

Wangaratta Parklands Draft Masterplan

Prepared for the Rural City of Wangaratta



Quality Assurance

Draft Wangaratta Parklands Masterplan
Prepared for the Rural City of Wangaratta

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Prepared By
Sam Eiser

Reviewed By
Carley Wright

Project Principal
Rob Copeland

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1 Introduction

1.2 Purpose of the Plan

The Wangaratta Parklands is one of the Rural City of Wangaratta’s key community and recreation precincts. The Parklands covers approximately 56 hectares and includes key community facilities including the Wangaratta Showgrounds, Norm Minns Oval, WJ Findlay Oval, Barr 1 and Barr 2 Reserves and the Wangaratta Indoor Sport and Aquatic Centre (WISAC).

The Parklands is predominantly used for organised sport and recreation activities. There are over twenty sports and community clubs and organisations based at the Parklands. There are also various informal recreation activities and community events regularly held on site.

The overarching goal of the Masterplan Plan is to ensure the Parklands is developed in a way that ensures future investment is made in a sound manner and maximises positive outcomes for the Wangaratta community.

The purpose of this Plan is to focus on developing projects that will positively contribute to creating a cohesive precinct that provides for the sport, recreation, leisure and amenity needs of the Wangaratta community. As such, the key moves are those that provide a range of benefits across the site.

All of the identified projects will provide a sound investment into the long term functionality, experience and viability of the precinct.

The Parklands Masterplan will deliver the framework to guide all future development, over the next twenty years.

The Plan provides a clear and compelling vision for the future of the sports and recreation precinct. It proposes short, medium and longer term change, supporting Council’s strategic objective to ensure the community has access to the services and facilities that keep the community healthy.

1.1 The Masterplan Process

The development of the Masterplan has involved the following stages:

STAGE 1

First Round of Community & Stakeholder Engagement

Stage 2

Site Analysis and Review of Engagement Outcomes

Stage 3

Second Round of Stakeholder Engagement

Stage 4

Development of the Draft Masterplan

Stage 5

Third Round of Community and Stakeholder Engagement *We are here in the process

Stage 6

Production of the Final Masterplan

1.3 Structure of the Plan

The Masterplan is made up of four key elements:

- A **vision** which captures the essence of the shared future vision for the Parklands,
- **Guiding design principles** that set clear and flexible parameters to guide future works,
- **Themes** as a way to structure and prioritise the projects, and
- **Key projects** that have been identified and developed in collaboration with key stakeholders to deliver the Parklands vision.



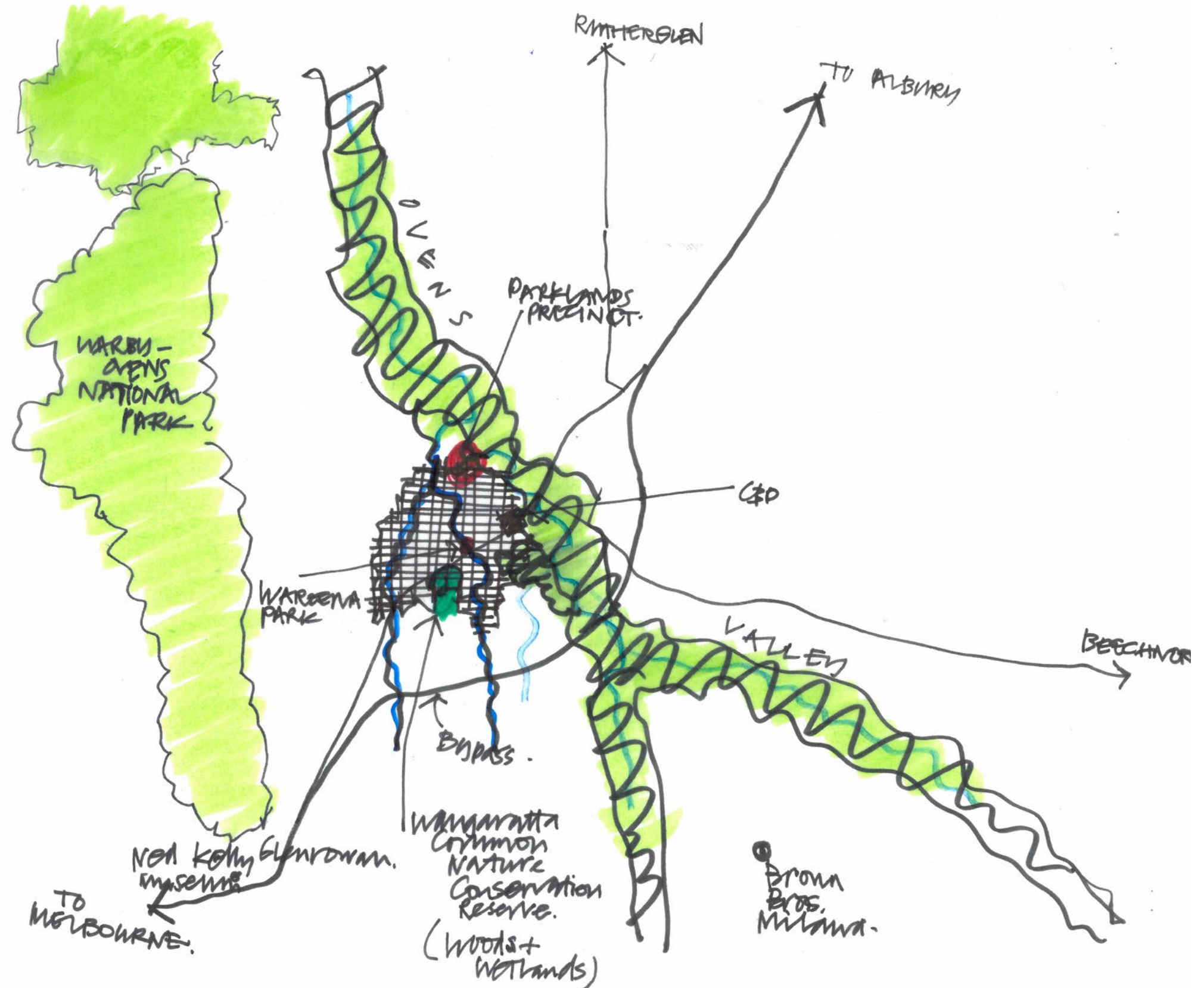
The Parklands Masterplan Plan will ensure that the future sport, recreation and community needs of the precinct are identified and planned for in an integrated manner.

2 Context

2.1 The Regional Context

Thinking at a regional scale establishes a landscape framework for the Masterplan. The wider regional setting illustrates the surrounding significant landscape setting and assets including the Ovens River Valley, Ovens River and the Warby Ovens National Park.

High level consideration of these areas of high environmental value informs a sustainable approach to all future development of the Parklands. Future works should consider the impacts on adjacent and surrounding natural areas.



2.2 The Role of Parklands

Wangaratta has a diverse open space network. Each park and recreational reserve plays a different role and function. For example, Apex Park is an active play and recreational space and King George Gardens is a place of botanic and historical importance.

The role of the Parklands is to provide a home to community events, including the Wangaratta Show, and training and competition facilities for local sports clubs. It is also home to Wangaratta's premier aquatic facility and a range of other recreational activities.

Where the Parklands is located within Wangaratta's open space network is also important. The Parklands has a significant contiguous relationship with the Ovens River and there is opportunity to strengthen the connection to One Mile Creek.

The Bullawah Trail along the Ovens River connects Parklands to the CBD. The Health Precinct, the Arts and Cultural Precinct, and the Train Station are all located in close proximity to the Parklands.

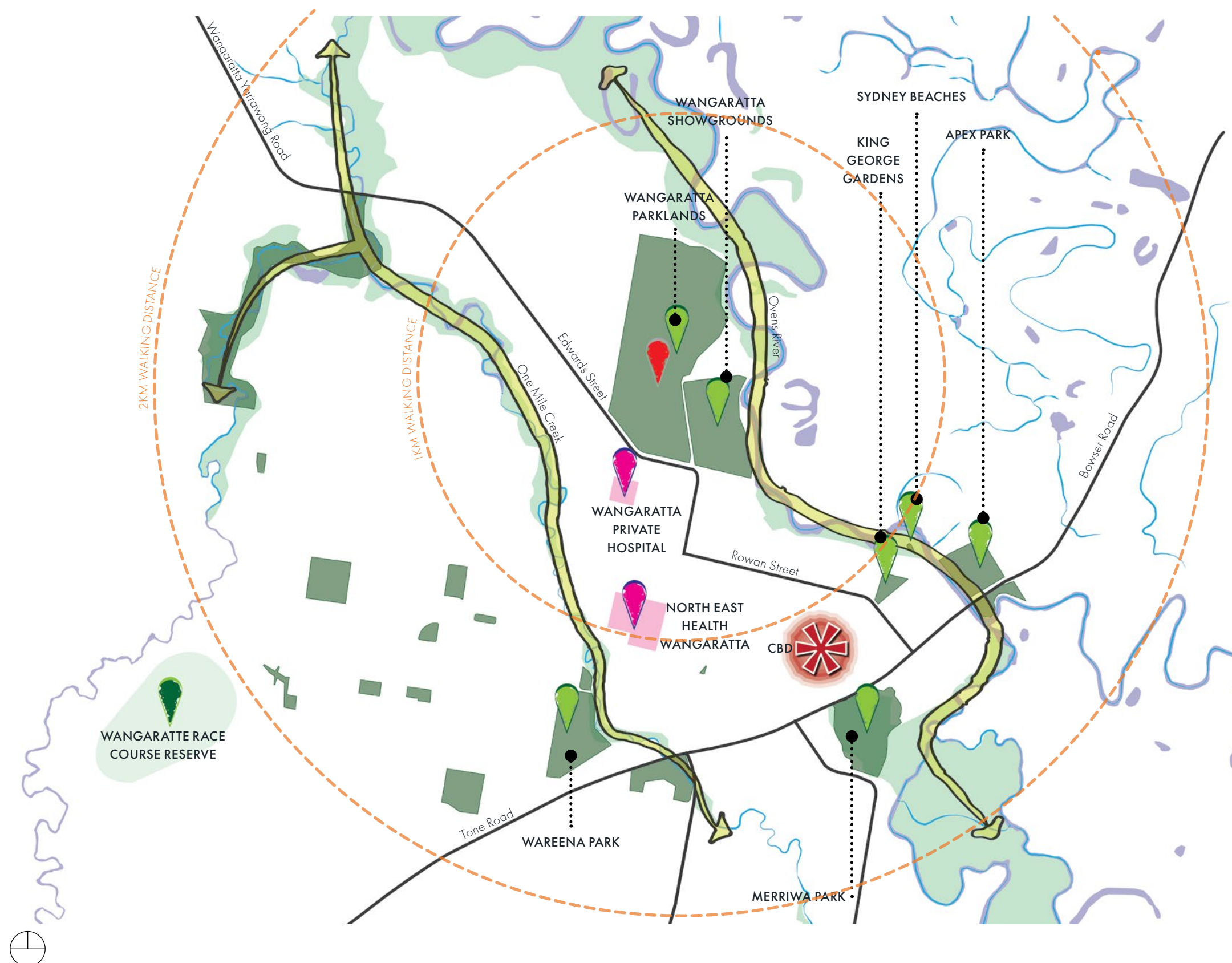


Figure 1. Key Parks located in Wangaratta

3 The Parklands

3.1 The Study Area

Located to the north west of Wangaratta's CBD, the Parklands covers approximately 56 hectares of land including the Showgrounds.

The major facilities at the Parklands include the Wangaratta Showgrounds, Norm Minns Oval, WJ Findlay Oval, Barr 1 and Barr 2 Reserves and the WISAC. An large redevelopment of the WISAC is currently in progress and a significant upgrade of Barr 2 Oval is underway.

