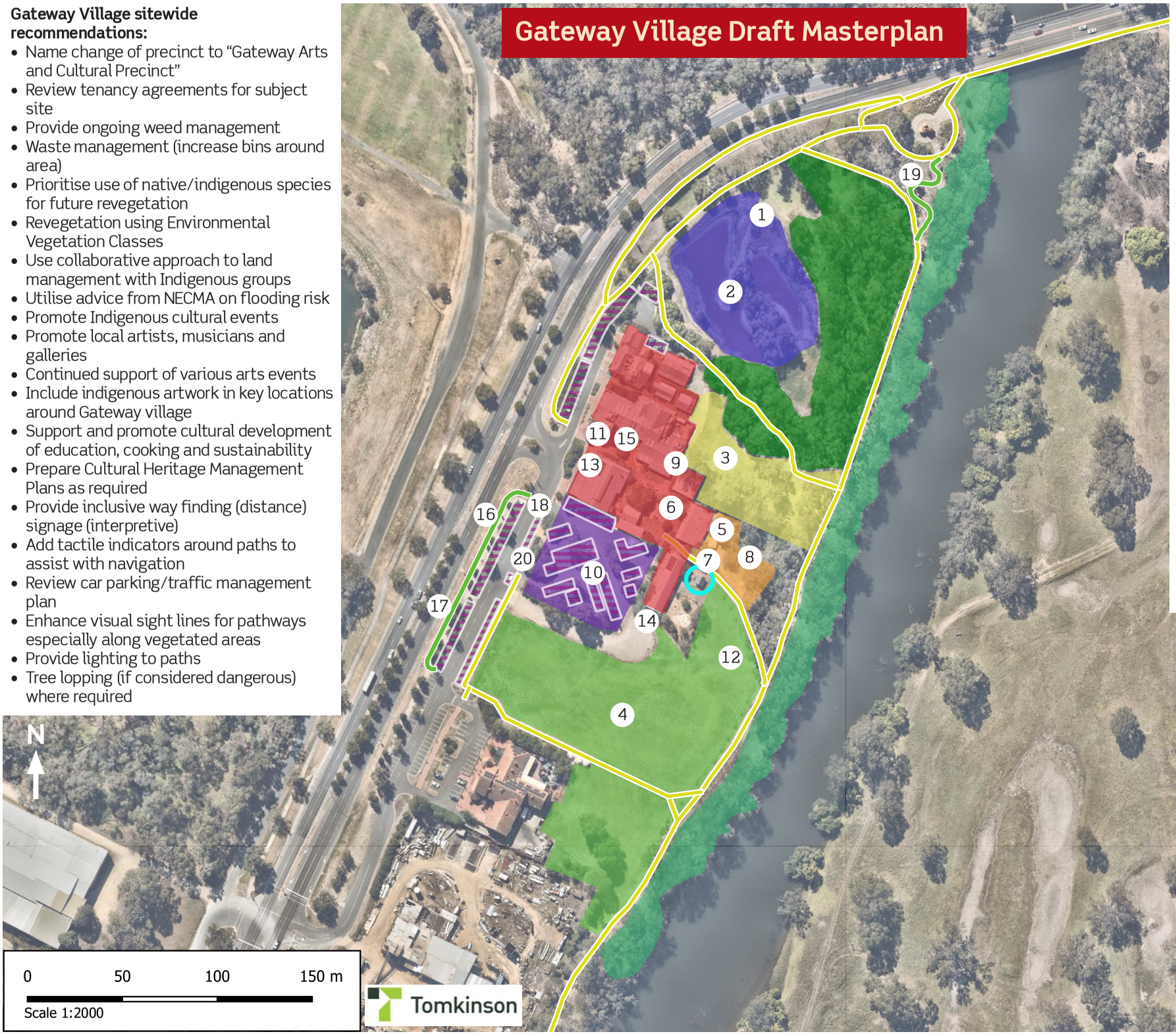
The Gateway Village is poised to become a prominent attraction, inviting travellers off the Hume Highway to enjoy a recreational and cultural pit-stop during long journeys.



Gateway Village Draft Masterplan

Gateway Village sitewide recommendations:

- Name change of precinct to "Gateway Arts and Cultural Precinct"
- Review tenancy agreements for subject site
- Provide ongoing weed management
- Waste management (increase bins around area)
- Prioritise use of native/indigenous species for future revegetation
- Revegetation using Environmental Vegetation Classes
- Use collaborative approach to land management with Indigenous groups
- Utilise advice from NECMA on flooding risk
- Promote Indigenous cultural events
- Promote local artists, musicians and galleries
- Continued support of various arts events
- Include indigenous artwork in key locations around Gateway village
- Support and promote cultural development of education, cooking and sustainability
- Prepare Cultural Heritage Management Plans as required
- Provide inclusive way finding (distance) signage (interpretive)
- Add tactile indicators around paths to assist with navigation
- Review car parking/traffic management plan
- Enhance visual sight lines for pathways especially along vegetated areas
- Provide lighting to paths
- Tree lopping (if considered dangerous) where required



1. "No swimming" signage at pond and river frontage
2. Pond area to be provided with culturally significant name
3. Promote use of existing amphitheatre
4. Open space (Circus) area to be provided as "event space"
5. Inclusive picnic seating
6. Additional seating around village area
7. More water bubblers/drinking fountains in village precinct
8. More shade around picnic and seated areas
9. Changing areas for families
10. Electricity to farmer's market area
11. Food truck/coffee vans within the Gateway Village area
12. Inclusive spaces (natural play space)
13. Changing places facilities (accessable toilet)
14. Increase indigineous food garden ("bush tucker garden") in collaboration with Junction Support Services
15. Bicycle parking/racks
16. Signage provided along Lincoln Causeway for Gateway Village area
17. Support the use of formal and informal pathways to activate the space
18. Improve connection from car parking area to Gateway Village
19. Support the use of formal and informal pathways to activate the space
20. Increase public transport to area

LEGEND

- Heritage area
- Pond area
- Activity Areas
- Riverside area
- Farmers Market
- Open Space
- Picnic Area
- Amphitheatre
- Bird Watching Area
- Car parks
- Proposed shared paths
- Existing shared paths

IMPLEMENTATION PLAN - WODONGA GATEWAY VILLAGE MASTERPLAN

The master plan outlines a proposed method of implementation.

This includes the prioritisation of various priorities and probable costs. Please note these costs are based on 2023 prices and, due to cost escalations, will vary depending on the year they are completed.

The purpose of the implementation plan is to present the high-level actions and approximate costs and timings for community feedback and, at the final master plan stage, endorsement by the council. Prior to commencing works on any action, it will be developed into a project for incorporation into the annual budgeting process at the council, with opportunity for community feedback. Additionally, each project could be developed and provide detailed design and potentially also include community consultation.

