CITY OF WODONGA VIC

Martin Park
Master Plan

Revised February 2024



The Martin Park Master Plan was supported by the Victorian Government

recreation
open spac e
and spor t
specialists

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

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

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HOME OF THE WODONGA BULLDOGS
TOILETS

Executive summary

Introduction

Martin Park is one Wodonga's premier sporting venues and is home to Australian Rules, cricket and netball. The facility is well-known throughout the area for the grandstand providing views across the main oval. The second oval is also recognised as one of the premier cricket fields in the region and is regularly chosen as the venue for finals matches.

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

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

Existing embellishments include:

- A lit premier field serviced by a wide range of ancillary facilities (grandstand, club rooms, canteen, covered viewing areas, digital scoreboard, sealed car park etc);
- A lit secondary field with turf cricket wicket block, electronic scoreboard and four-net cricket practice facility which includes a pavilion and canteen, public toilets and storage;
- Two lit asphalt netball courts (one non-compliant) with adjoining changerooms and viewing area;
- Small playground and nearby public amenities; and,
- Fencing around both ovals and additional security fencing (for ticketing purposes) around the premier field.

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Demand for upgrade

Demand for development at the site has been established through consultation with councillors, council officers, user groups and local community groups. Consideration has been given to both existing and planned nearby opportunities, in addition to that of the potential environmental impacts of weather trends and events.

Design directions

Key directions influencing the preferred layout include:

- Increasing the functionality of the site;
- Maintaining it as a high-quality sporting venue; and,
- Improving recreation opportunities throughout the site.



Introduction

Project overview

Given the existing highly embellished nature of Martin Park, ROSS Planning has been commissioned by Wodonga Council to develop an updated master plan for the site to investigate user needs (sporting clubs and the community) and to ensure any further proposed developments at the site are well researched and necessary.

Through site analysis and community engagement, the master plan represents an opportunity to build upon the existing sport and recreation uses and to provide a clear strategic (and sustainable) vision for council and the park users.

What is a master plan?

A master plan provides a vision for a site, identifying what it could look like, how it should function and how it should be managed and maintained in to the future. It establishes a strong and consistent direction by 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 community use and needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements of the plan should proceed immediately or that council or 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 a master plan is to provide a framework for future development of the precinct over an extended period of time so that ad hoc improvements are avoided and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Importantly, construction or development should not be the next outcome to come directly from a master plan. Following agreement on the elements proposed in this report to be included, an implementation plan will be included in the final master plan to direct further planning and development. It is noted that while there may be some elements that council can respond to directly from the master plan (for example, removing infrastructure that is no longer viable), it is likely that detailed planning and design work will be required for key elements.

Project objectives

The master plan will provide a planning and design framework for the future development and enhancement of the park. It will guide the creation of sport and recreation facilities to cater for the needs of the community and user groups over the next 20 years. The master plan has the following objectives.

- ☐ To provide a framework for built infrastructure that appropriately supports sport and recreation activities and events
- ☐ To encourage informal recreation activities to be enjoyed by the general community
- ☐ To provide guidance for sporting infrastructure that allows the delivery of high-quality sporting activities
- ☐ To create safe access and integrated movement through and to the park

Process

The project spanned across eight stages has been delivered as follows.

Stage	Task/s
1	Project initialisation ☐ Inception meeting ☐ Initial site tours
2	Background research and analysis ☐ Document and policy review ☐ Trends analysis
3	Site analysis ☐ Desktop site assessment ☐ Desktop open space context
4	Consultation ☐ Council engagement ☐ User group engagement ☐ External stakeholder engagement
5	Detailed site assessments ☐ Detailed site inspections (in addition to stage 3 - desktop site analysis)
6	Needs assessment ☐ Current and future gap analysis ☐ Situational analysis ☐ Options development
7	Draft plan preparation and presentation ☐ Preparation of the draft ☐ Presentation of the draft ☐ Public review of the draft
8	Review and finalisation ☐ Draft review ☐ Finalisation and adoption



Aerial imagery of Martin Park


QUADRANT
Dunn's TWIN CITY CRANES
VISY
VISY
VISY
VISY
WODONGA SOLVER PAINTS ALBURY

Strategic context

Literature review

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

Active Living in Wodonga - Physical Activity Strategy 2021 to 2026

The *Physical Activity Strategy* is intended to guide the development of recreation facilities, services and programs for the next five years. It is underpinned by council's vision: "All Wodonga residents have the opportunity to live active, healthy and engaged lifestyles benefiting themselves and the wider community". It is further supported by the goal: "To increase the number of Wodonga residents meeting the recommended National Physical Activity Guidelines".