Within each of these major facilities are various sports club rooms and community spaces that are used throughout the year for gathering, training, competitions and events.

The Wangaratta Show has a long standing history on the site. The Showgrounds is made up of a range of significant infrastructure and buildings, some of which are of heritage value.

The Ovens River forms the eastern site boundary. Visitors can walk, jog or cycle along the the Bullawah Trail into the CBD along the rivers edge. The trail celebrates ancient stories, knowledge and skills of Wangaratta's local Indigenous people.



Showgrounds/Norm Minns Oval



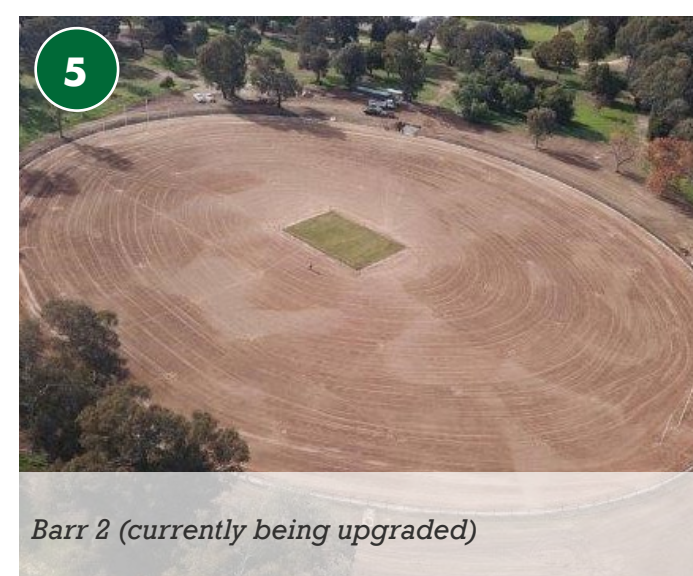
WISAC



WJ Findlay Oval



Barr 1



Barr 2 (currently being upgraded)



Northern Beaches & the Bullawah Trail

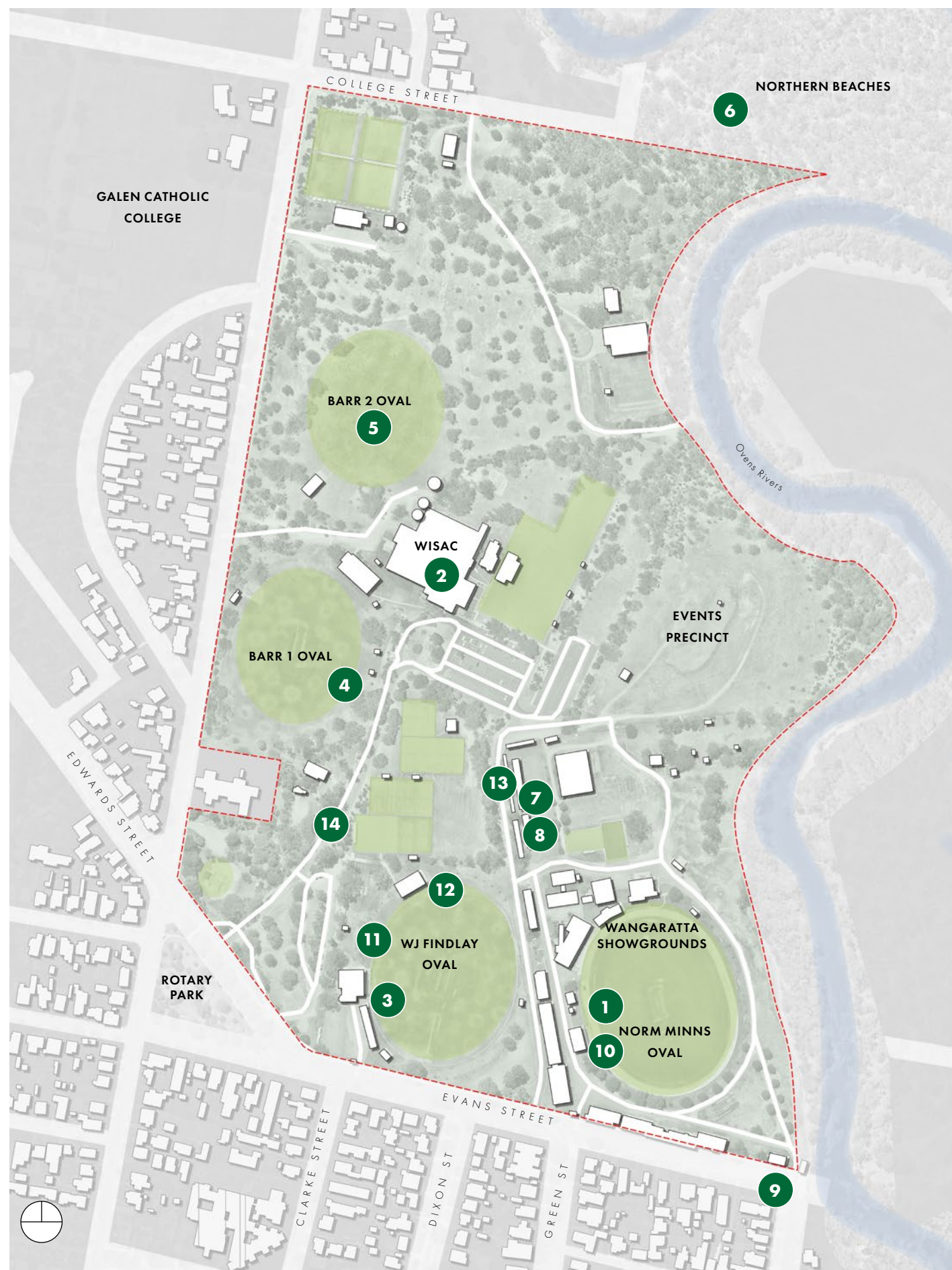


Figure 2. The Study Area



Historic Stables, Showgrounds



Historic Stables, Showgrounds



Cloak Room, Showgrounds



Grandstand, Showgrounds/Norm Minns



Native Landscaping, WJ Findlay



Community Rooms, WJ Findlay



Historic Cedar Trees, Golf Links Lane



Native Landscaping, Schilling Drive

Figure 3. Some of the unique place based elements the Masterplan Plan will build on

3.2 Key Challenges & Emerging Opportunities

There are ongoing challenges for the successful function and operations of such a large open space.

The diversity of user and user groups contribute to the complexity. The Parklands is home to a mix of user groups, mostly sports and community clubs. The clubs are housed in a range of building and facilities types.

As a result of incremental and in some cases, ad hoc development happening over many years, existing buildings, facilities and infrastructure are in varying stages of condition.

Improvements and general maintenance is in some cases difficult for Council and user groups to coordinate and facilitate. Often groups have different, and in some cases, competing needs and requirements, as well as financial situations.

The ongoing maintenance and planning of the multiple sports fields, large areas of landscaping and natural vegetation and public realm, is also a key challenge.

The emerging issues are identified opposite. The Parklands operational challenges are not addressed by this Masterplan.





Figure 4. Emerging Opportunities Identified in the Parklands

4 The Masterplan

The Parklands Masterplan envisions the Precinct will continue to be an important place in the hearts of the community and evolve as a great place to visit for a long time to come.

The shared vision for a premier sports, recreation and events precinct represents a twenty year plan. Delivery of the Plan will be staged and it is expected that over this time, as community needs change, there will be changes in circumstances. However the Masterplan has been developed with flexibility in mind.

As such, it is important that the design principles are used by all to guide and assess future decision making. This will ensure a unified vision and direction for the Parklands is maintained over such a long period.

The Masterplan is organised according to four themes. Together these themes illustrate the overarching design intentions. The themes respond to the key issues and opportunities, identified through engagement with key user groups, Council officers and the wider community.

4.2 VISION

To Develop the Site into the Premier Sports, Recreation & Events Precinct In North Eastern Victoria.

4.1 DESIGN PRINCIPLES

Principal 1.
**Create A
Connected
& Cohesive Precinct**

Principal 2.
**Reinforce the
Natural Landscape &
Character Settings**

Principal 3.
**Integrate
Adaptability to Meet
Changing Community
Needs**

Principal 4.
**Encourage
Participation in All
Types of Activities**

4.3 THEMES



Access & Movement

- Vehicle Movement
- Parking
- Walking & Cycling
- Signage & Wayfinding



Green

- Landscape Character
- Sustainability
- Water Use



Adaptive Reuse

- Building Activation
- Space Activation



Sports, Recreation & Events

- Active
- Passive
- Events



Inset 1 - The Vision for a Regional Level Sports, Recreational & Events Facilities