Implementation actions are shown with timeframes are indicative only and can be provided in the short, medium and long term if acted upon within a timely manner after the council's endorsement of the plan.

The core objectives of the plan include:

- Protecting public health and safety;
- Cultural values respected and protected; and,
- Respect and inclusiveness for all visitors.

		TIMEFRAME SHORT TERM	TIMEFRAME MEDIUM TERM	TIMEFRAME LONG TERM	PROBABLE COST	ASSUMPTIONS/ COMMENTS	POTENTIAL GRANT
1	Maintenance						
1.1	Repair damaged footpaths (resurfacing)	X			$30,000	Allowance for 150m concrete footpath replaced plus some grinding of smaller trip hazards	No
1.2	Repair picnic tables as required	X			$5000	High allowance due to high density of trees along creek and around pond areas	No
1.3	Weed removal and control	X	Ongoing		$10,000	General allowance only	No
1.4	Tree limb lopping (safety)	X	Ongoing		$50,000	General allowance only	No
2	Construction						
2.1	Install accessible picnic tables	X			$60,000	Allowance for six picnic table units including concrete base slab for mounting	
2.2	Install more picnic tables within the existing area	X			$30,000	Allowance for four tables assuming no/ minimal work required for mounting	
2.3	Install seats facing the Murray River along the pathway	X			$20,000	Allowance for six seats including concrete slabs, assumes no additional landscaping or earthworks required for access	
2.4	Install accessible ramps/ access where required	X			$40,000	General allowance, unknown number of access points requiring construction or conversion	
2.5	Provide new shared paths within Gateway Village area		X		$50,000	Allowance for 100m of concrete footpath	No
2.6	Provide Wayfinding Signage (cultural)	X			$360,000	General allowance	No

		TIMEFRAME SHORT TERM	TIMEFRAME MEDIUM TERM	TIMEFRAME LONG TERM	PROBABLE COST	ASSUMPTIONS/ COMMENTS	POTENTIAL GRANT
2.7	Expansion of Burraja Cultural and Emviron-mental Centre and provide larger bush tucker garden		X		$100,000 - $500,000	Allowance for say 100m2 expansion at approximately $3500/m2 for standard community centre space no amenities, basic air conditioning. General allowance for larger bush tucker garden.	Yes
2.8	Flood Mitigation		X		$25,000	Allowance for protection measures which could be installed in or around the Village, not a levy	Potential
2.9	Install new paths along Lincoln Causeway		X		$100,000 - $200,000	Allowance for 130m concrete footpath	No
2.10	Lights along paths		X		$100,000 - $200,000	Allowance for 10 to 20 freestanding, solar powered lights to be mounted at 50m intervals along paths. Solar lights for minimal impact to TPZ's, less risk if area was to flood, no impact to existing power infrastructure but might experience shading issues.	No
2.11	Lights underneath Causeway path		X		$20,000	General allowance	No
2.12	Traffic Control (lights) along Village entry			X	$500,000 - $1,500,000	Allowance for options ranging from minor changes to intersection design, signage and line marking, variable speed limit signs or intersection reconstruction including traffic signals	No

		TIMEFRAME SHORT TERM	TIMEFRAME MEDIUM TERM	TIMEFRAME LONG TERM	PROBABLE COST	ASSUMPTIONS/ COMMENTS	POTENTIAL GRANT
2.13	Bicycle Hire/ Provide bicycle maintenance area (public use)			X	$15,000	Allowance for supply and installation of bike maintenance station and multiple bike rails installed at convenient spaces around Gateway Village	Yes
2.14	Install all abilities playground			X	$300,000 - $1,000,000	Range depending on size	No
2.15	Install all accessible amenities			X	$50,000	General allowance for renovations to existing facilities	Yes
	TOTAL PROBABLE COST				**$1,785,000 – $3,985,000**	**Construction costs only, does not allow for relevant authority fees or design or management costs, suggest add 20 per cent for contingency and fees**	






Gateway Village


ABORIGINAL BUSH
TUCKER GARDEN
PLEASE STAY OFF

APPENDIX A

Implementation Plan – Wodonga Gateway Village Masterplan

This Plan provides a proposed implementation plan for the proposed Wodonga Village Masterplan.

This includes the prioritisation of various priorities and probable costs. Please note these costs area based on 2023 prices and, due to cost escalations, will vary depending on the year they are completed.

The purpose of the implementation plan is to present the high-level actions and approximate cost and timings for community feedback and, at final Masterplan stage, Council endorsement. Prior to commencing works on an action, the action will be developed into a project for incorporation into the annual budgeting process at Council, with opportunity for community feedback. Additionally, each project could be developed and provide detailed design and potentially also include community consultation.

Implementation actions are shown with indicative timeframes, these timeframes are indicative only and can be provided in the short, medium and long term if acted upon within a timely manner after Council's endorsement of the plan.

The core objectives of the plan include:

- Protecting public health and safety
- Cultural values respected and protected
- Respect and Inclusiveness for all visitors

		Timeframe Short Term	Timeframe Medium Term	Timeframe Long Term	Probable Cost	Potential Grant
1	Maintenance					
1.1	Repair damaged footpaths (resurfacing)	X			$	No
1.2	Repair picnic tables as required	X			$	No
1.3	Weed removal and control	X	Ongoing		$	No
1.4	Tree limb lopping (safety)	X	Ongoing		$	No
1.5					$	
2	Construction					
2.1	Install accessible picnic tables	X			$	
2.2	Install more picnic tables within the existing area	X			$	
2.3	Install seats facing the Murray River along the pathway	X			$	

2.4	Install accessible ramps/access where required	X			$	
2.5	Provide new shared paths within Village area		X		$	No
2.6	Provide Wayfinding Signage (cultural)	X			$	No
2.7	Expansion of Burraja Cultural and Environmental Discovery Centre and provide larger bush tucker garden		X		$	Yes
2.8	Flood Mitigation		X		$	Potential
2.9	Install new paths along Lincoln Causeway		X		$	No
2.10	Lights along paths		X		$	No
2.11	Lights underneath Causeway path		X		$	No
2.12	Traffic Control (lights) along Village entry			X	$	No
2.13	Bicycle Hire/Provide bicycle maintenance area (public use)			X	$	No
2.14	Install all abilities playground			X	$	Yes
2.15	Install all accessible amenities			X	$	Yes
2.16					$	
	TOTAL PROBABLE COST				**$$$$$$**	

APPENDIX B



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

WHEN: Wednesday, March 6 to Tuesday, March 26, 2024

ENGAGEMENT MEASURES

Reach	Actions	Engagement rate	Responses	Participation rate	Total activity rate
75551	205	0.27134	21	0.027796	0.754211

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. There was also a Have Your Say Pop-Up at Gateway Village on Saturday, March 16, 2024.

