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Birallee Park Master Plan

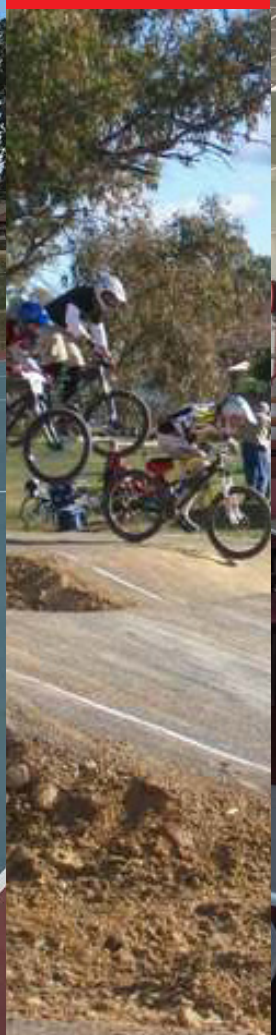
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Executive summary

Introduction

Birallee Park is the largest multi-sport venue managed by Wodonga Council. The facility is heavily used and includes two ovals, cricket practice facility, netball court, BMX facility and synthetic hockey field. Additionally, with a lit pedestrian link, the park is popular for walkers, joggers and cyclists.

Existing situation

The 15.4-hectare council-owned facility is located on the western side of Wodonga about 2.5 kilometres from the central business district. The bulk of the park is zoned Public Park and Recreation with a small section of land zoned General Residential in the south-west corner toward the intersection of Silva Drive and Marshall St.

The park is built into an undulating setting with levelled playing fields cut into the landform. Significant embellishments associated with the main oval have been developed in the north-west corner while less intense infrastructure is located near the BMX and hockey fields toward the south-east. Mature shade trees form much of the northern perimeter and create a central spine across the park.

While the two ovals, netball court and BMX facility are in good condition, the former tennis courts have outlived their useful lives and have not been used for a number of years. Upgrades to the hockey fields that occurred in early 2018 have allowed the field to continue hosting both games and training sessions for a variety of local clubs.

Existing embellishments include:

- Two ovals (both lit for training purposes);
- Five-net cricket practice facility;
- Netball court (lit for training purposes);
- BMX track with covered starting ramp;
- Hybrid sand-based hockey pitch;
- Function room, past players pavilion, main pavilion, spectators shelter, media platform and sealed car park servicing the main oval;
- Pavilion, players' shelter and scorers' box servicing the netball court;
- Pavilion and sealed car park servicing BMX and hockey;
- Small administration building located between the BMX facility and hockey pitch;
- Former tennis pavilion;
- Aged amenities building servicing Emerald Oval;
- Additional overflow car parking is located directly to the south of the main oval and between the two ovals off emerald avenue; and,
- Walk/cycle path link between Silva Drive and Emerald Avenue.

Demand for upgrade

Demand for upgrades to the park has been established through consultation with council, user groups and peak bodies and with consideration of existing opportunities. Key directions include the following.

- Sport
  - Capped numbers in Australian Rules Football and netball
  - Limited court space for netball resulting in some training to be held off-site
  - Recent growth in hockey and cricket
  - Steady participation in BMX
  - Approved development of a regional cricket centre indoor training facility
- Recreation
  - Suitable and well-located unallocated space to develop an attractive recreation node
- Common areas
  - Poor "entry" and sense of arrival at the interface with the Wodonga Sports and Leisure Centre (WSLC)
  - Opportunities to enhance pedestrian connectivity between the park's activity areas, regional cricket centre, WSLC, adjoining schools, residential areas and retail precinct

Design directions

The proposed master plan is located within Section 6.

The vision for Birallee Park is:

To provide a quality multi-sport and recreation facility - home to the city's only BMX track, regional cricket centre training facility, a premier outdoor netball complex and quality fields for cricket, hockey and Australian Rules football. Facilities will be developed to ensure the park continues to attract regular community events and is popular for its recreation opportunities.

Proposed ultimate embellishment for the park includes the following:

Sporting opportunities

- Premier field hosting Australian Rules football and cricket (turf wicket block)
- Premier regional cricket centre indoor training facility including an administrative hub
- 10 outdoor cricket nets to service regional cricket centre
- Expansion of Emerald Oval with the addition of a turf wicket block
- Two-court lit netball precinct
- Hockey facility with synthetic field
- Premier BMX facility

- Recreation opportunities
  - Extensive play node complete with amenities toward the south-west corner of the facility
  - Recreation node on the eastern side of the facility
- Common areas
  - Mix of formal car park areas and additional overflow car parking opportunities within the park boundaries
  - Improved pedestrian connections and circulation
  - Upgraded entry and interface with the WSLC





Background

Introduction and purpose

In late 2014, Wodonga Council engaged ROSS Planning to develop a master plan for Birallee Park (the park). Key components of the plan relied on the relocation of hockey to the Baranduda Fields Sporting Complex. With this development no longer moving forward in the short term, ROSS Planning were re-engaged in 2018 to conduct a review of the previous master plan.

The park is situated to the west of the central business district and is currently home to:

- Wodonga Raiders Sports Club (senior football and netball);
- Wodonga Raiders Junior Football Club (including female football teams);
- Wodonga Raiders Cricket Club (senior and junior);
- Wodonga Hockey Club; and,
- Border BMX Club.

Additionally, the Wodonga Raiders Sports Club facility hosts regular community functions and an annual New Year's Eve celebration.

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

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

What is a master plan?

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

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

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

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

Project methodology

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

Stage 1 - Preliminaries

- Inception meeting
- Review of the 2015 master plan, relevant reports, plans, policies and other documents
- Review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- Detailed site assessments
- Discussions with Council officers

Stage 3 - Engagement

- Discussions with user groups, peak bodies and key stakeholders

Stage 4 - Draft master plan

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

Stage 5 - Review and finalisation

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



Literature review

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

Wodonga Council Plan 2017-2018 to 2020-2021

The *Council Plan* is the key document leading council delivery over a four-year period.

Key strategic objectives and actions are presented under five key focus areas. Those with the most direct relevance to the master plan review are the Healthy, safe and resilient community and Sustainable and forward looking key focus areas and include the following.