Inset 2 - The Vision for High Quality Public Open Space & Places for People

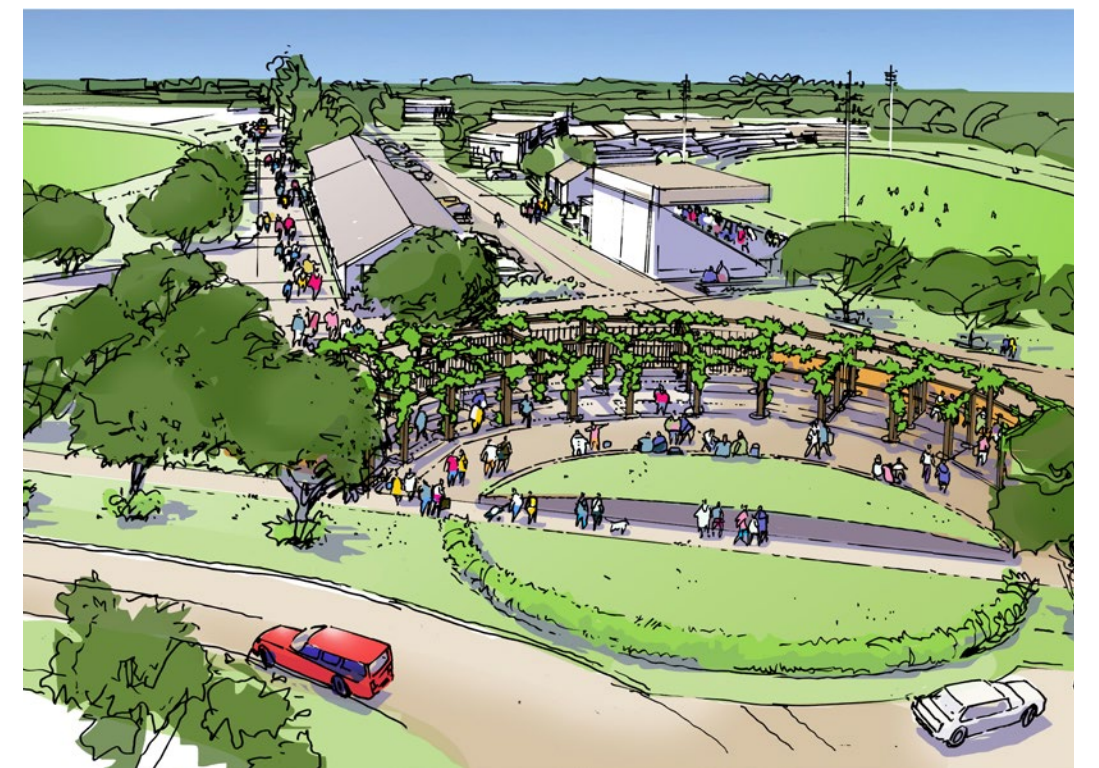


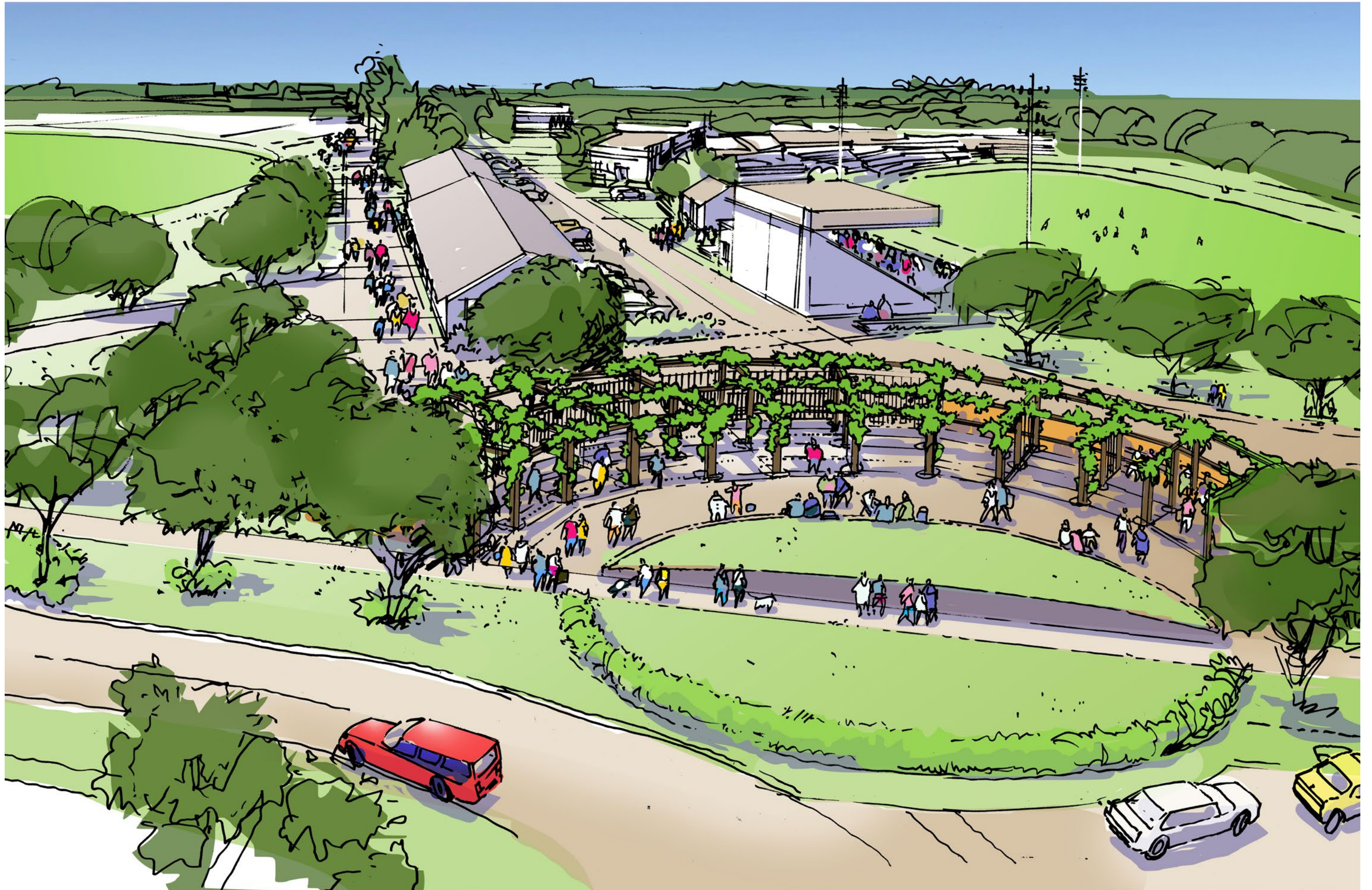
Figure 5.The Parklands Masterplan



14 / 55 Figure 6. Parklands Masterplan - Northern Section



Figure 7. Parklands Masterplan - Northern Section



16 / 55 Figure 8. Artists Impression of the Proposed Parklands Main Entrance



Figure 9. Artists Impression of the Vision for Barr 2 - Sports Oval and Pavilion Facilities

5 Masterplan Themes

In this section the identified projects are organised according to the relating themes. The Masterplan is guided by and organised according to the four themes. Together these themes illustrate the overarching design intentions:



Theme 1

Access & Movement →

Making the site easier and more enjoyable to move through



Theme 2

Green →

Enhancing the landscape character and local sense of place



Theme 3

Adaptive Reuse →

Creating more places for community gathering and use



Theme 4

Sports, Recreation & Events →

Increasing participation in all types of physical activity

The following projects are presented as preliminary propositions and are subject to further community and stakeholder engagement, detailed planning and cost analysis prior to delivery.



Figure 10. The Key Moves in the Parklands Masterplan Plan According to Theme



Theme 1. Access & Movement

Vehicle Movement & Parking

Many visitors to the Parklands rely on good vehicle access and being able to park within close proximity.

The Masterplan will improve access and egress to and from the Parklands Precinct and support visitor access by improving entrance and exit points and creating a logical road network for easy vehicle circulation throughout the site.

Reconfigured and additional vehicle access points and a new internal road connection are key to setting a feasible framework that addresses vehicle circulation, congestion and safety issues.

Site access points and arrival nodes are reinforced by creating key sight lines, site features, surfaces, signage, landmarks and areas of amenity to make it easy and attractive to navigate to, and around the precinct.

Schilling Drive, Golf Links Lane and new north south main road are the primary vehicle circulation routes. Adequate and conveniently located vehicle parking is located within close proximity to key destinations.

Walking & Cycling Network

The Parklands Precinct is visited by hundreds of people each year for a range of sporting, leisure and entertainment activities. The Masterplan will encourage more passive recreation, walking, jogging and cycling to and within the Parklands by improving the quality and safety of the internal path network.

The experience of arriving on foot or bike (or vehicle) has been designed to be present the Parklands as a welcoming environment. The amenity and attractiveness of walking and cycling are enhanced by the provision of seating and shade.

Comfortable, safe and attractive paths will connect visitors to the key site destinations. The internal path network is logical and allows people to easily navigate to their desired destination, or between facilities within the site, whilst increasing exposure to the best site qualities, characteristics and assets. The circulation, alignment and design will encourage increased walking and cycling around the precinct, create more desirable attractions and encourage access to the wider shared path network.

Signage & Way Finding

The Parklands covers a large area and can be accessed from multiple points. For first time visitors it can be challenging to find your way. The Masterplan will deliver clear signage and wayfinding that enables visitors to navigate the site and easily locate facilities and buildings.

Recommended wayfinding devices include provision of directional and information signage at all access points and strategic placement of landmarks and gateway experiences.

The whole precinct works as a system to encourage walking and increase accessibility. The alignment of key roads and paths and the placement of landmarks and landscaping features are key components of the wayfinding and experience strategy.

Visual and physical links into the site, particularly from Park Lane, will be increased to encourage access from adjacent residential areas and schools and provide a greater level of understanding and accessibility to the points of interest.



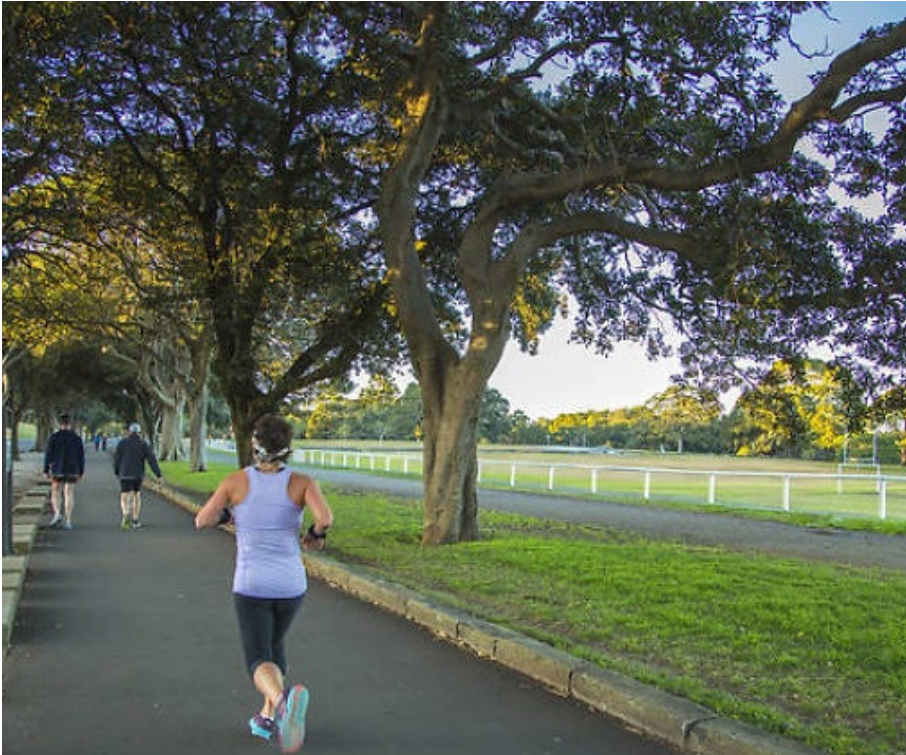
Pirrama Park Source: Aspect Studios

How Could it Look



Landscaped shared paths that provide an interesting experience

Source:McGregor Coxall



Separating vehicles and people provides a safe & comfortable experience

Source: Time Out Magazine



Shaded paths are critical for a comfortable recreational experience



Parklands offers a opportunity to support local and visitor bike culture



Signage highlights points of interest on site and in surrouding areas

Source:www.grove.co



Theme 1. Access & Movement

Vehicle Movement

Improve Primary Site Entrance & Exits;

- 1 Extend the left hand turn slip lane along Schilling Drive to reduce vehicle congestion during peak hours and event times.
(Refer to schematic diagram 01 in Appendix 1).
- 2 Reconfigure the Golf Links Lane exit onto Evans Street by realigning it with Dixon Street to better manage traffic flows and improve traffic safety.
(Refer to schematic diagram 02 in Appendix 1).
- 3 Formalise the site entrance and exit at Park Lane.
(Refer to schematic diagram 03 in Appendix 1).

Improve Secondary Entrances & Exits

- 4 Remove the two Evans Street access points to the VJ Findlay car park. Provide one consolidated car park entrance off Schilling Drive to improve traffic flow and safety.
- 5 Formalise the function of the southern entrance on Evans Street (cloak room) as a pedestrian and service vehicle entrance and exit.
- 6 Formalise the College Street entrance to improve safety and reduce potential pedestrian, cyclist and vehicle conflicts.

Create a Primary & Secondary Road Hierarchy with Primary and Secondary Roads;

- 7 Reinforce Schilling Drive as the primary entrance and exit to the Parklands by creating a premier arrival experience to the Parklands. Consider streetscaping improvements including a boulevard treatment.
(Refer to street section 01 in Appendix 1).
- 8 Create a slow traffic environment along Golf Links Lane to safely function as an alternative north south primary entrance and additional exit. Consider reconfiguring into three zones to achieve a safe and comfortable mix of pedestrians, cyclists and vehicles.
(Refer to street section 02 in Appendix 1).
- 9 Create a new north south road connecting Park Lane to ease the pressure on Schilling Drive and Golf Links Lane. *(Refer to street section 03 in Appendix 1).*
- 10 Reconfigure the WISAC main car park access and Golf Links Lane intersection to improve safety and ease traffic congestion *(Refer to street section 04 in Appendix 1).*



LEGEND

- PRIMARY ACCESS (VEHICLE)
- PEDESTRIAN ACCESS
- PRIMARY ROAD
- INTERNAL ROAD
- SHARED ZONE
- PEDESTRIAN CROSSING
- SITE BOUNDARY

Figure 12. Key Projects to Improve Vehicle Access and Movement throughout the Precinct



Theme 1.
Access & Movement

Vehicle Parking

- 1

Reconfigure the main WISAC car park to improve safety, gain parking bay efficiencies and increase shade coverage. Install additional shade tree planting within existing car parks at WISAC/Events Precinct.
- 2

Provide a flexible overflow vehicle parking area in close proximity to the events precinct (former Rodeo Grounds). Provide disability and VIP priority parking close to the events entrance. Deliver in conjunction with the development of the Events Precinct.
- 3

Improve safe access to WJ Findlay Oval car parking by closing street access and entering from Schilling Drive.
- 4

Reconfigure the parking located at the skate park as part of the skate park expansion and improvements.
- 5

Investigate extension on street parking along Park Lane from the WISAC to the Bowls Club.
- 6

Formalise car parking to Bowls Club to cater for Club patrons as well as new Barr #2 Pavilion and Cricket centre, with connection to North-South internal Road.
- 7

Formalise the College Street car park (clear entrance and gravel surface).
- 8

Provide clearly defined passenger pick up and drop off points at all major facilities.
- 9

Undertake a Disability Access Audit to identify precinct wide disabled parking and access requirements.
- 10

Upgrade Evans Street to formalise carparking and provide drop off area.