COMMUNICATIONS

5172 emails

47.65% average open rate

28 click-throughs

5 Facebook posts

7170 reach

21 likes and reactions

5 Instagram posts

1107 reach

21 likes and reactions

2 LinkedIn posts

530 impressions

18 likes and reactions

2 public notices

FACE-TO-FACE ENGAGEMENT IN THE COMMUNITY

1 Have your say pop-up

25 residents who engaged with us in person

ONLINE

180 website visits

143 unique pageviews

RESPONSES

21 submissions through Make Wodonga Yours

13 relevant comments on social media

CITY OF WODONGA VIC



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

FEEDBACK

SUMMARY

During the consultation we heard from 59 people. 25 people spoke to us in person and 34 engaged with us online.

The community was asked what they did and didn't like within the precinct and how they thought we could enhance the precinct into the future. Key themes arising within the feedback are noted below.

- Many respondents appreciate the natural environment and proximity to the river
- Pathways, tracks and trails were a popular part of the precinct and used regularly. It was identified that there is opportunity for improvements and further connections
- There is an appetite for food events and additional cafes and eateries within the precinct
- There is significant support for the existing markets held at Gateway Village, as well as a desire for a variety of events to be held in the precinct to increase visitation
- There is an appreciation of art and culture within the precinct, identifying potential for additional events and workshops
- Respondents Would like to see additional infrastructure within the precinct that is family friendly, accommodates events and facilitates social gatherings eg playgrounds, bubblers, shade, barbecue facilities, stadium, wave pool
- It was identified that additional infromational and wayfinding signage could be used to enhance the experience of visitors so that they are more aware of happenings within the precinct
- A lack of lighting is seen as a barrier to usage. There is support for additional lighting within the precinct to support an increase in safety
- A number of respondents suggested accommodation or a caravan park and visitor information centre be established within the precinct to increase visitation



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

FEEDBACK

SURVEY SUMMARY

- 19 people completed the survey
- 17 respondents (89.47%) currently visit Gateway Village
- The two respondents who do not visit Gateway Village noted that there was nothing of interest to them within the precinct
- Activities currently undertaken at Gateway Village
  - Attend Albury Wodonga Farmers Market (13 people)
  - Dine at restaurants (11 people)
  - Walking (8 people)
  - Attending events at venues (5 people)
  - Cycling (2 people)
  - Recreation in open spaces (2 people)
- Key features liked at Gateway Village
  - Open space (9 people)
  - Tracks and trails (7 people)
  - Natural environment (6 peolple)
  - Dining options (5 people)
  - Albury Wodonga Farmers Markets (3 people)
  - Location (2 people)
  - Unique space (2 people)
  - Theatre and events (2 people)
  - River frontage and access (2 people)
  - Ease of parking (1 person)
- Things disliked at Gateway Village
  - The ugliness of abandoned fun park, Weatherall Masonry and underutilised open spaces (9 people)
  - The location, being 'too far away' (3 people)
  - Lack of information and clear signage (2 people)
  - Dogs off leash (2 people)
  - Lack of infrastructure eg playground (2 people)
  - Lack of accommodation (2 people)
  - Lack of public transport (1 person)
  - Dining options are expensive (1 perso)
  - Lack of lighting (1 person)
  - Looks shut, there isn't a lot to do (1 person)
- Things that are missing to enhance the precinct
  - Accommodation or caravan park (5 people)
  - Additional cafés or eateries (4 people)
  - Improved promotion and information about what's availble in the precinct (4 people)
  - River access (3 people)
  - Infrastructure to facilitate social gathering (3 people)
  - Visitor information centre (3 people)
  - Playground or play equipment (3 people)
  - Outdoor dining to take advantage of views (1 person)
  - Better lighting (1 person)
  - Optimise natural space, minimal development (1 person)
  - More seating (1 person)
  - Water park (1 person)
  - Dump point (1 person)
  - Dog park (1 person)
  - Public toilets (1 person)
  - Improved pathways (1 person)
  - Different businesses (1 person)
  - Community garden (1 person)
  - Barbecue facilities (1 person)
  - More regular mowing (1 person)



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

FEEDBACK

- Cultural activities which could be enhanced to help educate the public and increase visitation to the area
  - Host tours within the precinct
  - Maintain or restore cultural points of interest
  - Support a cultural centre which would support Aboriginal Elders to share their culture
  - Place artwork and information panels along the trails
  - Host a cultural festival
  - Better promote the galleries and services in the precinct
- Ideas to enhance safety within the Gateway Village and surrounding shared paths and spaces
  - Improved lighting (8 people)
  - Footpath repairs (2 people)
  - Regular mowing (2 people)
  - Slow bikes or build separate path (1 person)
  - Cameras (1 person)
  - Flat pathways or a boardwalk (1 person)
  - Discourage swimming (1 person)
  - Bollards separating rods, walkways and play spaces (1 person)
- Events respondents would be likely to attend within the Gateway Village
  - Markets (11 people)
  - Music events (10 people)
  - Art and culture events (5 people)
  - Food and drink events (4 people)
  - Open air theatre (3 people)
  - Wildlife watching (2 people)
  - Photography workshops (1 person)
  - Sports events (1 person)
  - Car shows (1 person)
- Activities which could be provided within the Gateway Village to maximise the use of the existing infrastructure and would likely generate business
  - Food and drink pop-up events (5 people)
  - Music events (4 people)
  - Art classes or workshops (3 people)
  - Walking, running or cycling events (3 people)
  - Show or expo style events eg caravan and camping, car shows (2 people)
  - Cultural events (2 people)
  - Photography classes or workshops (1 person)
  - Family friendly events (1 person)
  - Outdoor cinema or theatre (1 person)
- Possible shared path enhancements
  - Better signage, markers and maps (6 people)
  - Improved lighting and increased safety (6 people)
  - Improved connections to other pathways (3 people)
  - More regular maintenance (2 people)
  - Interactive sculptures (2 people)
  - Boardwalk along the water (2 people)
  - Bubblers (1 person)
  - Picnice tables (1 person)
  - Improved connections to the car park (1 person)
  - Sealed pathways in all areas, no gravel (1 person)