- Families, children and young people
  - Plan, facilitate and provide where appropriate quality services, activities and spaces that meet the needs and provide the best outcomes for our children, young people and families
- Being active
  - Manage and develop the city's sporting, recreation and leisure facilities and spaces for sustainability, amenity and to encourage active participation
- Open spaces
  - Design and maintain our parks, reserves, public and green spaces for their continued attraction for our community and visitors.

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

Literature review - summary

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

- Council acknowledges the importance of sport and recreation facilities for the community
- A new master plan is clearly required to address changes resulting from recent Baranduda Fields directions

Sport and Recreation Plan 2014 to 2040

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

The plan notes that for the sports currently active at the park predicted demand by 2031 includes the following.

- Cricket
  - Five additional ovals
  - Australian Rules football
  - Five additional senior fields and three additional junior fields
- Netball
  - Access to an indoor facility (with up to six courts) and a total of 15 outdoor courts
- Hockey
  - One additional synthetic pitch
- BMX requirements were not considered in the plan.

The *Sport and Recreation Plan* also provides comment on each individual facility. For the park, the following recommendations have been made.

- The need for a detailed master plan
- Construction of second netball court
- Emerald Oval expansion
- Provision of additional pavilion development
- Traffic and pedestrian connection upgrades
- Ensure suitable cricket training facilities

The council has made the decision to not pursue a joint AFL approach at Birallee Park. Additionally, with no proposed development of Baranduda Fields in the short-term, a number of these recommendations are now obsolete (particularly with the re-development of a synthetic hockey field at Birallee Park and the construction of a new netball facility at Kelly Park).

Proposed Baranduda Fields Sporting Complex

Development of Baranduda Fields will not proceed until further funding is secured (government and/or private enterprise). However, the council will continue with planning and design stages at Baranduda Fields and thus the potential impacts on the use of Birallee Park have been considered below.

Proposed development at Baranduda Fields includes the following.

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

There is some potential for the proposed cricket fields to impact on the use at the park. However, the development of the regional cricket centre, outdoor nets with storage and associated amenity upgrades will further embed the sport of cricket at the park.

Given the significant infrastructure developed at the park (and the proposed enhancements included in the master plan), the potential facilities at Baranduda Fields are not expected to entice any of the existing clubs located at the park.

Demographic considerations

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

Analysis of these characteristics[1] reveals the following.

- An estimated population of 41,666 in 2018 with significant population increases of almost 16,000 by 2031
- Interestingly, Wodonga is not considered to be an aging city (with age cohort structures between 2018 and 2036 not expected to change markedly)
- Higher proportion of young people 34 years and under (48 per cent) compared with regional Victoria (40.7. per cent)
- Lower proportion of older people 50 years and above (33.2 per cent) Compared with regional Victoria (41.2 per cent)
- More than 700 households without a motor vehicle
- More than 2000 households without internet connection.

Demographic considerations - implications

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

- a range of sport and recreation opportunities that are attractive across the ages should be made available at the Park (e.g. both formal sport and passive recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).

1 *profile id, the population experts (2018)*



Trends considerations

Formal sport trends

Field and court quality

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

With senior and junior football clubs, junior and senior cricket club and significant use from adjoining schools, the playing fields at Birallee Park are exceeding capacity. In particular, the council staff face difficulty scheduling necessary field maintenance for the main oval between the summer and winter sporting seasons.

Field sharing and establishing precincts

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

Inherent to this philosophy of sports field sharing and provision is the underlying principle of providing flexible-use sports fields, and not specifically designed fields for a particular sport.



Field sharing has regularly been the cause of angst at Birallee Park. Balancing requirements for turf wicket preparation and pre-season and finals fixtures (the beginning and end of the season) for Australian Rules football and cricket is challenging.

Further, integrating both formal sport facilities and passive recreation facilities into larger precincts with identified nodes of activity creates a facility attractive to a wider audience. This approach helps to ensure effective use of council resources.

Volunteer sport organisations

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

Some "professionalisation" of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (eg. umpiring or canteen duty). Wodonga Raiders Sports Club has adopted a business-type approach with funds raised from commercial activities and events.

Passive recreation trends

Park design

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

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

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

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

Birallee Park currently offers limited passive recreation opportunities (with no play nor picnic nodes). However, the facility provides a pedestrian link between Silva Drive and Emerald Avenue.

Trends considerations - summary

So what do the trends mean for the master planning of Birallee Park? As the master plan has been developed, we have:

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

Existing situation

Site description

Birallee Park is located to the west of the central business district. The northern, southern and western boundaries adjoin residential areas. To the east of the Park are two schools, the WSLC and a shopping precinct.

The 15.4-hectare park is council-owned and managed. The park is made up of a number of land parcels.

- Lot 2 on LP121704
- Lot 878 on LP144311
- Lot 879 on LP201532
- Part of Lot 6 on LP210952.

The park has levelled areas cut into an undulating landscape. It is currently home to regular Australian Rules football, cricket, netball, BMX and hockey use. Additionally, tennis was formerly played at the park (prior to 2015).