Name	Capacity (approx)
WISAC	317 spaces
WJ Findlay	133 spaces
Skate Park	10 spaces
Events	80 spaces
Barr 1	105 spaces
Barr 2	49/47 car parks
Northern (Scouts)	41 spaces (18 spaces)
Park Lane (on street)	85 spaces
Evans Street (Showgrounds Entrance)	54 spaces

Table 1. Car park capacity

7 Informal Car Park

6 Formalise and Extend Carpark

5 Park Lane On Street Parking

1 WISAC Car Park

4 Skate Park

3 WJ Findlay Car Park

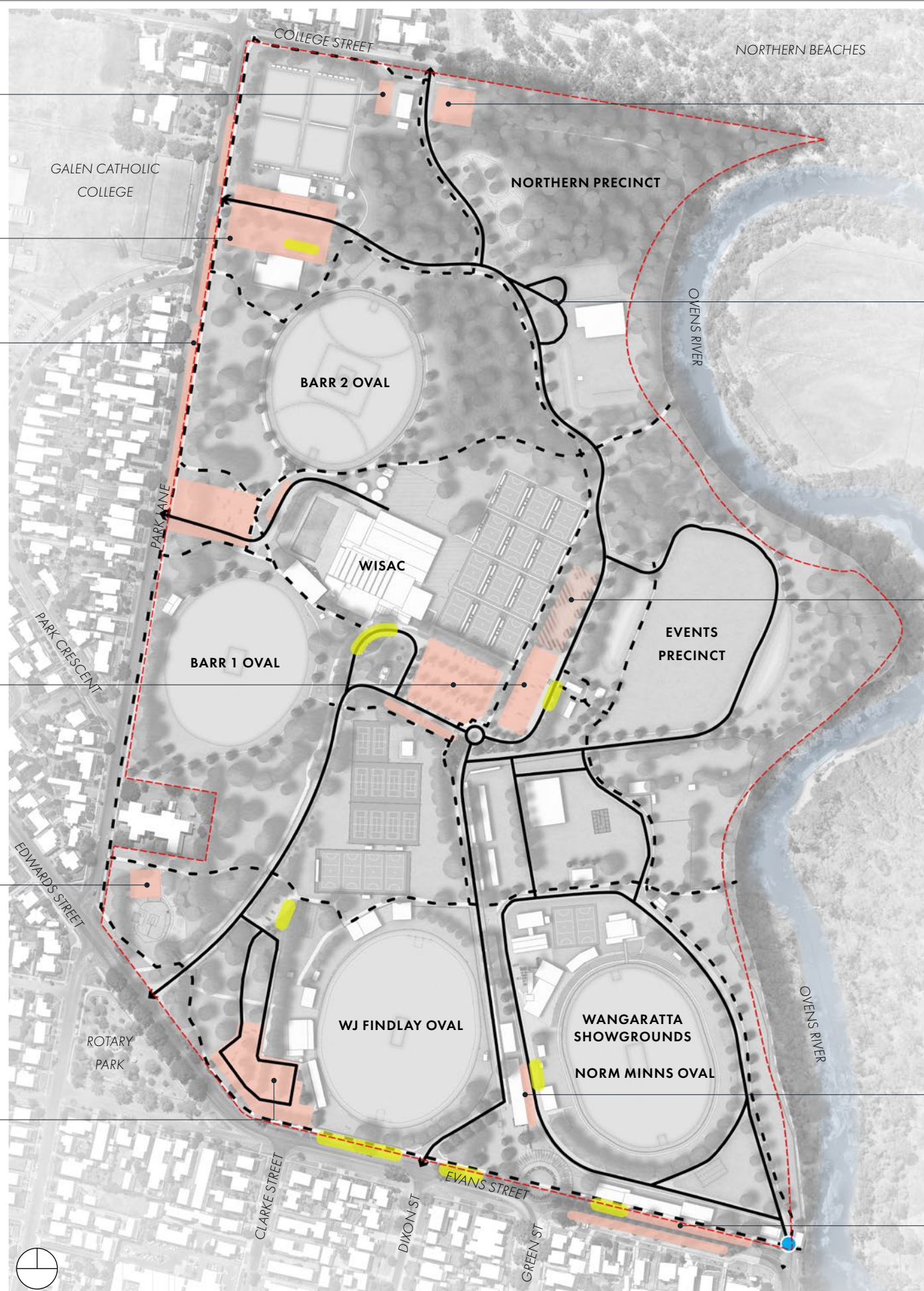
Informal Car Park 7

Access to the Riffle Club
& Works Depot

Events Car Park 2

Showgrounds Parking

Evans Street Parking



LEGEND







-  CAR PARK (PUBLIC)
-  EVENTS PARKING
-  PICK UP/DROP OFF AREA
-  PRIMARY ROAD
-  PEDESTRIAN/BIKE PATH
-  SITE BOUNDARY

Figure 13. Key Projects to Improve Parking Throughout the Parklands



Theme 1. Access & Movement

Walking & Cycling

Create a High Quality Shared Path Network;

- 1 Improve the walking and cycling experience along Schilling Drive. Where possible increase the separation between the path and Schilling Drive. Plant more ground covers and grasses and large canopy trees along the edge of the shared path. Undertake a lighting audit to assess how well the path is illuminated at night. (Refer to street section 01 in Appendix 1).
- 2 Transform Golf Links Drive into a shared use zone to allow for people and cars to safely and comfortably move between Evans Street, the Showgrounds and Norms Minns Oval and the facilities located in the north areas of the Parklands. (Refer to street section 02 in Appendix 1).
- 3 Create a shared path to provide an east west link so people can move between Schilling Drive, WJ Findlay and Norm Minns.

- 4 Create a pedestrian link between the Park Lane bus stop and the WISAC front entrance.
- 5 Create a shared path providing an east west link so people can walk between Park Lane, the WISAC car park, Barr 2 and further east to the Events Precinct and Bullawah Trail.
- 6 Create a shared path connecting Barr 2, the Bowling Club and destinations located to the south.
- 7 Create a 1km and a 3km signposted walking and jogging loop around the Parklands Precinct for exercising, linking into the wider shared path network to give users the opportunity to extend the experience. Provide signage/information on wider shared path network including One Mile Creek.

Improve Access & Crossing Points;

- 8 Enhance the pedestrian entrance to the Parklands on Evans Street.
- 9 Remove vehicle access to W J Findlay Oval from Evans Street making it pedestrian access only.
- 10 Provide multiple access points along the western site boundary to the Bullawah Trail (ensuring they can be locked during event times).
- 11 Provide pedestrian crossings at key road and path junctions.

Deliver More Cycling Infrastructure;


-  Increase the number of cycle parking facilities around the Parklands. Bike parking should be located within close proximity to the building entrances. (Refer to Appendix 3 for the design requirements for shared path treatments).



Figure 14. Key Projects to Improve the Walking & Cycling Experience in and around the Precinct



Theme 1. Access & Movement

Signage & Wayfinding

Deliver a Signage & Wayfinding Strategy;

- 1 Create a signature Parklands branding style to be used on entrance signage, directional signage and Wayfinding devices throughout the site, that contributes to unified place identity and branding.
- 2 Locate landmark signage elements at each of the four main site entrances to signify arrival and direct visitors to key destinations.
- 3 Locate directional signage at secondary entrances, surrounding bus stops and car parks, to provide information on key Parklands destinations.
- 4 Provide signage to direct people to the internal access points to the Bullawah Trail.

Create New Public Meeting Areas;

- 5 Place a defining landmark in close proximity to WISAC to delineate the centre of the Parklands.
- 6 Create an landmark entrance and meeting point to the events precinct.
- 7 Reconfigure the entrance to the Showgrounds at Golf Links Lane to create an entrance and meeting spot. (Refer to schematic diagram 09 in Appendix 1).
- 8 Create a landmark entrance and meeting point as part of the Golf Links Lane reconfiguration (refer to schematic diagram 10 in Appendix 1).



Figure 15. Key Projects to Improve Navigation throughout the Precinct



Theme 2. Green

Landscape Character

The Parklands provides opportunities for outdoor activities that improve our physical and mental well being and the landscape setting contributes to the quality of the visitor experience.

One of the key intentions of the Masterplan is for the Parklands to be recognised as a place of a natural landscape value and beauty. A place that is visually appealing, comfortable, as well as providing high environmental values to its surrounds.

The network of open spaces and landscape elements underpin the Plan. High quality landscaping along roads and key pedestrian paths will be designed to enhance the user comfort and experience. Trees and vegetation will provide shade in areas where people meet and congregate and will be designed to frame views to key Parklands activities and buildings.



Source:

Extension of the existing feature tree plantings around the sports ovals will provide shade and high aesthetic appeal whilst defining each of the respective activity precincts.

The Plan recommends strengthening the established native plant palette, inspired by the species planted along the Bullawah Trail, to enhance the landscape character and further define the Parklands identity.

Preservation of the existing character and extent of tree cover is paramount and any additional planting will seek to reinforce and extend this character.

Sustainability Initiatives

A healthy environment means a healthier community. Within the 56 hectares at the Parklands there are large grassed areas requiring high levels of maintenance and water, large areas of impervious surfaces that contribute to storm water runoff and many buildings to operate.

The Masterplan aims to improve the overall environmental performance of the site by encouraging sustainable practices. Road and path designs should incorporate consistent best practice WSUD measures and principles.

In particular, there is potential to improve the quality of storm water run off with appropriate storm water treatment methods such as vegetated swales and rain gardens.

Landscape design should feature drought tolerant species to minimise water use and offset the high irrigation levels required to maintain the sports ovals.

New buildings and the retrofitting of existing facilities should be site responsive, employing best practice Environmentally Sustainable Design (ESD) principles. Energy efficiency initiatives, which will also assist in a reduction of building operating costs, and water capture (for irrigation and toilet flushing) should be prioritised.

How It Could Look



Interfacing with Ovens River



Providing wayfinding information Source:RCoW



Complementing the Bullawah Cultural Trail Source:RCoW



Use of public art reinforcing existing character Source:Rural City of Wangaratta



Drought tolerant planting Source:Rural City of Wangaratta



Native plant palette and raingarden Source:GHD



WSUD carparks Source: Jane Irwin Landscape Architects



Use of reinforced grassing paving



Entry native feature landscaping Source: Panorama Architects



Theme 2. Green

Landscape Character

Key projects identified to preserve and strengthen the Parklands landscape character;

- ① Strengthen the landscape character along Schilling Drive to reinforce a positive arrival experience into the Parklands. Extend the established avenue character on Edwards Street into and along Schilling Drive. Support the boulevard tree plantings with under storey planting including low level shrubs, native grasses and ground covers to improve the appearance along the road edge. Maintain views from Schilling Drive to the ovals, courts and other activities.
- ② Create a welcoming green space and meeting area at the Evans Street Showgrounds entrance. Use a consistent landscape palette creating a signature style and a recognisable landscape character.
- ③ Signature tree plantings and landscaping at key site entry points and along primary roads.
- ④ Extend the established tree canopy treatment around the sports ovals to create larger shaded spectator viewing areas. Where new plantings are required select tree species that have large deciduous canopies, for shade in summer, light in winter and wind protection.
- ⑤ Delineate the primary pedestrian routes throughout the site by planting feature shade trees (and path lighting) along the path edges.
- ⑥ Prioritise the planting of native trees in areas that will provide links to existing vegetation corridors. This will result in strengthening the ecological value of the Precinct and the surrounding river and reserves, and provide habitat for wildlife.
- ⑦ Investigate river bank stabilisation methods to reduce the incidence of riverbank erosion along the Ovens River.