CITY OF WODONGA VIC



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

FEEDBACK

- 100% of respondents felt the inclusion of all abilities areas would be beneficial to the Gateway Village area
- 95% of respondents felt that there is not enough seating/picnic areas around the Gateway Village precinct for use by visitors
- 89% of respondents felt use of non-permanent food truck/coffee vans would increase visitation to the area
- 100% of respondents felt outdoor performances (use of amphitheatre) would increase the visitation to the area
- 63% of respondents felt signage in the precinct is inadequate
- General comments and ideas
  - I'm not in favour of modifications to floodplains for the purpose of built infrastructure.
    The idea of a caravan park is not sound.
    Parts of Gateway are probably contaminated from industrial activities and having been utilised as the Wodonga tip."
  - Accomodation is a must particularly as many'grey nomads' and families are looking for new areas to stop all the time
  - It is a magnificent space that's being underutilised.
  - If you have food trucks/coffee vans don't limit it to one, make it more interesting with variety and choices and more people are likely to gather. Competition is good and if the food or coffee is good people will buy it. A pizza oven would be good there too.
  - Thing needs to appear they are open a worth a look. A infomation centre and a signed walking trail around the what the areas offer maybe a good place to start
  - It's a good space that needs to utilised by everyone.
  - Make better use of the Wodonga Water Tower, such as a viewing platform, or Tourist Information centre. Have a Farmers Market in Junction Square. We need to do more to support Wodonga Businesses. Wodonga is large enough to support a Cinema Centre.
  - i think the only real way to get in increase of people to the area is to develop the area with accommodation and some sort of retail/hospitality precinct. at this point its far to easy to just drive past.
  - There is ample space for some accommodation in this area. A small caravan park with cabins and sites which makes use of the Murray River is long overdue and critical to attracting tourists to visit and stay in our region
  - the area has so much potential to be a place for all our community to participate in many activities and experiences. And a footbridge connecting Noreiul to crossing place that would be a winner.
  - This process needs to ensure it incorporates all community, not only white middle class residents. We live in an ever changing community with many cultures and different needs. Wodonga council needs to look at the intersectionality of its residents and surrounding LGAS. Is this space able to be accessed by ALL community
  -



FEEDBACK

SOCIAL MEDIA COMMENTS

- As a caravan owner and retired, we believe a caravan park on the Causeway would be amazing for the economy of Albury and Wodonga equally.
- This part of Wodonga is a perfect place to put a first-class caravan park. It is a no brainer and should have been done years ago!
- How about a 5000 seat stadium overlooking the water with cafes/restaurants and a soundshell?
- A tram line from Wodonga to Albury stopping at Gateway Village. Run it down the middle of the strip between the road or a mono rail above the road. This would bring more people and be a tourist attraction
- Wave pool
- Wodonga Council needs to be much more open to caravan and camping travellers. We have lovely spots around the town like Gateway or Sumsion for travellers to have a quiet break, walk the dog, walk the kids etc but these are not publicised nor is there parking available, nor a proper dump point. If nomads are catered for they will spend money in the town. We have to shop and eat somewhere after all.
- Caravan park
- Wodonga definitely needs a public dump point for our travelling visitors. There's one in the racecourse but locked to the public! Cmon guys get it together. Small towns like Chiltern has terrific access to one! Less money on art and more on practical spending
- Some sort of theme park, that can be open all year round.
- Area for festival's, markets.
- Something cool for getting around; railcarts, flying foxes, tree bridges.
- Paint ball.



Gateway Village Precinct Review

ENGAGEMENT SNAPSHOT

FEEDBACK

POP-UP SESSION

Specific recommendations to Gateway Village Master Plan

- Performance space provided within the 'circus space'
- Public art located within 'circus space' facing the Causeway
- Increase in public transport to the area (especially of an evening/night – this allows use of the restaurant without requiring driving)
- Hospital located on 'circus space' or to the south of the Lincoln (not within Gateway Village)
- Public housing located in 'circus space' or to the south of the Lincoln (not within Gateway Village)
- Access to the river for swimming
- Music events within 'circus space'
- General events within 'circus space'. This was derived from the adjacent car show on in Gateway Lakes
- Sports and Aquatic Centre, specifically water polo... within the 'circus space'
- Sporting ground/infrastructure for all field sports within the 'circus space'
- Caravan Park to 'circus space'
- Small family friendly playground proximate to picnic area
- Additional permanent seating and tables
- Bins scattered within the area
- Additional trees for shading
- Night lighting to paths
- Afternoon Market
- Additional food trucks/vans
- Additional coffee vans/snacks/drinks
- Walking tours
- Photography tours
- Signage to the Causeway
- Remove the word 'Village' from the precinct name
- Signage is very inadequate. There is nothing visible from the causeway itself. People passing by don't know what sort of businesses/activities take place here. Suggestion of a large sign to be erected on the causeway to list all business within and times of the markets.
- Additional events to be held at Gateway Village (within the car park) to tie in with the seasons e.g. Christmas in July: from 2pm til 7pm - fire pits, roasted chestnuts, mulled wine, food vendors etc.

Further information provided

- Many people use the space when the market is on, however, do not come back unless there is some form of event on. This includes shows to the theatre etc.
- The car dependency does deter visitors to the area
- Safety is an issue with walking the paths and not being able to see due to branches and trees

Noted benefits of the Gateway Village from the public

- The greenery of the space
- Atmosphere when market days are on (live music etc)
- Food and market items
- Views of the river along the walkways
- The location being between both Albury and Wodonga



Gateway Village Precinct Review

APPENDIX

1. Survey Submissions in full

CITY OF WODONGA VIC

Response No: 1

Contribution ID: 770
Member ID:
Date Submitted: Mar 26, 2024, 05:36 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Dining, walking

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

The beautiful backdrop of open space and mature red gums

Q5 **What do you dislike at Gateway Village?**

Long Text

The ugliness of the adjacent private properties - especially the abandoned fun park/fish farm.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

More interactive natural space and vistas to the river.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Possibly awareness of the headwaters of the Murray-Darling Basin & the significance of the river to the first nations people our general wellbeing and economic wealth.

Could be a great place to encourage birdwatchers.

Tourism information and rest services - caravan parking.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

The river is swift and cold - it is not a place to encourage swimming.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Markets, music, cultural events, birdwatching, photography, open air theatre nights.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Some of the existing infrastructure is ugly, tired and not-fit-for-purpose. Infrastructure improvements should be eco-friendly, harmonise with natural environment and built with resilience for flooding.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Interpretative signage, interactive sculptures and some discrete lighting - that won't upset nocturnal wildlife.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

I'm not in favour of modifications to floodplains for the purpose of built infrastructure.
The idea of a caravan park is not sound.
Parts of Gateway are probably contaminated from industrial activities and having been utilised as the Wodonga tip.