The three priorities of the strategy are to:

- Plan, build and establish spaces and places that support active living;
- Increase community awareness and activity through campaigns and initiatives that address sedentary behaviour and promote activity; and,
- Support local community groups and networks that seek to increase physical activities for all people in the community.

Wodonga Open Space Strategy 2023

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

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

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

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

Consistent with the strategy, this master plan will allow Martin Park to continue to provide quality sporting opportunities, along with improvements to enhance and support community and visitor use, access, recreation opportunities and community events.

Martin Park Master Plan 2015

Recommendations that were made in the previous master plan were reviewed and many have been implemented. Outstanding recommendations were further reviewed and included in this current plan where appropriate.

Belvoir and Willow Parks Master Plan 2023

The most relevant issue from the Willow Park plan was to establish an improved connection to the Martin Park car park, anticipating it's re-design being included in this master plan.

Albury Wodonga Sport and Recreation Strategy 2023

Developed to guide the stategic provision of sport and recreation across the two cities, this document was referenced to identify any gaps in the provision of the sports that may be addressed by the master plan.

Other reviewed documents

Other documents that have been provided for review in the development of this master plan included the following.

- *Wodonga Council Plan 2021-2025*
- *Playground Strategy 2016-2020*

LITERATURE REVIEW - KEY IMPLICATIONS

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

- Council and the community acknowledge the importance of sport and recreation facilities and opportunities for the community
- Appropriate outstanding recommendations from the 2015 master plan will be included
- The master plan should seek to provide a range of engaging opportunities for all ages and abilities

Demographic considerations

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

Given the quality of experiences available at the sites, population characteristics for the entire city area have been the focus. It is acknowledged that some participants will come from outside this catchment. Core participation, however, will come from within council's boundaries. It is also important to note that the site will also play a role as the local park for nearby residents.

Analysis of these characteristics[1] reveals:

- An estimated residential population of 43,635 in 2022 with significant population increases of more than 8700 by 2036;
- A median age of 36 (seven years below the regional Victoria median and one year below the Victorian median);
- A higher proportion of young people 34 years and under (48.2%) compared with regional Victoria (40.7%);
- A lower proportion of older people 50 years and above (33.2%) compared with regional Victoria (41.1%);
- Very few households without a motor vehicle; and,
- 15% of households without internet connection.

1 *profile.id.com.au (2023)*

DEMOGRAPHIC CONSIDERATIONS - KEY IMPLICATIONS

The relevant demographic findings to the future development of Martin Park suggest the following.

- As the city continues to grow, it will be important to continue to provide quality sport and recreation opprtunities
- A range of recreation opportunities that are attractive across the ages, but with consideration of a focus on younger residents, should be made available at the site
- The continued sustainability of sport and community clubs will require suitable facilities as well as sound governance, succession and management practices.

Trends considerations

Park design

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

Public open spaces should include:

- ☐ Attractive and safe open areas with good lighting, seating, shade, shelters and areas for play;
- ☐ Well-lit, level and shaded walk/cycleways that provide links to open space, community and commercial areas;
- ☐ A range of play and activity elements and options attractive to people of all ages; and,
- ☐ Infrastructure that supports all abilities participation.

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.

Field sharing

With many sports extending the lengths of preseason and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports.

This has led to the sharing of field space becoming more difficult.

While providers strive to maximise the use of community resources (and state government espouses field sharing), the reality is that shared use of ancillary facilities (eg. clubhouses, car parks) rather than fields will be more likely.

Multiuse parks

Multiuse parks are a new type of park being developed more frequently. They generally feature multiple play areas to cater for different ages and abilities, gardens, water play areas, large open grassy spaces, shady picnic spots with quality facilities, areas of natural woodland and vegetation, and kilometres of shared paths and boardwalks to explore. Natural elements are bringing risk back into play, enabling children to develop an awareness of limits and boundaries.

Nature play

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven by factors such as computer technology, a significant reduction in the size of backyards and an increasingly risk-averse culture.

Nature play is an emerging trend particularly in urban environments, where access to nature is not readily available.

Residents and visitors should be encouraged to engage with their natural environment.

Awareness of the benefits of children's contact with nature is also growing, and many councils are embracing the concept of developing nature play spaces within their parks and bushland reserves.