Planning considerations

Wodonga Planning Scheme

Public use zone

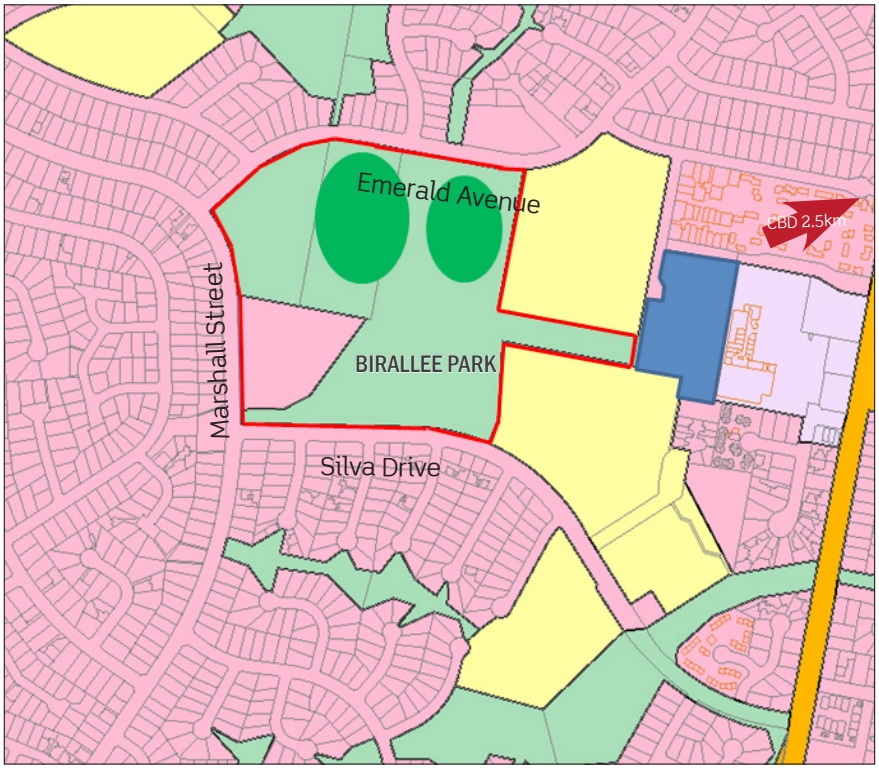
Birallee Park is primarily zoned Public Park and Recreation Zone (PPRZ) with a small section zoned General Residential (GRZ).

The objectives of the PPRZ are to:

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

One of the objectives of the GRZ is to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

For the outdoor sport and recreation developments included in the master plan, a permit (other than necessary building permits) is not likely to be required as identified in 36.02-1 (informal outdoor recreation, outdoor sports ground) and 32.08-1 (informal outdoor recreation).



Birallee Park

General Residential

Education facilities

Wodonga Sports and Leisure Centre

Site elements

Site characteristics

The key features of the facility include two quality turfed ovals, the city's only BMX facility and synthetic hockey facility. Pavilions service the (former) tennis facility, BMX and hockey facilities, the main oval and netball precinct.

Buildings and improvements

Birallee Park has a range of embellishments.

- Main oval
  - Lit oval
  - Lit netball court
  - Cricket practice nets
  - Pavilion
  - Function room
  - Past players' pavilion
  - Spectators' shelter
  - Media platform
  - Netball pavilion
  - Netball players' shelter
- Second oval (Emerald Oval)
  - Lit oval
  - Brick amenities building
- BMX facility
  - Quality competition track
  - Administration building (shared with hockey)
  - Pavilion (shared with hockey)
- Hockey facility
  - Lit synthetic pitch
  - Administration building (shared with BMX)
  - Pavilion (shared with BMX)
- Tennis facility
  - 5 Decommissioned courts
  - Brick pavilion

Lighting

The two ovals and netball court are lit to training standards, while the hockey pitch is lit for competition purposes.

Parking

A large sealed car park (about 95 bays) is located adjoining the main oval. It is accessed via Marshall St. An overflow (unsealed) car park adjoins this car park to the south.

An additional sealed car park (about 60 bays) services BMX and hockey and is located off Silva Drive.

A small unsealed car park is located off Emerald Avenue and services the second oval.

Access, linkages and connectivity

Entry and access

While the majority of the City's premier sporting facilities have some form of fencing or bollards to protect surfaces from vehicles, Birallee Park is largely open and freely accessible.

However, the main oval is fully fenced to protect the playing surface but also to allow for game day ticket sales. The hockey pitch and BMX facilities are also fenced.

Timber rail fencing is located along Emerald Avenue at the perimeter of Emerald Oval and in a small section between Silva Drive and the hockey/BMX pavilion.

The eastern boundaries share fencing with the adjoining schools.

Linkages and connectivity

The concrete path leading from Silva Drive to Emerald Avenue appears well used. However, it is clear that there are also key additional informal connections across the Park. Desire lines are evident between the BMX and hockey facilities leading up toward the pavilion, through the BMX facility to the west past the main oval and from the hockey facility to the east toward the schools, WSLC and shopping complex (beyond).

Shade

As a sporting venue, Birallee Park has limited shade - for either participants or spectators.

A covered spectator area is located at the main oval, while mature trees provide some shade for Emerald Oval. Again, mature trees provide the predominant shade for the BMX facility, while little shade is available for the hockey facility

However, it should be noted that the stands of mature trees located throughout the centre of the Park provide quality shade along the walk/cycle path.

Signage

Significant signage is located at the entrance to the main oval. However, there is limited additional naming signage across the Park.

While the Park is quite large, relatively clear sight lines and raised viewing points decrease the need for internal directional signage.





Existing facilities

1. 5-net cricket practice facility
2. Covered spectator area
3. Sealed car park (95 bays)
4. Pavilion area (main building includes changerooms, canteen, gym and amenities; area also includes media platform and concrete tiered seating)
5. Entry plaza
6. Function room (and covered extension)
7. Past players pavilion
8. Main oval with turf cricket wicket block and training standard lighting (for Australian Rules football)
9. Manual scoreboard and storage
10. Netball precinct (court lit to training standard, pavilion, covered spectator area and scorers' box)
11. Overflow car park
12. Amenities building and utilities infrastructure
13. Emerald Oval with training standard lighting
14. BMX track with covered start ramp
15. Administration building
16. Hockey precinct (hybrid sand-based hockey pitch with competition standard lighting, safety and perimeter fencing, dugouts and uncovered spectator stands)
17. Pavilion (includes amenities, canteen and storage)
18. Sealed car park (60 bays)
19. Five decommissioned hard court tennis courts
20. Small pavilion (includes amenities, kitchen and storage)
21. Wodonga Middle Years College
22. Catholic College Wodonga
23. Wodonga Sports and Leisure Centre

Main oval

The main oval includes a high quality surface and a wide range of ancillary facilities.

- Quality oval with turf cricket wicket (lit to Australian Rules football training standards)
- 5-net cricket practice facility
- Pavilion (with changerooms, canteen, gym and administration area)
- Function room and past players pavilion
- Media platform
- Covered spectator area
- Netball court (lit to training standards), pavilion and players' shelter











Emerald Oval

Emerald Oval is a key facility for junior cricket and AFL. The facilities include:

- Quality oval with synthetic wicket (lit to Australian Rules football training standards);
- Dated brick amenities building;
- Mature trees providing shaded spectator areas; and,
- Overflow car parking





BMX facilities

The council's only premier BMX facility includes:

- Quality racing track with raised (and covered) starting platform;
- Shared administration building;
- Shared pavilion;
- Minimal lighting;
- Sealed car park; and,
- Fencing (fully enclosed).