Response No: 2

Contribution ID: 768
Member ID:
Date Submitted: Mar 22, 2024, 10:03 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Meals at the restaurants
Farmers Market

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Restaurants accessible to all
Accessible to both Wodonga and Albury

Q5 **What do you dislike at Gateway Village?**

Long Text

Not enough public transport
No accomodation
The old buildings ie. old fish farm, old paver place are eyesores

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Definitely accomodation such as a caravan park or hotel.
Also a RV site such as what has been set up at the two Showgrounds would also work well in this area.
Tourist information centre to cater to both cities.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Tourist information centre
Historical society

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

More lighting around water areas

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Markets
Outdoor bands
Outdoor theatre

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

More family orientated activities ie. animal farm, small theme park

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Lighting
Sculptures

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Accomodation is a must particularly as many'grey nomads' and families are looking for new areas to stop all the time

Response No: 3

Contribution ID: 763
Member ID:
Date Submitted: Mar 20, 2024, 12:26 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Market on Saturday
Events at the Lincoln

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Atmosphere
Greenery
Market Stalls

Q5 **What do you dislike at Gateway Village?**

Long Text

NA

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Seating
Night lighting
Direct river access

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Afternoon stalls

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

NA

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Food
Wildlife
Art and culture

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

More stalls
"bush" walk/photography tour

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

NA

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Response No: 4

Contribution ID: 757
Member ID: 222
Date Submitted: Mar 17, 2024, 08:29 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Dining
Farmers market

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Green space, river access, restaurants, bike trails

Q5 **What do you dislike at Gateway Village?**

Long Text

The brickworks is an eyesore and the fun park a wasted opportunity. Let's get a caravan and camping space that's not like any other, not a soulless Big 4 but something special where the precinct surrounding it has something for everyone. It's already there we just need the campground!

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Caravan and camping grounds

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Perhaps some more promotion of the galleries there

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

I think it's ok as is.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Farmers Market
Bands at Gateway Lakes
More if they were on!

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Caravan and camping shows
Bike and walk/run events like City to City

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Bubblers! When in doubt, add more bubblers.

Also to link the bike tracks at the end of the old railway bridge so you can ride the whole way from Wodonga/ Albury Vice versa along the rail line

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

It is a magnificent space that's being underutilised.

Response No: 5

Contribution ID: 756
Member ID: 221
Date Submitted: Mar 16, 2024, 06:37 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Dining and/or strolling around the park areas

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Location, green space, dining options

Q5 **What do you dislike at Gateway Village?**

Long Text

Not enough parking for events or dining particulary for the elderly who can't walk too far. Not enough interesting things to see and do. Boring businesses, it should be more touristy. Need some dining options for people who can't afford expensive dining. Proper pub type meals.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Possibly accommodation, more outdoor dining options making the most of the water views

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Hold cultural festivals there. I'm from Brisbane and people love the various cultural festivals.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Cameras and lighting and perhaps some flat pathways.boardwalks

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Any cultural festivals, markets if there's more than six stalls, art shows, paint and sip type classes. Afternoon music in the park or outdoor at a pub. The Lincoln has a great outdoor space but it's too expensive

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Tea and scones type cafe, art gallery, local history museum, information centre, arts and crafts type centre for kids and/or adults to participate in. Hot air ballooning. Kite flying. Jazz bar.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Older people love to get out into nature but the paths around the water are not safe for them. A boardwalk would be great. Tables and chairs for picnics would be nice in the area behind La Maison too.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

If you have food trucks/coffee vans don't limit it to one, make it more interesting with variety and choices and more people are likely to gather. Competition is good and if the food or coffee is good people will buy it. A pizza oven would be good there too.

Response No: 6

Contribution ID: 755
Member ID:
Date Submitted: Mar 14, 2024, 07:03 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

theatre, markets, restaurants; and walking alongside the river

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Theatre and riverside walk

Q5 **What do you dislike at Gateway Village?**

Long Text

the privately owned spaces are an eyesore

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

upkeep of grassland alongside the path; nature (flora and fauna) information and regeneration. upkeep around the loop (e.g. km posts for timing) and paths which venture into swampland etc

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

points of interest, upkeep (several have been destroyed for many years).

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

lighting, grassland on the side of paths mowed

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

bigger farmers market

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

out door music events; theatre events in the ampitheatre

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

bike and walkways/running path or markings.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - No
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Response No: 7

Contribution ID: 754
Member ID:
Date Submitted: Mar 13, 2024, 11:42 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Visit restaurant and the farmers market regularly. Walk my dog

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Theatre restaurant green space for walking

Q5 **What do you dislike at Gateway Village?**

Long Text

Lightning at night. Dogs off leash

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Like the green open space would like to see it left opened not over developed

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

More of the parkland tours that occurred prior to Covid

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

See above lighting

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Music outdoor theatre farmers market

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Park runs walks

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Ensuring paths are maintained

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Response No: 8

Contribution ID: 753
Member ID:
Date Submitted: Mar 13, 2024, 11:05 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Farmers market and food

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Good range of events if you can find when they are.

Q5 **What do you dislike at Gateway Village?**

Long Text

Not much info about weekly happenings (what's on and when) special events, craft and other activities.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Communication about what's on and when.

A feeling that the place is "open" and not all just separate entities

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Aboriginal lore and culture session

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Slow bike riders down on shared footpath. Saperate bike trails

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Food market events

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Craft, art, food and how they are meaningful to diverse cultures.

Day in the park like events which incourage patrons to stay and participate. Like the pizza oven dose in Sumsion Gardens but with a wider range of things to do

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Ban bikes who seem to thing they entitled over pedestrians.

More shade areas

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Thing needs to appear they are open a worth a look. A infomation centre and a signed walking trail around the what the areas offer maybe a good place to start

Response No: 9

Contribution ID: 752
Member ID:
Date Submitted: Mar 13, 2024, 10:26 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Meet with a walking group

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Nice and relaxed. Plenty of parking

Q5 **What do you dislike at Gateway Village?**

Long Text

Seems 'shut' most of the time and not many people around. I think if you were a tourist visiting you would be disappointed

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Nice when restaurant is open but place feels empty.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

More maps of the area for tourists.
History of the area including all people.
Not many people know about the Bike Tree.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

More lights around.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Monthly market.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

A viewing tower to see over the Murray.
More advertising of what is being offered there.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Lights, signs.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

It's a good space that needs to utilised by everyone.

Response No: 10

Contribution ID: 746
Member ID:
Date Submitted: Mar 09, 2024, 12:24 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Use the cycle paths. Visit the Lincoln and La Maison, and Farmers Market.

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

The ones mentioned above.