The proposed improvements will;

- Protect existing trees and encourage increased vegetation, particularly native vegetation, across the site;
- Discourage the removal of trees where possible;
- Improve the amenity, sense of place and environmental value of the Parklands; and
- Working together these elements will strengthen the identity of the Parklands and elevate the whole precinct as a regional destination.



LEGEND

- ARRIVAL EXPERIENCE
- FEATURE LANDSCAPE AREA
- NATURAL VEGETATION AREA
- BANK STABILISATION
- SITE BOUNDARY

Figure 17. Projects to improve the Landscape Character of the Parklands Precinct



Theme 2. Green

Sustainability Initiatives

Key projects to improve water efficiencies;

- 1 Offset the irrigation of the sports ovals and other high maintenance areas with passive irrigation of vegetation and landscape feature areas using storm water run off. Use smart technologies, such as WI-FI capable irrigation controllers to remotely monitor and control water flows and where possible capture excess amounts of run off.
- 2 Integrate Water Sensitive Urban Design (WSUD) methods into new and upgraded shared paths.
- 3 Undertake a full irrigation upgrade on the Norm Minns Oval and surrounds, with consideration of upgrading the cricket pitch to be irrigated by river water. Consider wicking technology for more effective irrigation of sports fields.
- 4 Undertake a complete water efficiency audit to investigate longer term water conservation strategies to support more sustainable sports ground management practices and determine future design improvements (including turf selection and irrigation systems).
- 5 Create a natural vegetation area in the northern area of the Precinct, rehabilitating the contaminated land to restore the environmental value.

Key projects to reduce the impacts of storm water run off;

- 6 Retrofit car parks with WSUD interventions to capture and filter storm water including centrally located in tree trenches and corner tree pits and strategically located rain gardens.

Key projects identified to improve the building performance:

- 7 Ensure there is optimal use of existing buildings by improving the flexibility and multi purpose nature to facilitate successful shared use where possible.
- 8 Undertake an independent green star energy rating audit on existing buildings and develop an action plan to implement improved infrastructure (solar panels, lighting upgrades, grey water capture).
- 9 Design new buildings using sustainable construction methods and building products with consideration of building orientation, solar access, cross ventilation and thermal comfort. Ensure internal rooms and components are configured and sized to meet the occupants needs.

The proposed improvements will;

- Potentially lead to a significant reduction in water volume used for irrigation and reduction in the volume of polluted runoff entering surrounding waterways; and
- Assess the sustainable design, construction and operation of buildings to ensure the environmental footprint of buildings is minimised.

Considerations For Improving Building Performance In The Sustainability Initiatives (Based On Current Council Standards)

Current Building Features WISAC:

- C-Bus lighting system with auto switch off when areas are not used
- Completed 75% light fitting replacement with LED lighting.
- Gogen unit generates 57 kW_a of power into the centre and 105 kW_a of thermal heat into the pools, it is currently programmed to run M-F 7am to 11 pm.
- New works – 60+ kW of photovoltaic solar will be installed.
- Pool water heating system will be 34-37% more efficient which includes upgrade the existing system as well (new works)
- Replacement of the existing sand filters with glass medium will reduce water wastage when completing backwashes (new works)

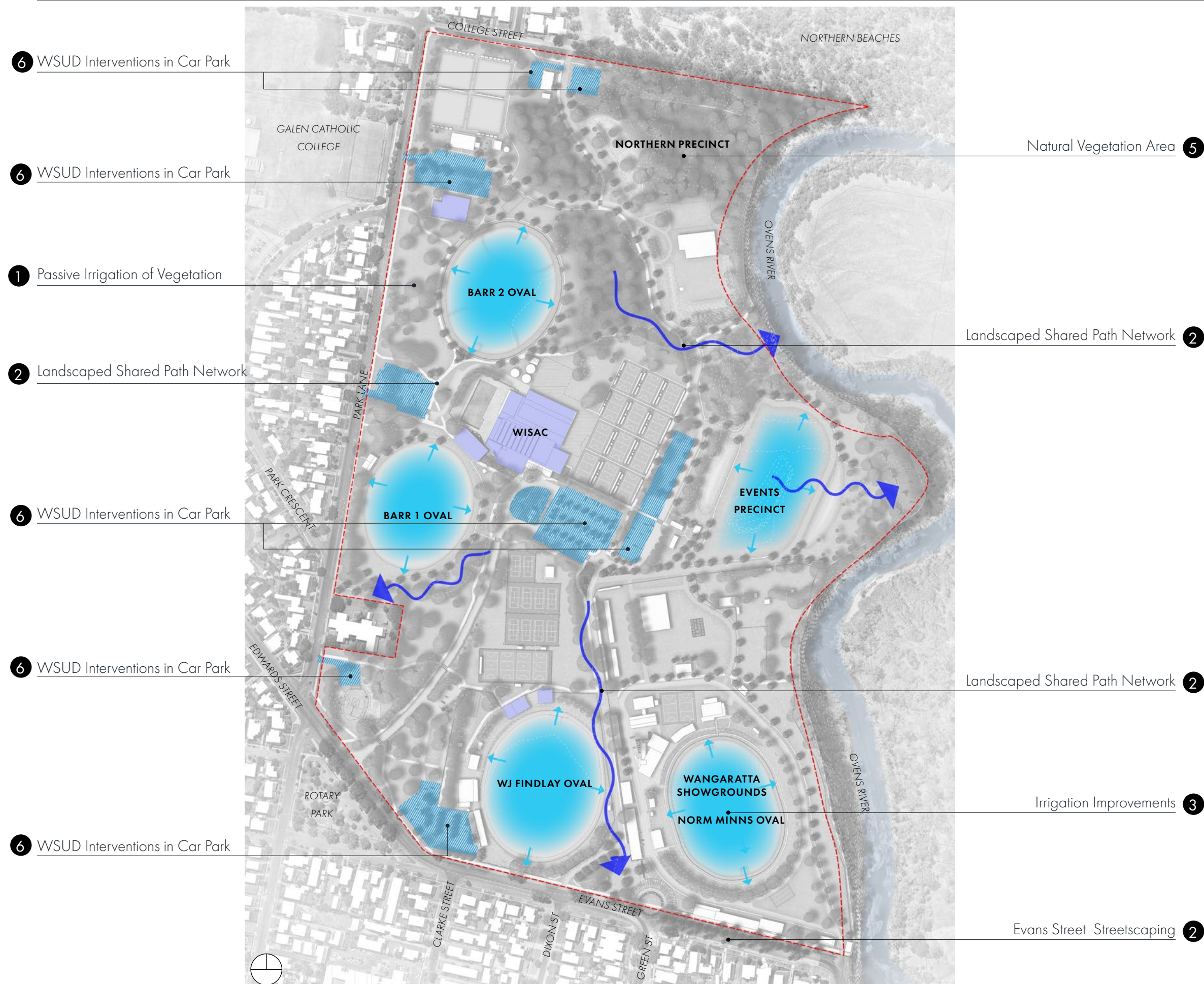


Figure 18. Parklands Sustainability Initiatives



Theme 3. Activation & Adaptive Reuse

Building & Space Activation

The cluster of heritage showground buildings vary in condition, value and function. Whilst it is recognised that heritage buildings contribute to the local story and sense of place, the challenge is the significant funding required to restore, conserve and maintain these buildings.

There is a need to maximise the value and potential of buildings and spaces within the Parklands for the current users, as well as potential future users.

A number of key expansion opportunities for existing clubs and associations have been identified through consultation with current user groups. These opportunities are identified in the precinct plans in Theme 4 - Sports, Recreation and Events.

This theme focuses on identifying key buildings and spaces within the site that present opportunities for revitalisation. The opportunities might be with buildings or areas where former uses are now redundant or are no longer fit for purpose.

Revitalisation strategies are usually a high quality, permanent solution with the intention of creating a new interest and vitality in a building or space.

In recognising this, the Masterplan encourages the adaptive reuse of underutilised buildings where they are suitable for multi-purpose community use, as well as having the potential to maximise utilisation of the Parklands year around.

Any refurbishment or redevelopment of buildings and/or spaces will be undertaken in close collaboration with the managing entities and key user groups, in particular the Wangaratta Agricultural Society and the Lions Club.

In the case where the buildings have heritage significance any future works will be undertaken in partnership with heritage advice.



Ballast Point

Source:McGregor Coxall

How It Could Look





Theme 3. Activation & Adaptive Reuse

Building & Space Activation

Key Projects Identified Include;

- ① Activation of Evans Street as the front door to/of the Parklands, making it a focus area for activity and amenity. Key moves to activate Evans Street include;
 - Streetscaping enhancements such as boulevard planting and landscaping;
 - Creating more interest and activity along the street interface by adding signage, windows, doorways and outdoor garden areas;
 - Conserving the heritage Cloak Room Building and encouraging regular community/Showgrounds Society use;
 - Creating a new main pedestrian entrance to the Showgrounds and Park Lane. The space could enhance the visitor experience by functioning as a comfortable and welcoming meeting place. The entrance should be of an appropriate scale and quality to act a key site landmark. Removal of the Table Tennis building is required; and
 - Restoring the historic Evans Street Main Gates, as a key feature of the proposed new main Showgrounds entrance.

- ② Adaptive reuse of the former Agricultural Society Offices and the Poultry Pavilion. Consider relocation of the buildings to a more prominent site to celebrate their cultural heritage value as a longer term aspiration. Siting the buildings closer to Evans Street would create a stronger presence of heritage buildings at the front door to the Showgrounds. Restoration would result in creating a functional space for the Showgrounds Society and year round community use.
- ③ Internal and external improvements to the Lions Club building. Consider moving the building north of its current location so the building can be extended and a large outdoor area provided to host community events.
- ④ Activating the Rodeo Grounds as a premier events space and sports training ground for year round usage. Encourage events and recreational opportunities that leverage, promote and protect the unique riverside landscape setting. Consider designing areas of mounding around part of the edge of the main events space to function as informal tiered seating.
- ⑤ Removal of the former Deerstalkers Building provides an opportunity to relocate the Council's Works Depot to

the northern precinct in order to improve the functionality, layout and access to the depot. The proposed location is in a flood overlay area so appropriate measures will need to be taken to mitigate potential flood event.

- Removal the accommodation located on Shilling Drive.
- Develop a long term building improvement plan in partnership with the Showgrounds Society and other key user groups to ensure buildings and facilities are maintained to safe and functional standards.

The proposed improvements will;

- Enhance the landscape value and amenity of the Showgrounds entrance and Evans Street precinct;
- Remove the conflicting and congested uses in the northern section of the Norm Minns Oval;
- Provide the opportunity for conservation of the Poultry Pavilion and former Agricultural Society Offices;
- Provide the Lions Club with a larger building and improved outdoor amenity;
- Strengthen the relationship between the Magpies facilities; and
- Ensure buildings and facilities standards are maintained over the longer term.



Figure 19. Parklands Revitalisation Projects



Theme 4. Sports, Recreation & Events

Sports & Recreation

As Wangaratta's major sports precinct, one of the key roles of the Parklands Precinct is to provide opportunities for the community to participate in a range of local and regional sports and recreational activities.