Hockey facilities

The council's only synthetic hockey facility includes:

- Synthetic field with competition standard lighting and full facility fencing;
- Dugouts and spectator grandstands;
- Shared administration building;
- Shared pavilion; and,
- Sealed car park.

Common facilities

- Two sealed car parks (approximately 95 and 60 bays)
- Overflow car parks
- Concrete pedestrian path









Note: All of the existing derelict tennis facilities will be removed.

Demand analysis

Demand for upgrade and development at Birallee Park has been established through consultation with council, user groups, peak bodies and adjoining schools; review of outcomes from the *Sport and Recreation Plan*; combined with an analysis of existing opportunities.

Consultation summary

Council

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

Issues

- The main oval is heavily used and facility sharing can be problematic
- The second oval is popular for junior and female club and school use
- A second netball court is required to meet current demand
- No storage or suitable amenities servicing the second oval
- Limited sealed parking options, particularly on game days
- Continued growth of female sports is placing pressure on facility

Opportunities

- Establishment of the regional cricket centre should see the park become the premier training facility in the region
- Border BMX conduct a popular annual open race meet
- Potential for Emerald Oval to be expanded
- Wodonga Raiders host the New Year's Eve celebrations each year
- Opportunity to supply additional sealed parking bays to service the main oval and new regional cricket centre training facility.

Parkland Tennis Club

- In addition, the council has determined that all tennis facilities and activities are to be removed from the park.

Existing user groups

Wodonga Raiders Sports Club (AFL and Netball)

Membership considerations

- Senior AFL is capped at three full teams (80 players)
- Netball has 40 players across four teams

Facility usage

- Winter sporting season
  - Training is undertaken on the main oval Monday to Friday in the afternoon/evening
  - Senior matches are conducted on alternate Saturdays. All senior matches are conducted on the main oval
- Netball training is conducted two afternoons/evenings each week with matches played on Saturdays on a home-and-away rotation. Two teams train at Kelly Park to allow appropriate access to necessary court space

Clubs proposed development considerations

- Provision of second netball court
- Changeroom extension to allow for female-friendly facilities
- Provision of an amenities building to service Emerald Oval
- Redesign the cricket practice area into a multiuse warm up area
- Provision of additional security lighting in the sealed car park area
- Landscaping, coverage and deck between the function room and extending to the past players pavilion (where a new deck will be established)
- Roof extension from the main pavilion over the tiered seating
- Provision of an electronic scoreboard
- Coverage between the main pavilion (changerooms) and spectator shelter
- Canteen redevelopment upon relocation of the umpire change facilities

Netball Victoria comments

A recent audit highlighted that the single court at Birallee Park is in good condition. Further to this, the recent development of amenities to service netball may assist to attract more participants and promote growth within the Wodonga catchment.

Wodonga Raiders Junior Football Club

- Junior AFL is capped at 150 players across six teams
- Two recently established female teams were included in the Wodonga structure in 2018

Facility usage

- Winter sporting season
  - Emerald Oval hosts junior and female training two afternoons/ evenings each week
  - Junior matches are conducted on alternate Saturdays on both ovals
  - Female matches (U16s and Opens) are played on Sundays
- It is also important to note that WRJFC manages the female teams and the current growth in female sport is increasing the pressure on Emerald Oval to serve as the primary field for both juniors and females

Clubs proposed development considerations

- The club proposed development considerations are shared with that of the senior club with the junior club highlighting the expansion of Emerald Oval will allow for increased opportunities for junior and female fixtures
- It is acknowledged that the increasing popularity of female participation in Australian Rules football will create additional demand for female friendly facilities at the site along with increased demand on field requirements for training and match purposes

AFL North East Border comments

The region has a well-established Australian Rules football presence. There have been significant improvements in the quality of field standards. However, a lack of adequate lighting and suitable amenities remains an issue for a number of clubs. The same can be said for the park, with the club acknowledging the need for upgraded lighting in the long-term. A reconfigure of the current amenities in the main pavilion would allow for better utilisation of space currently available to the Raiders. These gaps and priorities have been addressed in the AFL North East Border 2017 Regional Facility Strategy.

Wodonga Raiders Cricket Club

Membership considerations

- The club fields four senior and five junior teams
- Steady increase in membership over the past three years
- Potential to field a female team in the 2019-2020 season

Facility usage

- Senior matches are played on the turf wicket on the main oval Saturdays and Sundays throughout the summer season
- Junior matches are conducted at Emerald Oval (with U16 matches conducted on the main oval when A Grade are playing away)
- Training is conducted Monday to Friday in the afternoon and evening

Clubs proposed development considerations

- The club would prefer it had a “home” or clubroom adjoining the main oval (access to the past players pavilion may be adequate)
- Preference for both a hard wicket and turf wicket block to be available on Emerald Oval.

Cricket Albury-Wodonga

Membership considerations

- Cricket membership has remained steady with 32 clubs competing across the Albury-Wodonga region

Proposed development considerations

- Recognise the need for a turf wicket block at Emerald Oval
- Acknowledge that an upgrade to the storage facilities available to cricket is required in order to facilitate further growth

Cricket Victoria/Cricket NSW

The club is growing well and with a keen group of committee members quality programs have been put in place. In the future, the club will have access to new outdoor practice facilities attached to the regional cricket centre further establishing the club (and venue) as a quality cricket destination. These peak bodies recognise expanded elite opportunities that could arise from the new centre and acknowledge Birallee Park becoming the cricket training hub for the region.

Regional Cricket Centre

In order to transform Wodonga as the epicentre of cricket in the North East Border region, 10 outdoor cricket nets are proposed to service the indoor nets and administrative building. These nets will comprise of six turf and four synthetic wickets to enable players the opportunity to improve bat skills across both surfaces. Designs have the batters hitting toward the north mitigating any potential impact of balls hitting the proposed recreation node.

Wodonga Middle Years College

The college has an unallocated section of land in the far south-west corner of the site that they would like to see developed as two tennis courts. The college's preference is to partner with the council and provide public access to the courts outside school hours[1].