Q5 **What do you dislike at Gateway Village?**

Long Text

Too far for Wodonga Residents. Wodonga needs a closer Riverside family area with a Cafe.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

A Tourist Park and a Water Park such as the one near Geelong.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Whatever is done mainly entertains Albury residents and supports Albury Businesses.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Seems to be fairly well provided.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Would prefer events at Sumption Gardens, especially after a Cafe or Restaurant is installed.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Show and shine. Concerts. unfortunately mainly supports Albury Businesses.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

A cycle path from Sumption Gardens along the old stock route and avoiding the bike path along the Lincoln Causeway.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - No
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Make better use of the Wodonga Water Tower, such as a viewing platform, or Tourist Information centre. Have a Farmers Market in Junction Square. We need to do more to support Wodonga Businesses. Wodonga is large enough to support a Cinema Centre.

Response No: 11

Contribution ID: 743
Member ID:
Date Submitted: Mar 07, 2024, 09:40 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Dinner, farmer market, art course

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Green area
Bit different
Like the style of buildings that fit the surrounding well

Q5 **What do you dislike at Gateway Village?**

Long Text

Lack of clear signage
A walk starting from there would be nice.
Asphalt is dominant at front so you are not aware of green behind. More green corridor to back could be an option
Miss a coffee place, could be great area to sit and chill.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Coffee place, more reason to go there

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Expositions / art
More information on aboriginal background area

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

None

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Art show, plant market, museum, music

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Place to have coffee, breakfast or lunch
Life music
Monthly foodtruck event
Outdoor cinema event

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

I just don't walk there, which is interesting because I always do that at any opportunity, so signage would help

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Response No: 12

Contribution ID: 742
Member ID:
Date Submitted: Mar 07, 2024, 09:19 AM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

No

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

nothing of any real interest there. is good for public events though.

Q4 **What are the key features you like at Gateway Village?**

Long Text

its pretty to look at. great for large public events.

Q5 **What do you dislike at Gateway Village?**

Long Text

withought anything of real intrest there its to far out of the way for any social reason to go.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

lack of diverse community interests. i personaly see it as a boring arts space. and whilst i appreciate arts and culture it doesnt envoke a disire to go there on a regular basis.
without infrastructure to facilitate social gathering, theres no real reason to go there more than once a year.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

that all depends on what "culture" your trying to promote?

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

i dont have any thoughts on this matter

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

food van festivals, beer festivals, music events, etc

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

food van festivals, beer festivals, music events, etc
otherwise the infrastructure there does nothing to attract business.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

a boardwalk on the rivers edge might utilize the land better.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - No
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - Yes
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

i think the only real way to get in increase of people to the area is to develop the area with accommodation and some sort of retail/hospitality precinct. at this point its far to easy to just drive past.

Response No: 13

Contribution ID: 741
Member ID:
Date Submitted: Mar 06, 2024, 09:25 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Markets
Walking
Dining

Q4 **What are the key features you like at Gateway Village?**

Long Text

Open space
Green lawns
Interesting features to explore

Q5 **What do you dislike at Gateway Village?**

Long Text

It's not a destination. It's not on my regular route as I travel from albury to and from Wodonga. It's not clear where to go once I park my car and where I should focus my attention. The industrial area (wetheralls) really detracts from the nicely maintained other areas

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Something for tourists. Accommodation, caravan sites on the river, a playground, a rest stop, visitor information, dump point etc. Activation of the space. Pop up shop for coffee or food. Use of the river, a floating restaurant.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Use of the Murray river. History of its use and its role in establishing Wodonga. A museum

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Lighting and activation of dead spaces.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Markets
Shows
Car shows, car race
Activities for kids which isnt the circus

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Pop up dining, bars, coffee
Museum
Visitor information
Cultural centre open to the public

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Link to car park better
Safe for kids on scooters, bikes, prams etc
Safe edges around drop offs

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

There is ample space for some accommodation in this area. A small caravan park with cabins and sites which makes use of the Murray River is long overdue and critical to attracting tourists to visit and stay in our region

Response No: 14

Contribution ID: 740
Member ID:
Date Submitted: Mar 06, 2024, 06:06 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Regular walk, run and ride crossing place trail and all other share trails connecting Wodonga to Albury. Attend farmer market on semi regular basis. Have attending a number of concerts and other events. Have participated in Dragon boating and kayaking.

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

The open space. Crossing place trail and bike paths.

Q5 **What do you dislike at Gateway Village?**

Long Text

The industrial sections and there appearance really do detract from the rest of the area. Off leash dogs.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Some form of tourist info centre (for towns, region etc). Caravan park. Cafes or similar (food vans)

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Murray river story. Nature, history, challenges, wildlife etc.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Regular grass cutting

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Concert, dragon boats, festival, sport event

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

permanent amphitheatre, picnic areas, enhance river frontage along crossing place trail, enhance lake frontage. More trees and gardens

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Regular mowing, dogs on leash, better network signage

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

the area has so much potential to be a place for all our community to participate in many activities and experiences. And a footbridge connecting Noreiul to crossing place that would be a winner.

Response No: 15

Contribution ID: 739
Member ID:
Date Submitted: Mar 06, 2024, 05:47 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Meal at the Lincoln

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Cycle paths

Q5 **What do you dislike at Gateway Village?**

Long Text

They mess in and around Weatherill masonry and the fun farm

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

More eating places

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

Not sure

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

I think just some footpath repairs

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Car shows. Markets.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Free camping/ low cost campsites along the river would bring more people to the area.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Make sure all paths are sealed and they join to the rail trail

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Response No: 16

Contribution ID: 738
Member ID:
Date Submitted: Mar 06, 2024, 05:19 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Farmers market. Eat at the restaurants. Play in the open spaces with my dog & children.

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

All the above.

Q5 **What do you dislike at Gateway Village?**

Long Text

Need some public toilets. Maybe a shaded area. And some kids play equipment.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Kids play space. Shaded area. Dog area. Public toilets.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

More aboriginal artwork or local facts around the rivers edge

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Bollard separating road & walkways /play spaces

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Lots of events.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Art workshops. Mix ology/ cooking classes at La Maison. Come & play days at the music classes for all.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

A mosaic walk to keep kids entertained.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Response No: 17

Contribution ID: 737
Member ID:
Date Submitted: Mar 06, 2024, 05:10 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Concerts
Saturday Market
Paddling on Lake

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

Open areas. Not too built up.

Q5 **What do you dislike at Gateway Village?**

Long Text

Old industrial sites

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Indoor covered 50m complex

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

More music events. Not just the big names but more intimate settings.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Not sure

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

More music events. Not just large scale.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Not sure

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

Not sure

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - Yes

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

No

Response No: 18

Contribution ID: 736
Member ID:
Date Submitted: Mar 06, 2024, 04:39 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

No

Q2 **What activities do you undertake at Gateway Village?**

Long Text

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Not much there of interest to us.

Q4 **What are the key features you like at Gateway Village?**

Long Text

That it is close to the river.