Move towards informal recreation

National participation rates in active recreation, particularly sport, have been declining for several years as participants move toward more informal recreation and outdoor recreation activities.

Changes in work patterns, shift work and the increasing numbers in part-time and casual employment and family commitments influence participation as:

- ☐ People do not have the time to commit to active recreation and social clubs as a regular member or volunteer; and,
- ☐ Participants are seeking facilities that are accessible when they have available time, not set hours (such as training).

TRENDS CONSIDERATIONS - KEY IMPLICATIONS

In consideration of these trends in the provision of sport and recreation facilities, the master plan will:

- ☐ Ensure the provision of a range of high quality sport and recreation experiences;
- ☐ Cater for all age groups and consider the needs of the aged and less physically mobile;
- ☐ Consider the location of the park within the wider town context to ensure connections where appropriate; and,
- ☐ Propose increased passive recreation and nature play opportunities.


Wodonga Senior
Secondary College
Wodonga
Hospital
Martin Park
Willow Park
North

Site analysis

Site description

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

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

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

Elements of the site are provided in more detail on the following pages.

Planning considerations

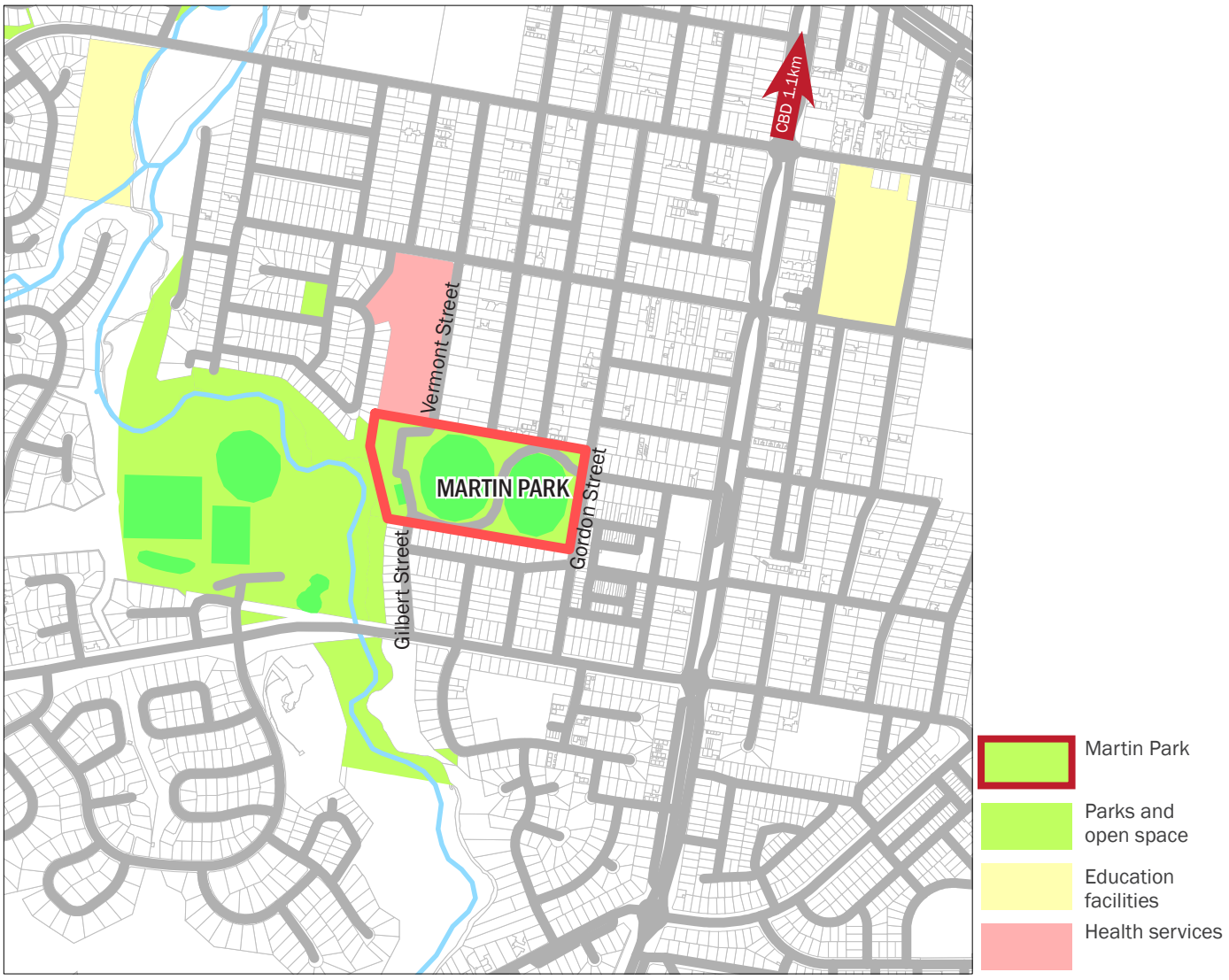
Wodonga City Council Planning Scheme

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

The objectives of this zone are to:

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

Importantly, the upgrades and development proposed within the master plan align well with these objectives.



Site elements

Site characteristics

The key features of the facility include two quality turfed ovals, a line of buildings and structures along the western boundary of John Flower Oval and a modern, smaller pavilion at the south-western boundary of Les Cheesley Oval.

Buildings and improvements

John Flower Oval

- ☐ Club rooms and large undercover deck area
- ☐ Lit oval
- ☐ Grandstand (with changerooms, training rooms and administration beneath)
- ☐ Amenities building
- ☐ Canteen (with usable space underneath)
- ☐ Bar and netball canteen
- ☐ Covered spectator areas
- ☐ Digital scoreboard.

Les Cheesley Oval

- ☐ Modern pavilion
- ☐ Lit oval (soon to be upgraded)
- ☐ Coach/timekeeper box
- ☐ Basic players dugout
- ☐ Cricket practice nets
- ☐ Colorbond storage facility
- ☐ Amenities building
- ☐ Digital scoreboard.

Netball courts

- ☐ One functional court in good condition, well lit and with shade structure for spectators/players
- ☐ Second netball court, with lighting, in good conditional but match non-compliant due to the court run off requirements.