1 Council remains committed to no community tennis development at the Park

Wodonga Hockey Club

Membership considerations

- 240 players excluding Hookedin2Hockey program participants
- The club has a team in each division and age group
- Steady growth has been achieved in recent years
- The club has indicated that current membership numbers are ideal for club operations

Facility Usage

- Matches are played every Friday, Saturday and Sunday (day and night)
- Beechworth Hockey use the facility for training once each week
- Wodonga Catholic College use the fields for school sport purposes (within school hours)

Clubs proposed development considerations

- Provision of a pavilion on the western side of the field (equipped with a viewing area, amenities, canteen, administration and social area)
- Prepared to share the proposed pavilion with Border BMX

Catholic College Wodonga

The college undertook a master planning process throughout 2018. This activity highlighted that recent growth is projected to continue creating real pressure on the existing facilities (and a clear requirement for additional buildings).

The college would be open to discussions with the council if vacant land was deemed surplus to requirements and if the acquisition of additional land is deemed appropriate by the council.

Catchment considerations

Sport

As identified in the Sport and Recreation Plan 2014 to 2040, there is currently an under-supply of playing fields and courts available to the Wodonga community. Provision of a second netball court and expansion of Emerald Oval will help to alleviate stress placed on the facility.

Recreation

As the key sport and recreation venue for the adjoining residential areas, the very limited formal recreation opportunities available in Birallee Park are surprising.

The recreation facilities proposed for development in the master plan will provide an additional avenue for activity for local residents and visitors to the Park.





Opportunities and constraints

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

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	• Birallee Park has open road frontage along three sides, ensuring it is easy to navigate and enjoys significant passive surveillance (other than the treed section in the centre of the park that is somewhat hidden below the main oval, BMX track and hockey pitch) • The site is difficult to access from the east, with only a small opening "through" the former tennis facility and wedged between two schools • Only the main oval has any significant signage (and that signage highlights the club rather than the oval/facility)	• Undertake selective tree clearing and uplimbing to enhance pedestrian movement through the central section of the park and to improve perceptions of safety • Open an entry to the park from the east (and enhance links with the WSLC). Develop a formal entry plaza and car parking • Ensure a common suite of signage is installed to define the various sporting facilities across the park
Parking	• Birallee Park is one of the few key sporting facilities in Wodonga with ample overflow car parking opportunities • Opportunity to increase number of sealed parking bays and reconfigure access ways to service the regional cricket centre • Additional formal car parking will be required to service the regional cricket centre, Emerald Oval, the BMX Club and the hockey facility at the precinct	• Install simple low rail fencing to designate the large overflow car parking area on the western side of the park • Extend the existing car park servicing the main oval so that it is also used for access to the regional cricket centre and recreation node • Extend parking along the eastern side of the hockey facility
Pedestrian network	• Limited existing internal path system (and key areas where desire lines are prominent) • Clear desire lines throughout the park • Difficulty accessing the park from the WSLC (to the east)	• Develop a network of paths across the park • Develop footpaths along Silva Drive, Marshall St and Emerald Avenue linking with the wider path network • Develop links from the hockey/BMX car park down to the central pedestrian spine and west to Marshall St
Fencing	• There is no need to fence the entire park (particularly the south-west corner of the venue) • Bollard fencing along Emerald Avenue is attractive and functional • The BMX track becomes unnecessarily damaged when it is used by the public during and immediately after rain periods	• Install bollard fencing where applicable along Emerald Avenue • Continue to monitor fencing around the BMX club, making sure it is locked off to public during wet weather to reduce the amount of damage being caused to the track (yet kept open for public use at other times)

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Buildings and structures		
Main oval pavilion	• The location of the canteen servery causes a pinchpoint along the access route to the spectators covered stand • The existing concrete tiered seats have limited cover • The canteen is too small for required use • The changerooms and amenities require an upgrade and expansion	• Extend the building to the west to allow for changeroom expansion • Reconfiguration of the building can provide a more appropriate layout and allow for umpire change facilities and upgrades to occur to the canteen and servery within the pavilion so that it opens to the picnic area rather than the concrete tiered seating. Ensure a window remains on the oval side of the canteen to allow viewing opportunities • Develop a skillion roof extension from the main pavilion across the tiered seating
Function room	• Opportunity exists to join the function room and past players pavilion	• Develop a covered deck area between the function room and past players pavilion to create additional flexibility for these multipurpose facilities
Past players pavilion	• Opportunity to link with the function room	• Develop a covered deck area between the function room and past players pavilion to create additional flexibility for these multipurpose facilities
Spectators covered area	• Opportunity exists to provide a cover between the main pavilion and spectators area	• Simple roof structure constructed to increase the amount of protection for spectators
Media platform	• Media platform no longer meets expectations for quality facilities	• Construct a new media platform above the spectators covered area
Manual scoreboard	• The large manual scoreboard is dated and restricts views across to the netball facility	• Remove the scoreboard facility and develop a new scoreboard (potentially upgraded) further toward the middle of the oval
Emerald Oval amenities	• This is a dated facility that is poorly located and no longer meets preferred design considerations	• Demolish and incorporate amenities into the new amenities and storage facility servicing Emerald Oval
BMX/hockey pavilion	• Existing building does not meet the combined needs of BMX and Wodonga Hockey Club	• Replace the small pavilion with a large shared pavilion that includes a canteen, administrative and social area and a raised viewing area
BMX/hockey amenities	• Existing embellishments are outdated	• Upgrade the amenities building to provide a more appropriate facility including canteen • Investigate equipment storage
Tennis pavilion	• No longer required	• Remove this building to create an open entry
Storage	• Storage shed is outdated and blocks view of netball from main oval	• Remove current storage building and build new storage to service AFL and netball