Q5 **What do you dislike at Gateway Village?**

Long Text

The lack of things to do.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

Better walking trails with information about the surrounds. Better choice of businesses.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

More information available to read in the area as you walk.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

More lighting, would also be good to have better walking trails.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Food truck gatherings.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

Not sure. Possibly art classes teaching people how to paint. Possibly pottery classes.

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

More signage and maps of the trails.

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

Response No: 19

Contribution ID: 735
Member ID:
Date Submitted: Mar 06, 2024, 04:29 PM

Q1 **Do you currently visit Gateway Village?**

Multi Choice

Yes

Q2 **What activities do you undertake at Gateway Village?**

Long Text

-Walking, attend market, have attended PT session along the river, and hot house.

Q3 **Are there any reasons that stop you from visiting Gateway Village?**

Long Text

Q4 **What are the key features you like at Gateway Village?**

Long Text

-Love the natural environment, great walking spaces, open spaces to relax in nature.

Q5 **What do you dislike at Gateway Village?**

Long Text

I think the open paddock spaces are an eyesore and could further developed with natural habitat or park friendly space, or a large dog park.

Q6 **What do you feel is missing from Gateway Village that would enhance the precinct?**

Long Text

-FREE BBQ spaces, play areas, or spaces for people to gather. There could be a local veggie patch or garden to encourage social connection and enhance people connection to growing their own food.
-Grow local native shrubs, edible plants which were used by our local indigenous community.

Q7 **What cultural activities could be enhanced to help educate the public and increase visitation to the area?**

Long Text

-Invite local invite elders to discuss and express what they would like to see with space, invite indigenous people to share how they would like to see the space utilized, how might they share more of the history with community within these spaces.
-Invite all cultural elders to come together, create a culture center where community comes to gather to share stories. Gateway being a place of gathering.

Q8 **What enhancements to safety would you like to see within the Gateway Village and surrounding shared paths and spaces?**

Long Text

Making it as accessible as possible to all community. If night events are being developed enhance the pathways to Gateway making it an adventure all family will enjoy, lighting, art work, a pathway which enhances senses.

Q9 **What events would you be likely to visit within the Gateway Village?**

Long Text

Music festivals, markets, cultural events, food markets, local gatherings.

Q10 **What activities could be provided within the Gateway Village that would maximise the use of the existing infrastructure and would likely generate business?**

Long Text

NA

Q11 **What enhancements to shared paths could be made to the area?**

Long Text

NA

Q12 **Do you agree with the below statements?**

Matrix

The inclusion of all abilities areas would be beneficial to the Gateway Village area - Yes
There are enough seating/picnic areas around the Gateway Village precinct for use by visitors - No
The use of non-permanent food truck/coffee vans would increase visitation to the area - Yes
Outdoor performances would increase the visitation to the area (use of amphitheatre) - Yes
Signage in the precinct is adequate - No

Q13 **Do have any other comments or ideas that you would like to add?**

Long Text

This process needs to ensure it incorporates all community, not only white middle class residents. We live in an ever changing community with many cultures and different needs. Wodonga council needs to look at the intersectionality of its residents and surrounding LGAS. Is this space able to be accessed by ALL community?

APPENDIX C



Tomkinson

CITY OF WODONGA VIC

WODONGA GATEWAY VILLAGE MASTERPLAN 2023

PHASE ONE CONSULTATION QUESTIONNAIRE

October 2023
Version: Draft

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Document History and Status

Rev.	Status	Date	Project Manager	Client Reviewer
Draft	Questionnaire – Phase One Consultation	31/10/2023	Noah Williams Principal Planner	KX

To whom it may concern,

Tomkinson acts on behalf of the Wodonga City Council in relation to the preparation of a Masterplan and associated Implementation Plan for the Gateway Village.

The purpose of the Masterplan will be to build upon previous work, consult with the community and stakeholders, identify changes / opportunities and ultimately provide Council with an up-to-date plan and series of recommendations to bring the plan to life.

Our process commenced in October 2023 and has included (to date) a detailed review of all relevant material and a number of informal site inspections to understand how the area is used and enjoyed.

As part of this process, we also propose to come and meet with you on November 16th 2023. To help inform our meeting we enclose for your review and consideration

- ***Draft*** Existing Conditions Plan which shows current uses within the study area
- ***Draft*** Recommendations Plan which identifies potential changes

Both plans should be read in conjunction with the questions below which we can discuss further when we meet. Please note that the plans are provided to you for discussion purposes only and in draft form, on a without prejudice basis. The plans are likely to be changed upon recommendations and are being shared with you to assist with capturing all relevant thoughts, feelings and aspirations about the Gateway Village and the project itself.

The completed Gateway Village Master Plan is due to be completed by April 2024 and will encompass a set of comprehensive recommendations that are provided specifically for the Gateway Village and connectivity to the surrounding locality. We anticipate discussing the final draft plan with you in March 2024 prior to presenting to Council.

We are looking forward to meeting in Wodonga on the 16th November 2023. If you are unable to attend, comments can be sent via email to nwilliams@tomkinson.com.

Thank you very much for your time and comments on the Gateway Village Master Plan.

Yours sincerely,



Noah Williams

Principal Planner

1. What does work / does not work with the Village currently?

2. How do you / your organisation feel about the extent of work that has previously been undertaken for this area?

3. What is your / your organisation's overall vision / hope for the area?

4. Do you agree with Council's aspiration for the precinct to be a key destination?

5. Who are the visitors that you / your organisation think should or could be targeted?

6. Is there anything you / your organisation has seen elsewhere that you think is worth trying or considering at the Gateway Village?

7. What do you / your organisation think stops people from visiting the Gateway Village?

8. What changes (recommendations) can Council make immediately and long term to ensure that the Gateway Village area becomes a key destination? Immediate / 2 years / 5 years?