The number of community groups associated with the precinct currently, and over its history, is not only significant in terms of the number of people using and visiting the precinct, but also in terms of the variety of interests accommodated.

The activities cover the full range of community sporting and recreational uses and include regular, ad hoc, or programmed events of a local, regional, state or national significance.

The Masterplan acknowledges the importance of supporting clubs and community groups based on site and provides guidance on key improvements to support the longevity of Parklands users.

Improvements will contribute to creating comfortable and safe environments and inclusive and accessible programs and facilities, to support increased participation in a range of sporting and recreational activities.

This Plan focuses on major projects that will contribute to increasing participation levels and improvement of the Parklands as a major regional sports, recreation and events precinct. The development of identified projects will be undertaken in close collaboration with sports clubs and community groups.

In addition to the many active opportunities at Parklands, there are some passive recreational activities on site. The Masterplan encourages the development of more passive recreational opportunities, suitable for children, adolescents and older adults to enjoy and participate in, and recommends the whole precinct moves towards a more publicly accessible model for passive recreation.

Events

The Wangaratta Show is a major part of the site's history and social fabric. Over recent years there have been a range of major sporting and cultural events also successfully held at the Showgrounds.

Located to the north of the Showgrounds is the Rodeo Grounds. A feasibility study has been undertaken to assess the suitability of the Rodeo Grounds as a site to hold major outdoor events.

The study recommended the Rodeo Grounds as the preferred site for development and investment of Wangaratta's major events precinct. The Masterplan supports this recommendation and broadly supports the schematic concept and infrastructure solution and supports the progression of the actions outlined in the Feasibility Study Implementation Plan.

Working with the Wangaratta Agricultural Society and the key user groups located at Norm Minns will help to balance the spatial and operational needs of all precinct users.



How It Could Look



New expansions of WIASC with an outdoor swimming pool

Source: Rural City of Wangaratta



Grassed terraced seating around the Norm Minns Oval and Events Precinct

Source: Facebook Belvoir Amphitheatre Perth



Opportunities for a new sporting pavilion

Source: Alpine Shire



Inclusive sporting facilities

Source: www.womensafl.com



Expansion of the Skate Park with additional elements for all ages to participate
Source: Fiskars Village Skate Park Fiskars www.skateboard.com.au



Theme 4. Sports, Recreation & Events

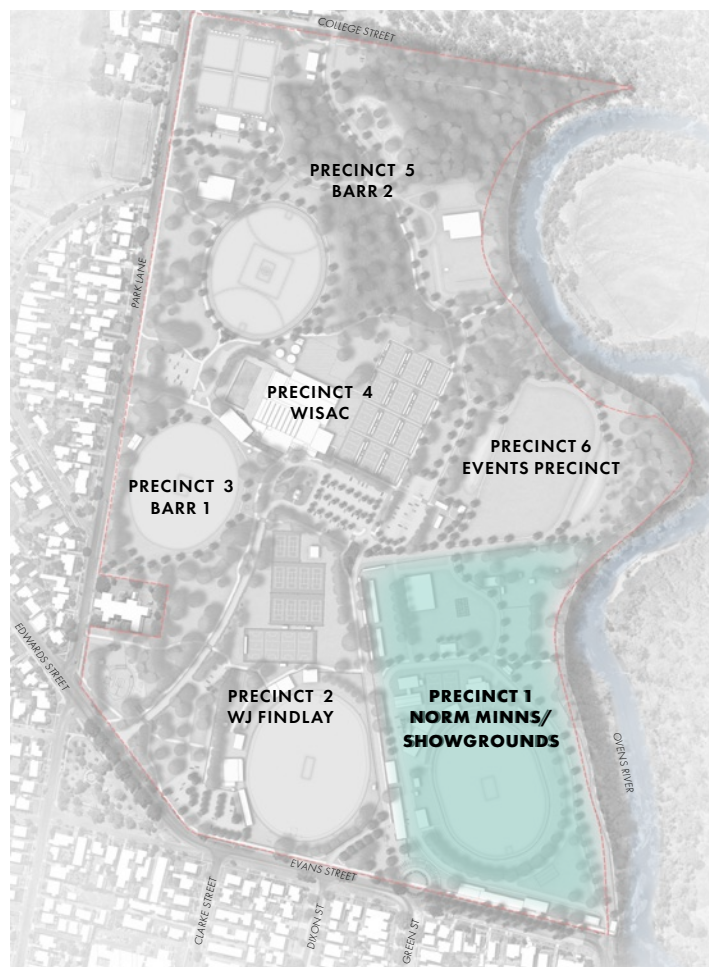


Figure 20. Precinct Key Plan

Precinct 1 (Norm Minns/Wangaratta Showgrounds)

Precinct 1 is well known and loved as the home of the annual Wangaratta Show. The Agricultural Society has been holding annual shows on site for over 155 years.

Precinct 1 is also a sports precinct, focused around the Norm Minns Oval. It is home to the Wangaratta Magpies Football & Netball Club, the Wangaratta Magpies Cricket Club, the Wangaratta Cycling Club, the Wangaratta District Cricket Association, and the Regional Sports Development Centre.

The Norms Minns Oval and surrounds currently functions as;

- The home of the Wangaratta Show;
- A premier sports ground hosting regional football games and cricket matches;
- Facility for local netball matches; and
- A place for major events.

Proposed improvement works at the Norm Minns Ovals include;

- 1 Upgrading the oval surrounds and supporting infrastructure to improve the capacity to host premier sports events.
- 2 Providing two local level netball competition courts and supporting infrastructure, in accordance with Netball Australia Guidelines. There is potential to relocate two netball

courts further south to sit adjacent to the Magpies Club Rooms however this is reliant on the relocation of several buildings.

- 3 Expansion of the Sports Development Centre to improve change facilities, heating and cooling and a function space for regional sporting events (the design could consider a second level).
- 4 Refurbishment of Grandstand amenity.
- 5 Provide power to support the operations of temporary food and beverage outlets when required for large events.
- 6 Investigate future alternative locations for a fit for purpose facility for the Cycling Club.
- 7 Relocation of the Table Tennis Club to be a fit for purpose facility to create an improved site entrance (removal of the Table Tennis building will allow for a new Showgrounds Entrance).
- 8 A new main entrance to the Showgrounds/Norm Minns Oval. The entrance should function as the main ticketed pedestrian entrance to the Showgrounds and drop off and meeting point. Signage should display alternative ticketed entrances.

- 9 Refurbishing the Cloak Room entrance. Landscape and separated path upgrades to better define the pedestrian access and promote pedestrian access to the CBD via the Bullawah Trail.

Development in this precinct may be subject to meeting the requirements of the Heritage Overlay in accordance with the Planning Scheme. The Masterplan recommends design guidelines are developed to provide guidance on how future development should align with the heritage significance of the precinct.

- 10 Provide a new larger amenity block (public toilets/showers) to replace the existing aging facility.

The proposed improvements will;

- Improve the viewer experience;
- Support bids to attract major sports events such as the T20 cricket and AFL;
- Reduce the disruption major events cause to scheduled Show, football, cricket and cycling activities;
- Better connect the Magpies Netball facilities; and
- Provide the Lions Club with a larger building footprint and outdoor space.

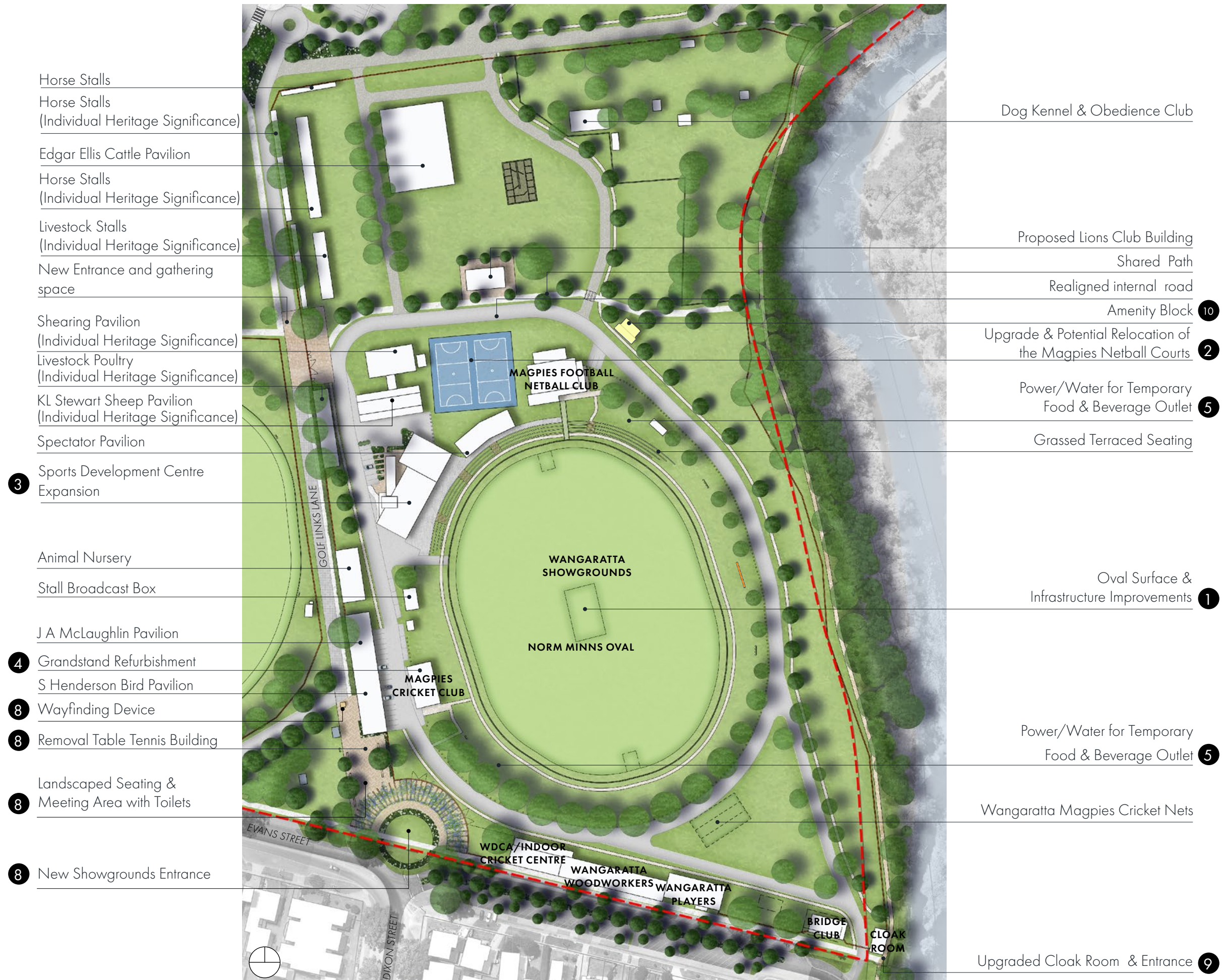


Figure 21. Key Projects to Improve Sports & Recreational Facilities located in Precinct 1