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Open space		
Sports facilities	• BMX - Opportunity to develop as a premier facility • Cricket - Opportunity to develop the park as a new hub for cricket activity • Australian Rules football - Ongoing development required across the wide range of facilities servicing the main oval • Hockey - Opportunity to further develop both the training and ancillary facilities • Netball - Opportunity to develop a second lit court to meet existing demand • Tennis - Opportunity to remove the existing decommissioned courts and establish a new community/school facility	• Replace the BMX start gate with a pro-start or barrel gate • Upgrade the BMX berms to bitumen • Upgrade the BMX lighting to allow for night racing and training • Install seating under the shade trees at the BMX facility • Raise the area behind berm 2 at the BMX facility to provide an additional spectator area • Investigate roofing to provide all weather track access • Expand the dimensions of Emerald Oval to the south-east • Undergo power upgrades at Emerald Oval to facilitate oval lighting and pavilion • Construct a turf wicket block (and retain the hard wicket) at Emerald Oval when need demands • Construct the regional cricket centre • Construct up to 10 outdoor practice nets (including six turf and four synthetic nets) • Light the main oval for cricket (and AFL) competition • Construct a second lit netball court and alter the oval access road • Redevelop the existing cricket practice facility as a grassed multiuse warm-up area • Construct a small synthetic warm-up area directly to the north of the hockey field • Undertake a lighting upgrade at the hockey field • Remove all existing tennis infrastructure • Reinstate fencing on the boundary shared with the Wodonga Middle Years College
Recreation space	• Very limited existing recreation opportunities for a facility of this nature	• Develop a quality recreation node complete with amenities, passive open space and pump track • Develop a feature entry plaza leading to a central civic node • Develop a system of linked pedestrian paths

Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and park visitors.

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



Vision

The vision for Birallee Park is:

To provide a quality multisport and recreation facility - home to the city's only BMX track, regional cricket centre training facility, a premier outdoor netball complex and quality fields for cricket, hockey and Australian Rules football. Facilities will be developed to ensure the park continues to attract regular community events and is popular for its recreation opportunities.



Facility design

The Master Plan shows the overall layout of the proposed design. The table below depicts proposed developments and rationale.

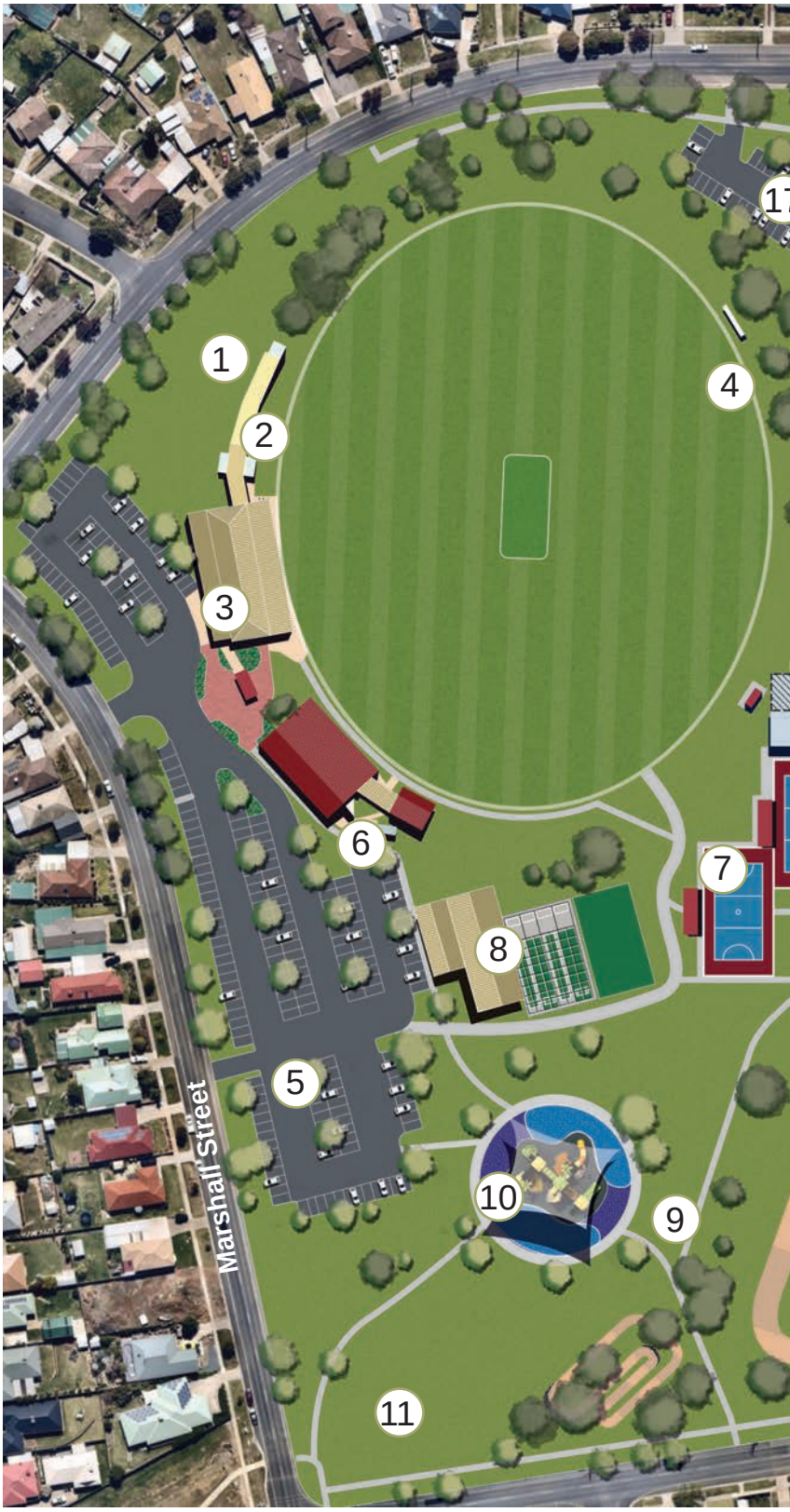
Element	Master Plan reference	Description	Rationale
Sporting opportunities			
Main oval and netball facility	1, 2, 3, 4, 6, 7,	• Redevelop the existing cricket practice facility as a grassed multi-use warm-up area • Reconfigure the main pavilion to provide umpire change facilities and an expanded canteen • Construct a second lit netball court and alter the oval access road • Light the main oval for cricket (and AFL) competition • Extend the building to the west to allow for changeroom expansion • Develop a skillion roof extension from the main pavilion across the tiered seating • Develop a covered deck area between the function room and past players pavilion • Construct a simple roof structure between the main pavilion and spectators covered area • Construct a new media platform above the spectators covered area • Remove the scoreboard facility and develop a new digital scoreboard further toward the middle of the oval • Upgrade field lighting and configure to the council's centralised system • Lift wicket block on main oval	• To ensure suitable amenities and training facilities for players and spectators • To ensure a range of facilities for hosting community events • To create additional outdoor function space
Emerald Oval	15, 16, 18	• Expand the dimensions of Emerald Oval to the south east • Construct a turf wicket block (and retain the hard wicket) at Emerald Oval • Demolish the aged Emerald Oval amenities and incorporate amenities into the new amenities and storage facility servicing Emerald Oval • Undergo power upgrades at Emerald Oval to facilitate oval lighting and pavilion	• To create a formal hub for the oval • To cater for players and spectators
Regional Cricket Centre	8	• Construct the regional cricket centre • Construct up to 10 outdoor practice nets (six turf and four synthetic nets) • Construct an amenities and storage facility attached to the centre that can be accessed by players using both indoor and outdoor practice nets • Construct viewing terrace between regional cricket centre and main oval	• To establish Birallee Park as the premier training centre for cricket in the region