Embellishments

- ☐ Basic playground located in south-eastern corner of the park, accessible directly off Gordon St or via informal, unsealed parking area
- ☐ Significant pathway network utilising main access road and dedicated pathway traversing the site across the northern aspect of the site
- ☐ Ticket booth located at Vermont Street entrance (proposed for relocation to eastern side of entrance)

Access, linkages and connectivity

Entry and access

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

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

Les Cheesley Oval has a perimeter low chain mesh fence to restrict vehicle access.

Similarly, John Flower Oval has a mixture of low chainmesh fencing and pool-panel style fencing around the perimeter. Much of the perimeter fencing at John Flower Oval has sponsorship signage attached.

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

Linkages and connectivity

Martin Park forms a key site for connectivity from both a north-south and east-west perspective. The sealed car park is used as a busy thoroughfare by vehicles looking to move between Gilbert and Vermont streets.

This thoroughfare is also used by ambulances as it provides a more direct route to the hospital. The location of the health services facility further exacerbates this with staff and patrons also using the Martin Park car park as a parking option.

The Park is also used as a pedestrian link east-west as it forms a connection from Willow Park (to the west) through to Gordon St (where a footpath exists) and (ultimately) across to the CBD, however, this access is limited on game days.

Shade

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

Artificial shade is available under an awning in front of the small pavilion at Les Cheesley, under a bus shelter style structure overlooking the netball court (predominantly for players and officials, not spectators) and at a range of locations around John Flower Oval (grandstand, spectator covers and club rooms outdoor area).

Signage

Attractive park naming signage and club information signage is located at the entrance to the park off Gordon St. The Vermont St entrance also has a sign with similar information but is of a different style.

Smaller oval naming signage is also located near the two ovals and as a relatively small park, there is no significant need for



Facility snapshot



Existing facilities

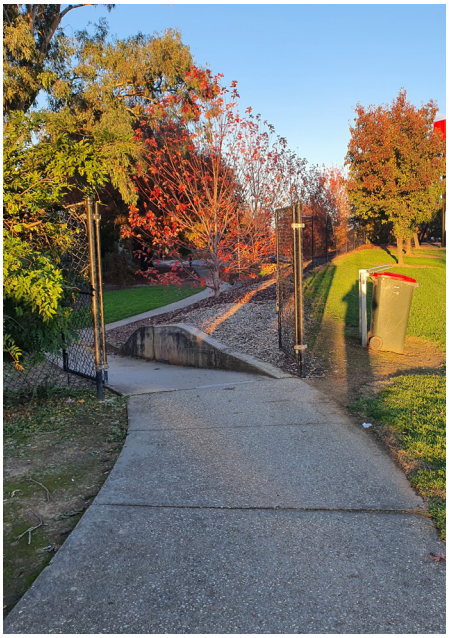
1. Sealed car park
2. Second court, largely for training use.
3. Bar
4. Covered spectator areas
5. Vermont St entry
6. Canteen
7. Clubrooms
8. Grandstand
9. Covered spectator area
10. Netball court
11. John Flower Oval
12. Digital scoreboard
13. Storage sheds
14. Modern pavilion and change
15. Les Cheesley Oval
16. 4-net cricket practice facility
17. Storage building
18. Amenities building
19. Playground