Theme 4. Sports, Recreation & Events

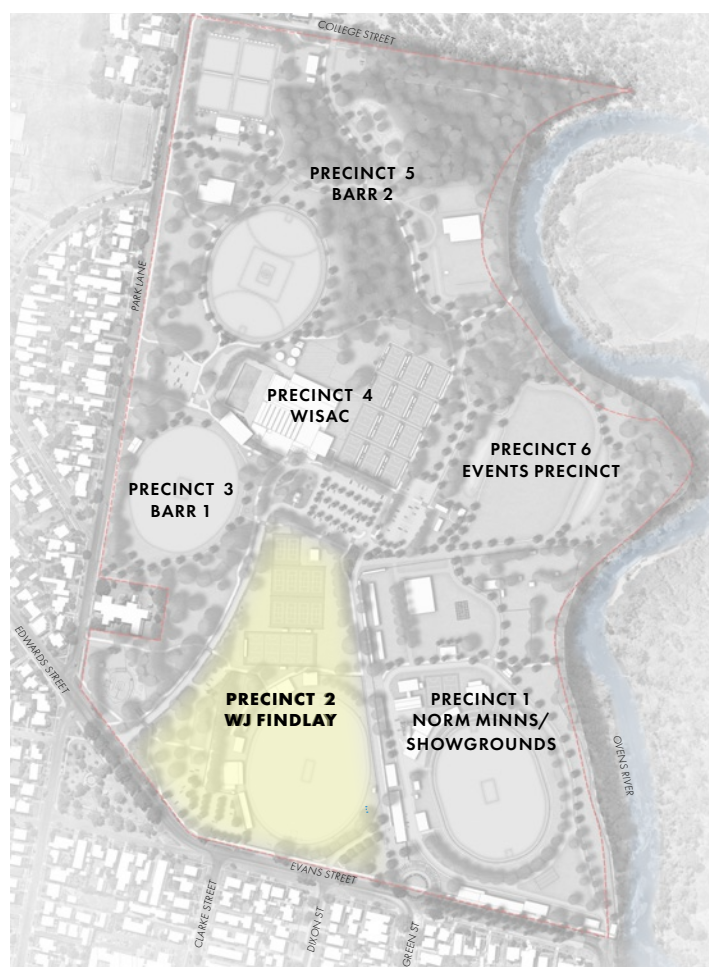


Figure 22. Precinct Key Plan

Precinct 2 (WJ Findlay)

Precinct 2 is home to the Rovers Football/Netball Club, the Rovers Bruck Cricket Club and the Hard court Tennis Association. The WJ Findlay Oval and surrounds currently functions as;

- A regional sports ground hosting senior football games and cricket matches and training;
- A facility for local netball matches; and
- A facility for local tennis competition.

Proposed improvement works at Precinct 2 include;

- 1 Improvements to the two outdoor netball courts in accordance with netball Australia's local level competition facility. Consider relocating the two netball courts further east to provide an envelope surrounding the courts that can accommodate viewing areas and tiered seating when required.
- 2 Reconfiguration of the WJ Findlay car park and pedestrian access to gain efficiencies in parking spaces and circulation and improve safety.
- 3 Refurbishment of the Rovers Clubhouse to provide female friendly change facilities.
- 4 Upgrading the public toilets.
- 5 Relocation of the canteen in closer proximity to the sports pavilion and score board and public toilets.
- 6 Future expansion of multi-purpose building footprint to the east to provide additional space for the netball and cricket club and community use (refer to schematic diagram 11 in Appendix 1).
- 7 Renewal & relocation of the four older tennis courts to sit adjacent to the existing tennis courts.
- 8 Repair and resurface the four blue tennis courts located closest to the current club house investigating the feasibility of both synthetic and hard court surface options. Improvements should include new court lighting and supporting infrastructure.
- 9 Investigate the feasibility of delivering four ANZ Hot Shot* compliant courts on the two northern most courts or adjacent to the newly relocated southern courts. (*ANZ Hot Shots is Tennis Australia's official development program for children).
- 10 Extend (or replace) the existing tennis club building to provide a modern club house with a kitchen/food preparation area, adequate storage areas and a multi purpose club room (that can potentially be hired by community groups).

The proposed improvements will;

- Increase participation in football, cricket, netball and tennis, particularly female participation;
- Contribute to making sports facilities for accessible; and
- Improve the safety and amenity of the precinct.

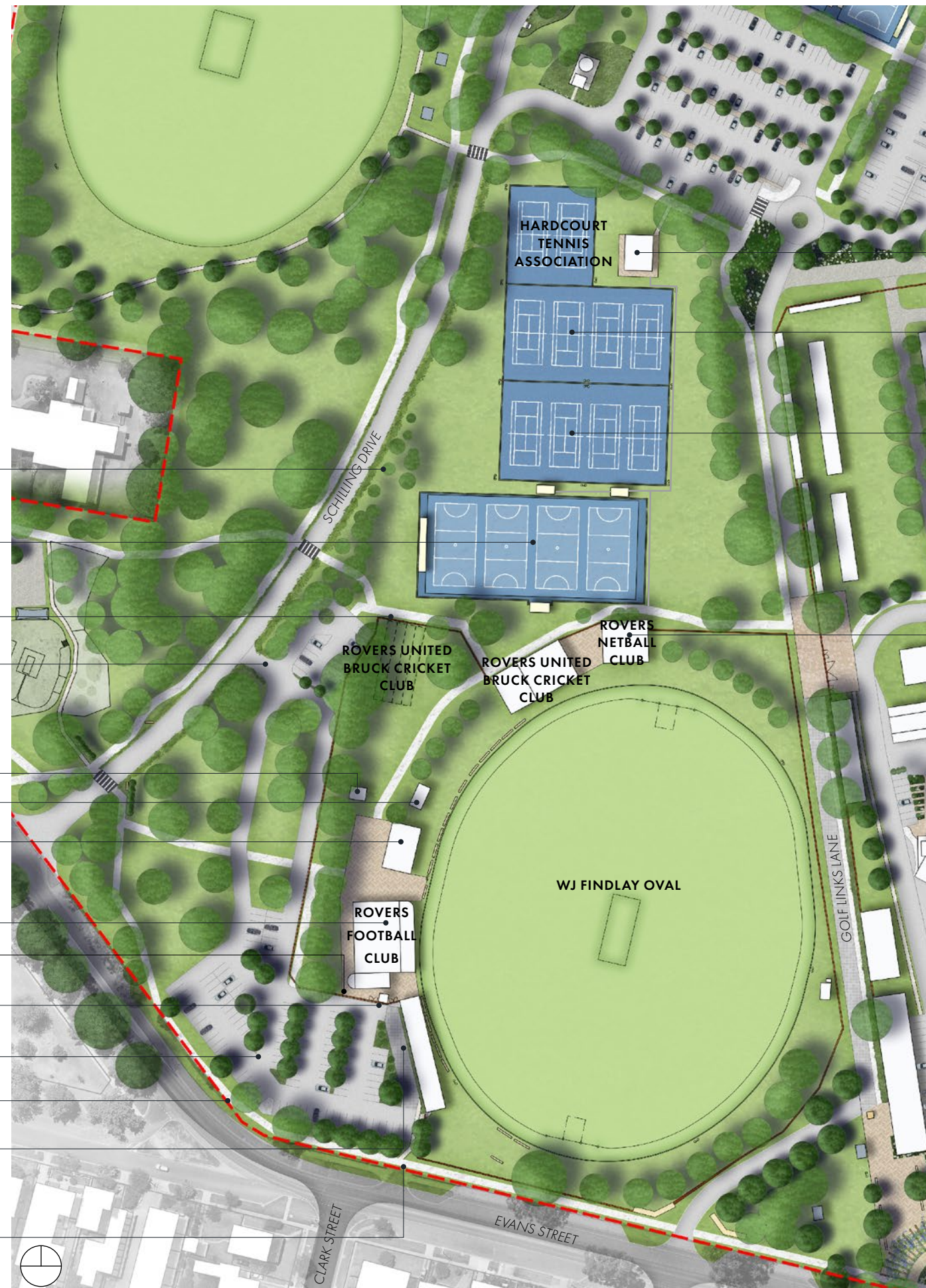


Figure 23. Key Projects to Improve Sports & Recreational Facilities located in Precinct 2

- New Landscaping
- 1 Netball Court Improvements
- Shared Path Access
- 2 Reconfiguration of Access
- 4 New Public Toilets
- Scoreboard
- 5 New Canteen
- 3 Clubhouse Refurbishment
- 2 Maintenance Entrance
- 2 Main Gates and Ticket Area
- 2 Reconfiguration of Parking Area
- 2 Removal of Vehicular Access
- 2 Shared Drop Off Zone
- 2 Improved Pedestrian Access (Removal of Vehicular Access)

Future Refurbishment of the Tennis Club 10

Renewal of the Tennis Courts 8

Relocation of the Tennis Courts 7

Expansion of Multi-Purpose Building 6



Theme 4. Sports, Recreation & Events

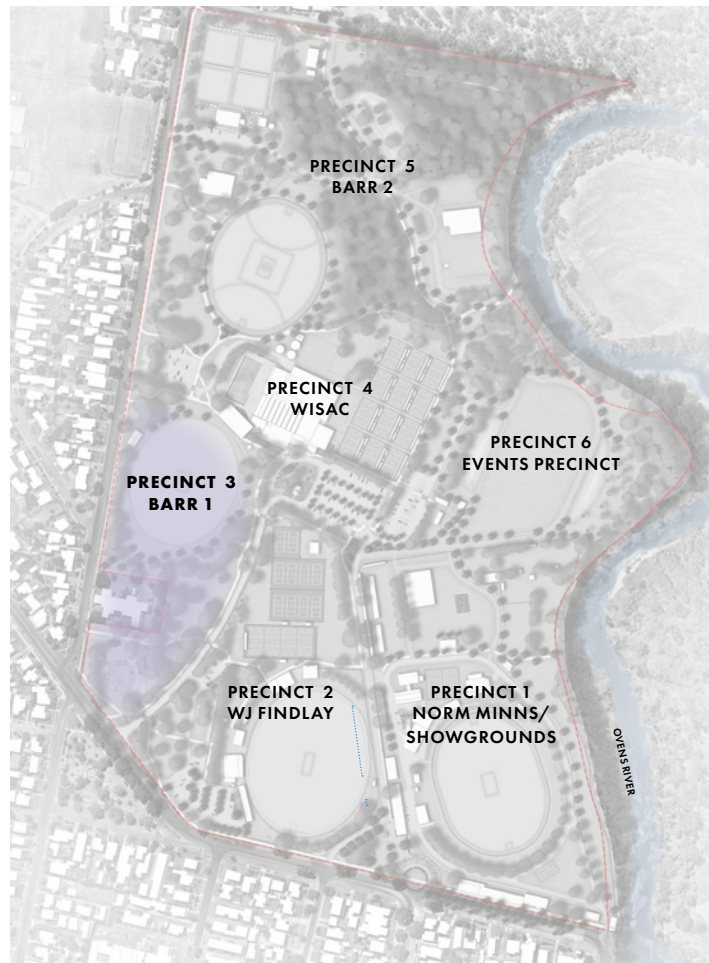


Figure 24. Precinct Key Plan

Precinct 3 (Barr 1)

Precinct 3 is located between Park Lane and Schilling Drive. The precinct is highly visible and plays an important role in welcoming people to the Parklands. Barr 1, the Community Centre and the key sports facilities are located in the precinct.

Improvements are scheduled at Barr 1 Oval to improve the playing surface and drainage.

Barr 1 primarily functions as;

- A local sports ground hosting junior football games;
- A place for casual sports activities; and
- A venue to hold community activities, functions and events.

Proposed improvement works at Barr 1 include;

- 1 Refurbishment of the Community Centre within existing building structure to provide more flexibility in accommodating community and club activities. Ensure male and female toilets are publicly accessible.
- 2 Enhancements to the skate park area to provide additional skate areas, spectator seating and landscape areas. The skate park should be recognised as a key informal recreational area for the Parklands and provide a range of zones and elements that allow for users of differing ages, interests and abilities to support a broader participation base. The design should respond to the prominent location at the Schilling Drive entrance to Parklands. A revitalised skate area provides the opportunity to attract people, particularly youth to the Parklands. Increased use will activate the entrance to the Parklands. The skate area should be connected to the main shared path along Schilling Drive. The expansion area should be designed to retain existing trees and strengthen sight lines to the surrounding public realm.

Supporting infrastructure such as toilets, bins, lighting and drinking fountains should be provided.