Element	Master Plan reference	Description	Rationale
BMX track	12, 13	• Carry out track upgrades - Replace the BMX start gate with a pro-start or barrel gate - Upgrade the BMX berms to bitumen - Upgrade the BMX lighting to allow for night racing and training - Raise the area behind berm 2 at the BMX facility to provide an additional spectator area • Install seating under the shade trees at the BMX facility • Replace the small pavilion with a large shared pavilion that includes a canteen, administrative and social area and an open viewing area • Investigate equipment storage	• To ensure the city offers a quality BMX facility • To provide suitable opportunities for spectators
Hockey facility	13, 14, 26	• Replace the small pavilion with a large shared pavilion that includes a canteen, administrative and social area and a raised viewing area • Undertake a lighting upgrade at the hockey field • Install an area of synthetic turf on the northern boundary of hockey the area to be utilised as a warm up area • Upgrade the current amenities building to provide a more appropriate facility	• To allow for membership growth and facility expansion
Tennis facility	22, 23	• Removal all existing tennis infrastructure. • Develop an entry plaza with pedestrian links to replace the existing tennis infrastructure	• To facilitate removal of needless infrastructure • To allow the development of an entry plaza and recreation node to service hockey and Emerald Oval
Recreation opportunities			
Recreation and play nodes	9, 10, 24	• Develop quality recreation and play nodes complete with amenities, passive open space and pump track • Develop a feature entry plaza leading to a central recreation node	• To ensure a range of quality informal recreation opportunities are available for locals and visitors
Walk/cycle paths	9, 24	• Develop a network of linked paths across the park • Develop footpaths along Silva Drive, Marshall St and Emerald Avenue linking with the wider path network • Develop links from the hockey/BMX car park down to the central pedestrian spine and west to Marshall St	• To ensure a safe pedestrian network is available • To provide appropriate links across the facility and between key nodes

Element	Master Plan reference	Description	Rationale
Common areas			
Entries	19, 22	• Undertake selective tree clearing and uplimbing to enhance pedestrian movement through the central section of the park and to improve perceptions of safety • Open an entry to the park from the east (and enhance links with the WSLC)	• To provide a focal entry point from the WSLC, schools and shopping precinct
Signage	n/a	• Ensure a common suite of signage is installed to define the various sporting facilities and users across the Park • Develop a signage strategy for the park	• To ensure destination signage reflects the quality of the facility
Car parking	5, 11, 17, 20	• Install simple low rail fencing to designate the large overflow car parking area on the western side of the park • Extend the existing car park servicing the main oval so that it is also used for access to the regional cricket centre and play node (approx. 80 new bays) • Extend parking to service the hockey facility and Emerald Oval (approx. 38 new bays) • Establish car parking (approx. 23 bays) along the eastern entry plaza • Formalise the existing car park servicing Emerald Oval off Emerald Avenue (approx. 28 bays)	• To provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups)
Fencing	12	• Install bollard fencing where applicable along Emerald Avenue • Continue to monitor fencing around the BMX club, making sure it is locked off to public during wet weather to reduce the amount of damage being caused to the track (yet kept open for public use at other times)	• To limit inappropriate access to the track during periods of wet weather
Storage	20	• Remove current storage building and build new shared shed to service AFL and Netball	• To offer adequate storage space for the park

Birallee Park - Master plan layout

1. Remove the cricket nets to create a multi-use warm up area
2. Cover linking the main pavilion and spectators stand
3. Main pavilion - roof extension over the tiered seating, changeroom expansion, reconfiguration or rebuild to allow umpire change facilities and canteen expansion.
4. Upgraded scoreboard
5. Additional sealed car parking (approx. 80 new bays). Install security lighting and new entry
6. Construct a series of decks, cover and landscaping to link the function room and past players pavilion
7. Netball precinct - two lit courts, pavilion scorer's box, spectator cover, improved oval access way, additional storage and change space
8. Regional Cricket Centre - new indoor and outdoor training facility (incl. construction of 6 turf, 4 synthetic outdoor nets and storage facilities)
9. Internal pedestrian paths to link key features throughout the park (and to the surrounding residential, education and retail areas)
10. Develop an extensive central play node complete with amenities and adjoining pump track
11. Overflow car park
12. BMX track - undertake track upgrades, provide race standard lighting, develop spectator areas around the track
13. Hockey/BMX pavilion - includes a paved forecourt, canteen, administrative and social areas and a raised viewing area
14. Synthetic hockey warm up and training area
15. Expanded oval dimensions (to the south east)
16. Amenities and storage facility
17. Sealed car parking (approx. 28 new bays)
18. Turf wicket block and hard wicket
19. Tree clearing/uplimbing
20. Remove current storage and build new shed to service AFL and Netball.
21. Additional sealed car parking (approx. 38 new bays)
22. Feature entry plaza leading to a central recreation node
23. Additional sealed parking (approx. 23 new bays) and links to the entry plaza and central recreation node
24. Central recreation node with multi-use ball wall and play space, formal planting, seating and viewing points
25. Undergo power upgrades at Emerald Oval to facilitate oval lighting and pavilion
26. Upgrade the hockey/BMX amenities building




Emerald Avenue
25
9
16
19
18
20
15
24
23
22
14
9
9
13
21
12
26
Silva Drive



VIEW B

Proposed shared hockey/BMX pavilion - This building will serve as the new home for both hockey and BMX. It will offer amenities, storage facilities and a canteen/function area. A raised viewing area will also be incorporated offering uninterrupted views of both the hockey field and BMX track.