Common facilities

- ☐ Sealed car park (approximately 110 bays)
- ☐ Playground
- ☐ Walkways
- ☐ Amenities building











John Flower Oval

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

- ☐ High quality turf oval
- ☐ Grandstand (with changerooms, training rooms and administration area)
- ☐ Clubrooms
- ☐ Canteen and bar
- ☐ Covered spectator areas
- ☐ Digital scoreboard









Netball-specific facilities

The main netball court is the competition home to five Wodonga Football and Sports Club (WFSC) and seven Wodonga Saints Football Netball Club (WSFNC) teams.

It is also noted local football and netball leagues are considering increased netball teams in future years. Facilities include:

- ☐ Asphalt court with training lights;
- ☐ Pavilion with changerooms, amenities and scorer's bench; and,
- ☐ Bus stop-style area, predominantly used for players and officials
- ☐ The secondary court is currently only used for daytime training purposes and is "tucked away" behind the car park.





Les Cheesley Oval

Les Cheesley Oval is one of the key homes for cricket in the region and has also been significantly upgraded in recent years to increase the standard of football facilities, allowing for senior football matches to be played on site.

It also provides a significant home for football in the region with both WSFNC and Wodonga Junior Football Club based at the venue.

The facilities include:

- ☐ Quality oval with turf wicket block (with field lighting about to upgraded);
- ☐ Four-net cricket practice facility;
- ☐ Modern pavilion and change facilities;
- ☐ Basic players dugout;
- ☐ Coach/timekeeper box;
- ☐ Digital scoreboard; and,
- ☐ Storage compound.



Demand analysis

Demand for development of the sites has been established through consultation with council, user groups and stakeholders; through review of demographics, facility design trends and impacts; and, combined with an analysis of opportunities.

Consultation summary

Council

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

Issues

- It was identified that the second netball court is only used for training in daylight hours
- The Wodonga Saints FNC have been requesting a netball court be constructed for their use somewhere adjacent to Les Cheesley Oval
- Treatment of existing spectator banks is needed
- Car parking area near cricket pavilion needs to be sealed
- Any extension of the car park at John Flower Oval into Jack Eames Reserve needs to consider the location of the proposed telco tower.

Opportunities

- A lighting upgrade will be undertaken at Les Cheesley Oval in the very near future
- There is the opportunity to return the gravel, informal parking area along Gordon St to a natural grassed area
- The existing playground could be upgraded
- The existing space under the canteen at John Flower Oval could be better utilised

Community

A drop-in session was held to provide residents the opportunity to speak directly with the consultants and suggest what they would like to see happen at the site.

It should be noted that the majority of attendees were involved with the Wodonga Football and Sports Club and further input into the master plan will occur during the period it is on public display.

The main outcomes of this session were as follows.

- It was noted that the Gilbert St entry is dangerous and too narrow and the possibility of it being closed through the week should be investigated
- The car park at John Flower Oval is regularly used by people accessing the hospital
- It is difficullt to attract larger events to the site due to the 12 month operations of the tenant clubs and the lack of suitable ancillary facilities, notably car parking
- Various facility improvements to club facilites were noted and summarised further in the stakeholder engagement outcomes section following

It is noted that significant input from all tenant clubs of Martin Park was undertaken with outcomes summarised in the following section.

Stakeholder engagement

Wodonga Football and Sports Club (and Wodonga Junior Football Club)*

Membership considerations

Player numbers experienced slight but steady growth over the 2017-2021 period and this is expected to continue.

It is important to note the trend of increasing participation of the female football club that utilise Les Cheesley Oval for training and matches. This growth, consistent with the general trend in female participation in the sport, is expected to continue.