9. What are you / your organisation's initial thoughts on the draft Recommendations Plan?



SHARED PATHS

Two metre all weather concrete paths

VEHICLE PARKING

Car spaces are provided along the Causeway and within the designated sealed car parking south of the Village area

EXISITNG BUILDINGS

Tenancy is at capacity for all buildings within the Village

PICNIC TABLES

Picnic tables are provided proximate to the barbecue area to the east of the Village and along the path north of the Lincoln Hotel

SEATING/VIEWING AREAS

Seating is provided along the shared paths in strategic locations for rest and views of the Murray River

POND/BIRD WATCHING AREA

The pond and vegetated area surrounding provides home to significant bird-life

RIVERSIDE AREA

The significant riverside frontage is provided with vegetated and cleared areas

OPEN SPACE AREA

The 'circus site' is a flat open area where many informal sports, exercise and dog play occurs

AMPHITHEATRE AREA

The formal amphitheatre can be booked through the City of Wodonga

FARMERS MARKET

The sealed car park is transformed into a weekly Farmers Market

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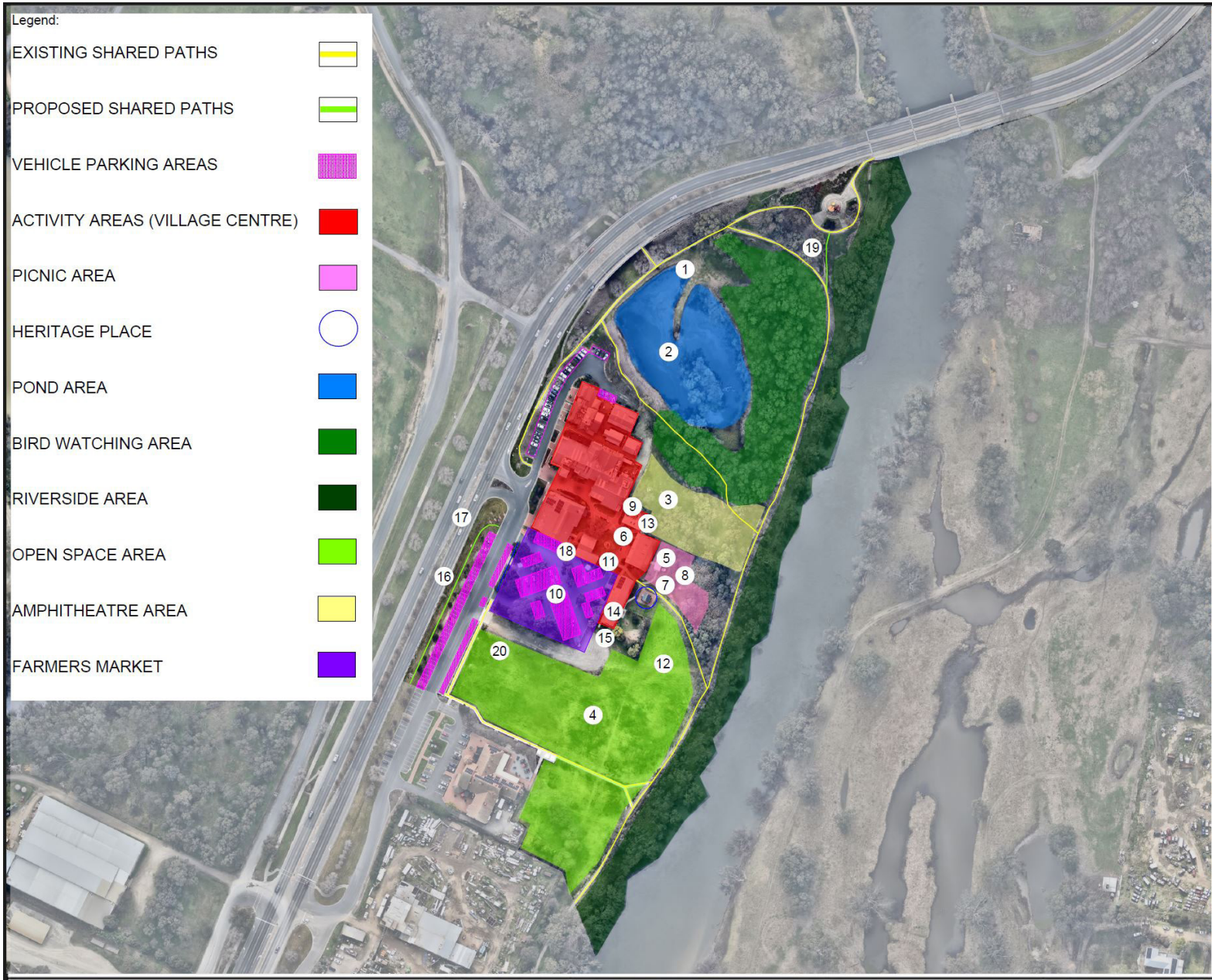
GATEWAY VILLAGE
EXISTING CONDITIONS PLAN

City of Wodonga

DRAFT

501415

A



Gateway Village Recommendations:

ENVIRONMENTAL

1 - 'No Swimming' signage to pond and river frontage
2 - Pond area to be provided with culturally significant name
Site Wide - Provide ongoing weed management
River Frontage - Re-vegetation to areas along water frontage to prevent erosion
Site Wide - Prioritise us of native/indigenous species for re-vegetation
Site Wide - Re-vegetation using Environmental Vegetation Classes
Site Wide - Use collaborative approach to land management with Indigenous groups
River Frontage - Utilise advice from North East Catchment Management Authority on flooding risk

ARTS

3 - Promote use of existing amphitheatre
Site Wide - Promote Indigenous cultural events
Site Wide - Promote local artists, musicians and galleries
Site Wide - Continued support of various arts events

SOCIAL

4 - Development to open space (Circus) area
5 - Provide inclusive picnic seating
6 - Provide unique artistic seating around Village area
7 - Add water fountains to picnic areas
8 - Include more shaded areas around the picnic and seated areas
9 - Provide changing areas for families
10 - Enhance farmers market provisions
11 - Support farmers market produce store

ALL ABILITIES

12 - Provide inclusive spaces (natural all abilities play space)
13 - Changing places facility (accessible toilets)

CULTURE

14 - Expand Burraja Indigenous Cultural and Environmental Discovery Centre
15 - Increase Indigenous food garden 'bush tucker garden'
Site Wide - Include Indigenous artwork in key locations around the Village
Site Wide - Provide culturally significant areas
Site Wide - Support and promote cultural development of education, cooking and sustainability
Site Wide - Prepare Cultural Heritage Management Plans as required

CONNECTIVITY

16 - Provide Footpath Along Causeway
17 - Pedestrian Connection Over Causeway
18 - Improve Connection from Car Parking Area to Village
19 - Additional Continuous and Connected Shared Paths
Site Wide - Provide inclusive way finding signage (Interpretive)
Site Wide - Add tactile indicators around paths to assist with navigation
Site Wide - Review car parking
Site Wide - Enhance visual sight lines for pathways especially along vegetated areas

SAFETY

Site Wide - Provide lighting to paths
Site Wide - Continue to lock facilities at night with adequate lighting
Site Wide - Tree lopping where required
Strategic Locations - Security measures including cameras and motion sensors

ECONOMIC DEVELOPMENT

20 - Provide bicycle hire

REV | REVISION | DES DWG CHK AUTH DATE

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GATEWAY VILLAGE MASTER PLAN

City of Wodonga

DRAWN | DESIGNED | CHECKED | AUTHORISED | DATE

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PROJECT & DWG No. 501415

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