VIEW A

Feature entry plaza - The entry plaza will form the interface with the Wodonga Sports and Leisure Centre, schools and shopping precinct. The area will provide the surrounding schools and wider community users opportunities to engage in a thriving community hub. It will include formal and informal seating options with garden beds and shade trees. The area will also feature a drop-off and pick-up zone.

VIEW C

New regional cricket centre and central play node - the regional cricket centre will become the hub for cricket training and development for the region. The node will incorporate a range of play opportunities and, importantly, will be located along the major spine of the pedestrian network.



Staged implementation and indicative costing

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

Stage 1 (short-term)

- Construct the regional cricket centre indoor facility
- Install 10 outdoor nets to service the regional cricket centre (6 turf and 4 synthetic)
- Ensure a common suite of signage is installed
- Undertake substantial main pavilion reconfiguration and expansion
- Develop a second lit netball court, including relocation of spectator shelter and developing a new entrance to the main oval
- Redevelop the existing cricket practice facility as a multiuse warm-up area
- Demolish the existing amenities building between the ovals
- Construct an amenities and storage facility at Emerald Oval
- Expand Emerald Oval to the south east
- Undergo power upgrades at Emerald Oval to facilitate oval lighting and pavilion
- Undertake a lighting upgrade to LED at the hockey field
- Remove tennis pavilion, courts and fencing
- Undertake selective tree clearing and uplimbing in the central section of the park
- Develop a pump track in the south-west corner of the park
- Extend the existing car park servicing the main oval. Additional car park security lighting at main oval
- Formalise car parking at Emerald Oval

Stage 2 (medium-term)

- Develop coverage and deck between the function room and past players pavilion
- Develop a skillion roof extension from the main pavilion across the tiered seating
- Develop a cover between the main pavilion and spectators stand
- Develop a new media platform
- Provide an electronic scoreboard at the main oval
- Construct a storage and change space extension to the netball pavilion
- Construct a turf wicket block (and retain the hard wicket) at Emerald Oval
- Upgrade starting gate, lay berms with bitumen, competition lighting to allow for night BMX racing
- Raise the area behind berm 2 at the BMX facility to provide an additional spectator area
- Install seating under the shade trees at the BMX facility
- Install a warm-up area of synthetic turf adjacent to hockey fields
- Replace the small hockey/BMX pavilion with a large shared pavilion that includes a canteen, administrative and social area and an open viewing area
- Develop a quality recreation node complete with amenities and passive open space
- Develop a system of linked pedestrian paths
- Install simple low rail fencing to designate the large overflow car parking area
- Extend parking to service the hockey facility and Emerald Oval

Stage 3 (long-term)

- Construct a simple roof structure between the main pavilion and spectators covered area
- Upgrade the hockey/BMX amenities building
- Develop a feature entry plaza leading to a central recreation and civic node
- Open an entry to the Park from the east (and enhance links with the WSLC)
- Establish car parking (approx. 35 bays) along eastern entry plaza
- Install bollard fencing where applicable along Emerald Avenue
- Light the main oval for cricket and AFL competition

Stage	Area	Description	Cost
1	Regional Cricket Centre	Construct regional cricket centre	not costed
		Build 10 outdoor cricket nets (6 turf and 4 synthetic)	220,000
		Retain viewing terrace (consider landscaping/formalising terraces)	60,000
	Signage	Install sports facility signage	50,000
	Main oval	Undertake main pavilion reconfiguration and expansion	350,000
		Develop a second lit netball court	120,000
		Develop warm-up area	25,000
	Emerald Oval	Demolish amenities building	18,000
		Construct an amenities/storage facility	not costed
		Expand the dimensions of Emerald Oval, upgrade irrigation and drainage and lighting	360,000
	Hockey	LED lighting upgrade	215,000
	Tennis	Remove tennis pavilion, courts and fencing	150,000
	Recreation	Tree clearing and uplimbing	25,000
		Develop a pump truck	100,000+
	Car-Parking	Extend main oval car park to service regional cricket centre and recreation node	497,000
		Formalise car parking to Emerald Oval	150,000
	Stage 1	*Sub-total (with rounding)*	*2,340,000*
2	Main oval	Cover and deck between function room and past players pavilion	100,000
		Roof extension across tiered seating	80,000
		Cover between pavilion and spectators stand	18,000
		Develop a new media platform	55,000
		Digital scoreboard	45,000
		Construct a storage and change space extension to the netball pavilion	120,000
	Emerald Oval	Turf wicket block	60,000
	BMX	Undergo track upgrades	50,000
		Develop spectator seating	20,000
		Spectator area behind berm 2	30,000
	Hockey	Synthetic warm up area	150,000
	Hockey/BMX	Construct a hockey/BMX pavilion	850,000
	Recreation	Develop a central recreation node with amenities	530,000
		Develop a network of internal paths across the park	215,000
	Car-parking	Rail fencing at overflow car parking area on western side	90,000
		Construct nose-in parking to service the hockey facility and Emerald Oval	100,000
	Stage 2	*Sub-total (with rounding)*	*2,513,000*
3	Main oval	Roof structure between main pavilion and spectator stands	12,500
		Light the main oval for cricket (and AFL) competition	200,000
	Hockey/BMX	Hockey/BMX amenities upgrade	80,000
	Recreation	Develop an entry plaza, central recreation and civic node	350,000
		Open entry at east of park, include approx. 35 parking bays	122,500
		Install bollard fencing along Emerald Avenue	5,500
	Stage 3	*Sub-total (with rounding)*	*770,500*
Sub-total			*5,623,500*
		Contingency and sundry site works (10 per cent)	*562,350*
Sub-total			*6,185,850*
		Escalation (2 per cent)	*123,717*
TOTAL (excl GST)			*6,309,567*