Facility usage

- Football fixtures are played on John Flower Oval on alternate Saturdays (home-and-away basis) throughout the winter sporting season
- Football training is conducted on John Flower Oval during the afternoons and evenings Monday to Friday
- Netball fixtures are conducted on Saturdays on a home-and-away basis, with training undertaken on Tuesday and Thursday afternoon/evenings.

Development considerations

- With large events (finals) and use of the car park by the hospital, additional sealed parking is needed
- Upgrades to internal areas of buildings include:
  - Main bar refurbishment;
  - Grandstand refurbishment; and,
  - Kitchen update.
- Increased toilets/change facilities, including female-friendly and disabled facilities
- Better use could be made of the space under the existing canteen
- Potential to rejuvenate 'tinny bar' area, possibly with the inclusion of a function room
- The car park linking Gilbert and Vermont streets continues to be used as a thoroughfare and is often dangerous

Wodonga Saints Football and Netball Club

Membership considerations

Although numbers dropped during the COVID-19 pandemic, the club's numbers are showing signs of returning and the club is confident the growth will continue.

Considerable improvements to football facilities have been undertaken in recent years (with further improvements planned), with the club continuing to request upgrades to football and netball facilities.

Facility usage

- Football matches are played on Les Cheesley Oval in addition to training being conducted two afternoons/ evenings each week throughout both the winter and summer seasons
- Country football league teams also conduct training on Les Cheesley Oval, when available
- Netball matches are conducted on alternate Saturdays. No netball training is conducted at Martin Park given difficulties gaining suitable training times. All training is conducted at Kelly Park.

Development considerations

- The club's main priority is the construction of a new netball court and associated change facilities in the vicinity of Les Cheesley Oval
- If a netball court is not possible, the club would consider relocating to Baranduda Fields in the future
- Nets behind the goals are needed
- A covered spectator area adjacent to the pavilion would be highly beneficial
- Fence seating around the oval is needed
- An entry shelter at the Gordon St gate would accommodate volunteers
- The condition of internal roads and drainage needs to be addressed

* While it is acknowledged that Wodonga Football and Sports Club and Wodonga Junior Football Club are separate entities, both organisations contributed to stakeholder feedback together. As such, feedback has not been attributed to an individual club in this section.

Wodonga Cricket Club

Membership considerations

The club has experienced modest but steady growth over the 2017-2021 period and this is expected to continue, especially with the current growth in female participation.

Facility usage

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

Development considerations

- The addition of one or two turf practice pitches to the existing synthetic practice nets is needed
- the parking area needs to be sealed
- A shaded spectator area next to the pavilion would greatly complement it and the new player's dugout.

Catchment considerations

Sport

Of the sports offered at the site, the recently completed *Albury Wodonga Sport and Recreation Strategy* identified only cricket as being under-supplied in playing fields. This Strategy identified there was an over-supply of netball courts for current and projected use to 2036.

Recreation

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

DEMAND - SUMMARY

- While a new netball court would be beneficial to club operations at Les Cheesley Oval, available spaces are constrained and not considered viable due to the reasons including:
  - the need to relocate existing features (such as playground)
  - a negative impact on car parking space and impacts on traffic flow within the site
  - an ad-hoc distribution of facilities within the site
  - the lack of necessary ancillary facilities for match and training requirements (change rooms, shelters, lighting, etc.) and compliant court run-off
  - the need to connect services for ancillary facilities
  - potential impact on existing services (water, stormwater, etc) and pedestrian access (footpath)
  - Proximity to existing residential dwellings
- Reconfiguration of the John Flower Oval car park is a priority and would allow improved options for the existing second netball court
- Upgrade of existing facilities (e.g. grandstand, car park, internal refurbishments) should be a key focus rather than construction of new facilities



Design considerations

Opportunities and constraints

ISSUE	OPPORTUNITIES/CONSTRAINTS	DESIRED OUTCOMES/DESIGN DRIVERS
Movement		
Entry	☐ The Vermont and Gordon street entrances could be upgraded in a consistent style, including the relocation of the ticket booth at the Vermont St entry ☐ Further investigations should be made to closing the Gilbert St entry through the week, opening only when necessary for larger events	☐ Develop two main, easily identifiable and functional entrances ☐ Reduction of dangerous thoroughfare traffic
Parking	☐ The existing John Flower Oval car park (and entry) could be redesigned, including the relocation of the second netball court ☐ The existing gravel car park adjacent to the Les Cheesley pavilion could be sealed and formalised ☐ Return gravel car parking area along Gordon St to natural, grassed area, accessible to vehicles only for larger events	☐ Improved functionality and safety and increase parking spaces ☐ Improved location of netball courts and ancillary facilities ☐ Improved conditions for trees and more attractive road frontage of site ☐ Any development to formalise or increase car parking as outlined in this master plan should be progressed with consideration of future Albury Wodonga Health and Wodonga Hospital master planning
Pedestrian network	☐ Improved central walkway	☐ More inviting and attractive walking experiences within the site
Buildings and structures		
John Flower Oval	☐ Refurbish area under existing canteen at John Flower Oval ☐ Liaise with club to achieve various internal refurbishments ☐ Relocate ticket booth to eastern side of Vermont St entry	☐ Improved functionality of currently unused space ☐ Modernisation of functional areas and improved operations ☐ More functional entry
Les Cheesley Oval	☐ Develop a shaded area between pavilion and coach/timekeeper box ☐ Remove old storage area near cricket practice nets	☐ Improved spectator and player facilities ☐ To provide space for proposed practice nets extension
Open space		
Sport facilities	☐ Construct new netball court as part of car park redesign, including ancillary facilities such as lighting, change rooms and shade shelters ☐ Expansion of cricket practice nets to allow new turf pitch/es	☐ Two fully functional courts, lit and with appropriate ancillary facilities, including common area between courts ☐ Consolidation (rather than division) of netball facilities across the site ☐ To provide improve training opportunities
Recreation facilities	☐ Upgraded existing playground ☐ Small playspace adjacent to proposed central walkway	☐ Improved and increased variety of recreation opportunities for the site
Landscaping	☐ Extension and improvements to retaining walls ☐ Increased tree plantings across site, especially with extended retaining walls	☐ Improved drainage and aesthetics ☐ Increased provision of natural shade and erosion control
Lighting	☐ Suitable lighting is provided throughout site	☐ Ensure any park improvements are adequately lit, consistent with existing lighting infrastructure



Master plan

This master plan has been developed to guide facility development (to avoid ad hoc progress) and can be used as a key resource in assisting to attract funding.

The Master Plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it builds on the previous master plan for the site and takes the site and facility constraints into consideration to ensure it meets the needs of the user groups and also the recreation needs of residents and visitors well into the future.

The master plan integrates the existing site features with a limited range of new elements and embellishments. The park is a key sporting and recreation venue for Wodonga, and is highly valued by the community. The proposed improvements will increase the functionality of the site as a whole, and the tenant user groups. The improved overall aesthetics of the site and its variety of recreation uses will also make the park more attractive to community members.

The Martin Park Master Plan can be found on the following pages.

Vision

The vision for Martin Park is:

To further establish the site as a high quality, functional sporting venue that also offers a variety of recreation opportunities.

Facility design

ELEMENT	DESCRIPTION	RATIONALE
Sport and recreation opportunities		
Sporting facilities	☐ New netball court (as part of car park redesign), including ancillary facilities such as lighting, change rooms and shade shelters ☐ Expansion of cricket practice nets ☐ Netting behind goals at each end of Les Cheesley Oval ☐ New shaded spectator area suitable for both cricket and football adjacent to Les Cheesley Oval pavilion ☐ Refurbish area under John Flower Oval canteen	☐ To create improved netball hub, including central marshalling/ warm-up/spectator area ☐ To provide improved training opportunities ☐ To avoid balls leaving site ☐ Improved spectator facilities ☐ Improved functionality of currently underutilised space
Recreation facilities	☐ Upgraded playground ☐ Small playspace adjacent to new central walkway ☐ Improved central walkway	☐ Improved and varied recreation (non-sporting) opportunities ☐ More inviting walking opportunities within site
Common areas		
Parking	☐ Redesign John Flower Oval car park (incorporating relocated second netball), including porte cochere and improved entry ☐ Seal and formalise Les Cheesley Oval car park adjacent to pavilion ☐ Return informal parking area along Gordon St frontage to natural, grassed area (with vehicle control gate to allow use for larger events)	☐ Improved car park functionality and increased spaces ☐ Improved netball facilities ☐ Arrival statement for club pavilion ☐ Improved conditions for trees and more attractive road frontage to Gordon St
Entrances and signage	☐ Upgraded, consistent entries at both Gordon and Vermont streets, including the relocation of the ticket booth at Vermont street to the eastern side	☐ To provide focal entry points to guide park users
Landscaping	☐ Extension and improvements to retaining walls ☐ Increased tree planting across site, especially along retaining walls	☐ Improved drainage, erosion control and site aesthetics ☐ Improved provision of natural shade
Lighting	☐ Suitable lighting across site, including walkways, car parks and common areas	☐ To ensure user safety and allow wider duration of use

ELEMENT	DESCRIPTION	RATIONALE
Fencing	☐ Improve/update perimeter fencing to John Flower Oval and as required across site	☐ To improve functionality and aesthetics

Improvements proposed in the master plan are not significant but are designed to improve existing features and allow the site to better operate as a high quality sport and recreation venue











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

LEGEND

- Entry signage
- Proposed retaining walls
- Pedestrian paths (including existing paths to be retained)
- Proposed high-amenity pedestrian links

NOTES CONTINUED

12. Overflow parking area 12A to be restored to natural grassed area and barriers put in place to restrict access for only when additional informal parking is required.

    Overflow parking area 12B to be levelled and resurfaced with permeable material
13. Enhance the site's central walkway by upgrading landscape finishes (hardscape, garden beds and furniture). Consider providing a raised pedestrian crossing over driveway to safely connect pedestrians moving between Ovals 1 and 2.
14. Proposed site for an additional, small playspace (such as a nature play area) due to its central position within the park. Upgrades in this area should look to integrate with the central walkway and pedestrian crossing point.
15. Possible future expansion of cricket practice nets to include turf pitch/es (max. of 2)
16. Install new netting to end of Oval 2
17. Existing trees retained and drainage swale upgraded as part of roadway civil works
18. Develop shaded spectator area
19. Access for people with a disability

Sport & Recreation Planning by:

ross planning
recreation open space and sport specialists

Landscape Architecture by:

LA COLLECTIVE
LANDSCAPE ARCHITECTS

Notes:

01. Ensure directional and place name signage is up-to-date to ensure wayfinding across the site is legible and consistent. Reduce visual clutter where possible.
02. Consider providing a covered entry over the Gordon Street entry gate for event ticketing
03. Proposed second netball court. Existing court to be retained.
04. Netball ancillary amenities, marshalling, warm up and spectator area. Consider using a robust surface finish, such as synthetic grass (or similar hard-wearing surface) that can withstand high-use and activity.
05. Remove existing netball court to expand car parking. Provide a drop-off zone and clearly mark priority-parking bays for Club visitors.
06. Create a sense of arrival to the Clubhouse with a new Porte Cochere and improved accessibility including compliant stairs and ramps
07. Maintain access for loading and emergency vehicles
08. Extend retaining walls to stablise eroding embankments along the southern edge of Oval 1. Construction of retaining walls will enable a wider road corridor with parking. Replace existing trees.
09. Enhance the pedestrian link from the car park to a plaza-style, covered walkway including furniture, landscaping and drainage improvements
10. Upgrade the existing playground and provide shade cover. Improve pedestrian access via a Gordon Street entry.
11. Upgrade the existing internal roadway and provide formal car parking across the site, as indicated (subject to traffic engineering advice). Works may include resealing, drainage upgrades, and line marking.

Project details:

MARTIN PARK MASTER PLAN

WODONGA VIC 3690

Scale: 1:1250 AT A3

Date: 31 October 2023

Issue: FINAL

Page:

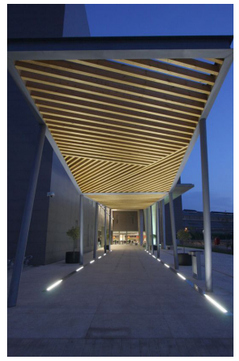
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Client:

CITY OF WODONGA VIC

EXAMPLES OF PEDESTRIAN SPINES AND COVERED WALKWAYS






EXAMPLES OF MARKING DEDICATED PARKING BAYS FOR PATRONS TO THE CLUB




EXAMPLES OF A PORTE COCHÈRE (ADDITION TO CREATE FRONT ENTRY TO CLUBHOUSE)









Sport & Recreation Planning by:

ross planning
recreation
open space and
sport specialists

Landscape Architecture by:

LA COLLECTIVE
LANDSCAPE ARCHITECTS

Project details:

MARTIN PARK
CHARACTER IMAGES

WODONGA VIC 3690

Scale: 1:1250 AT A3

Date: 29 September 2023

Issue: DRAFT

Page:

Client:





CITY OF WODONGA VIC