- 3 Provide lots of comfortable spectator and visitor seating at key destinations throughout the site.
- 4 Removal of the Council Works Depot and the dwelling on Schilling Drive

The proposed improvements will;

- Provide the junior football clubs with a local level ground for games and training;
- Provide the community with access to a sports oval for informal recreational activities; and
- Generate more activity by attracting more users and spectators to the Skate Park.

1 Community Centre Refurbishment including Public Toilets

3 Seating Overlooking Oval

Seating Overlooking Oval 3

New Landscaping

4 Removal of Works Depot & Private Dwelling

2 Public Toilet

2 Skate Park Expansion

3 Seating Overlooking Skate Area

Key Views from Shilling Drive



Figure 25. Key Projects to Improve Sports & Recreational Facilities located in Precinct 3



Theme 4. Sports, Recreation & Events

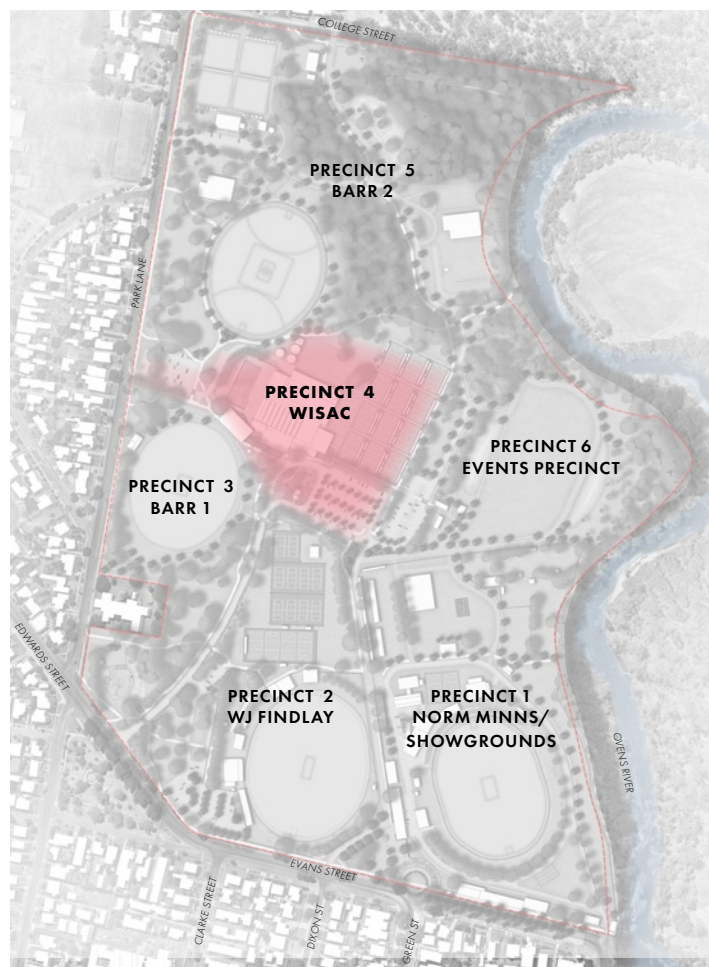


Figure 26. Precinct Key Plan

Precinct 4 (WISAC)

Centrally located within the Parklands the WISAC precinct is home to the Wangaratta Amateur Swimming Club, Wangaratta Stingrays Swimming Club, the Wangaratta Basketball Association, the Regional Netball Association, Squash and Badminton and the Wangaratta Volley Ball Association. The Parklands Management Office is also located in the WISAC.

The WISAC functions as;

- An indoor sports stadium;
- A gymnasium and fitness centre; and
- A state of the art aquatic facility.

Proposed future improvements for the WISAC building include;

- 1 An expansion to the original building footprint to;
 - Reconfiguration of current show courts (Basketball, Netball and Volley Ball) including seating to meet the required run off areas.
 - Provide additional indoor basketball courts.
 - Provide indoor netball/multi-purpose courts.
 - Additional male and female change rooms that can be externally accessed.

- Additional fitness program rooms.
- Additional office space for staff and sporting organisation.

Consideration should be given to the following interface treatments;

- The public realm located between WISAC and the netball courts,
- The netball courts and surrounding trees (in order to minimise tree removal), and
- The northern elevation and surrounding vegetation.

Proposed improvements for the precinct include;

- 2 Reconfiguring the outdoor netball courts in accordance with Netball Victoria's regional competition standards. Adjustments to overruns and accommodation requirements will mean a reduction in the number of external courts. Consideration should be given to the overhead power lines and minimising tree removal where possible.
- 1 Relocation of the external netball change rooms and canteen to be incorporated indoors as part of future WISAC development. The change rooms expansion should be accessible from outside.

- 3 Removal of the Go Tafe building.
- 4 Removal of the former skate bowl and re-vegetate the area (located to the north of WISAC).
- 5 Provision of comfortable spectator and visitor seating at key destinations.

The proposed improvements will;

- Cement WISAC's reputation as a premier sports and recreation facility into the future;
- Provide indoor and outdoor sporting facilities of a state and regional competition standard, and for the use of the whole community;
- Provide safe and inclusive aquatics and fitness facilities to ensure the health and wellbeing of our local communities across generations;
- Create a welcoming recreational and lifestyle destination for the community to live, work and play.

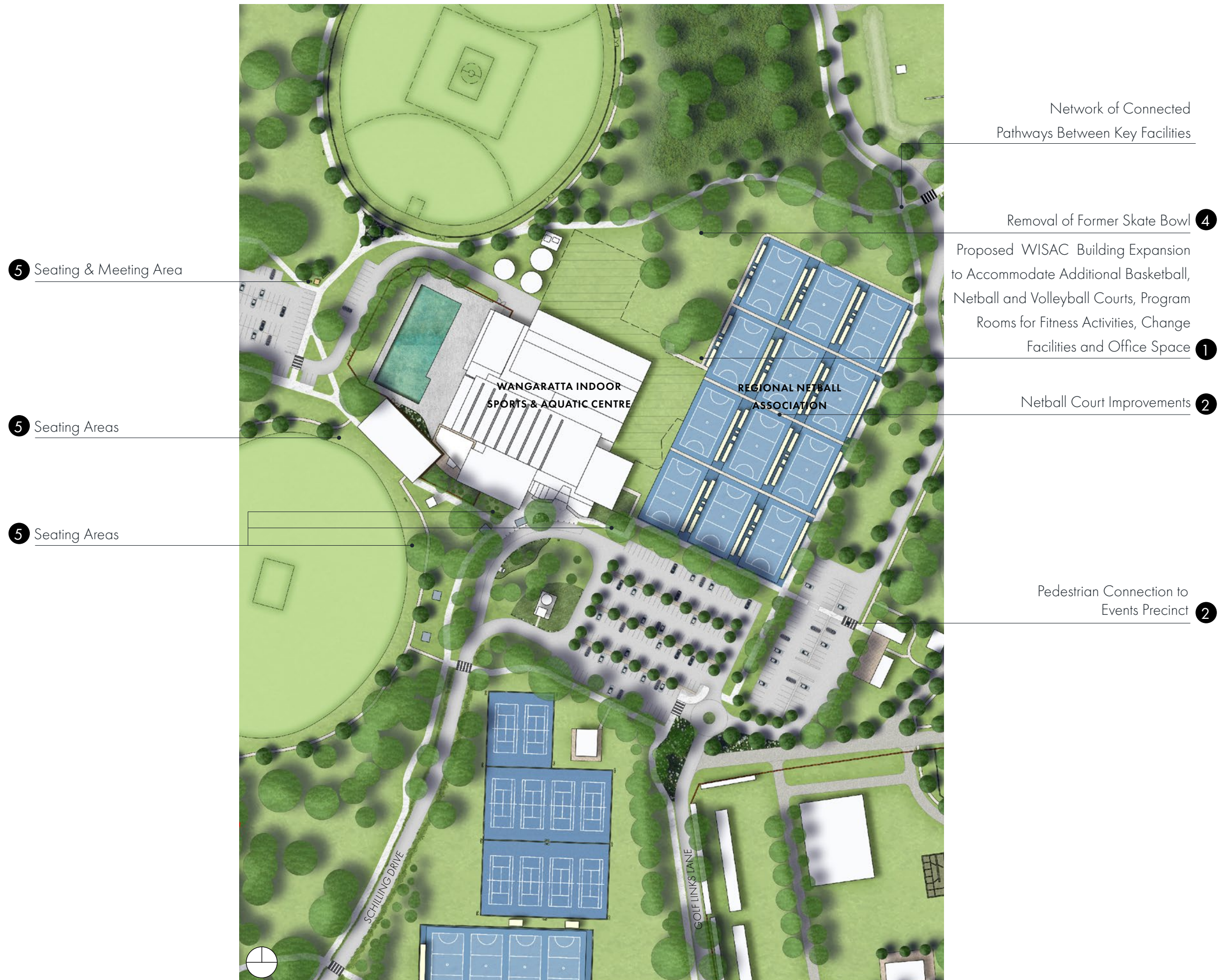


Figure 27. Key Projects to Improve Sports & Recreational Facilities located in Precinct 4



Theme 4. Sports, Recreation & Events

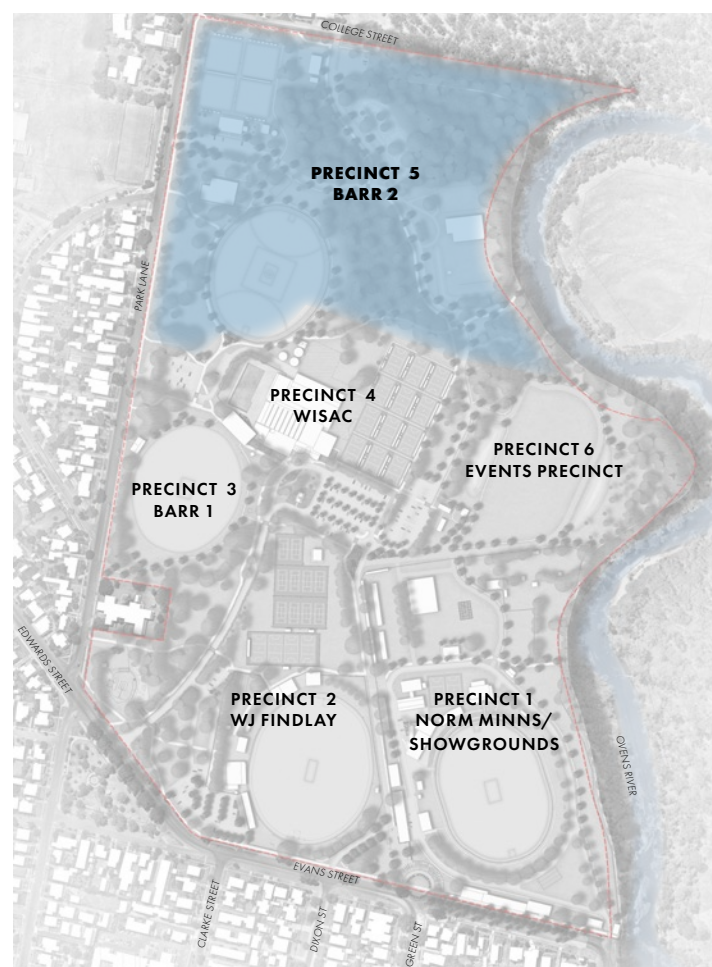


Figure 28. Precinct Key Plan

Precinct 5 (Barr 2)

The Northern Precinct is home to the Wangaratta Bowls & Sports Club, The Wangaratta Scout Group and the Wangaratta Small Bore Rifle Club.

Recent refurbishment works at Barr 2 has transformed the former three-quarter size oval into a full-size oval with improved drainage, irrigation, turf, wickets, perimeter fencing and lighting. Barr 2 is now home to the City Colts Cricket Club.

Barr 2 and its surrounds functions as;

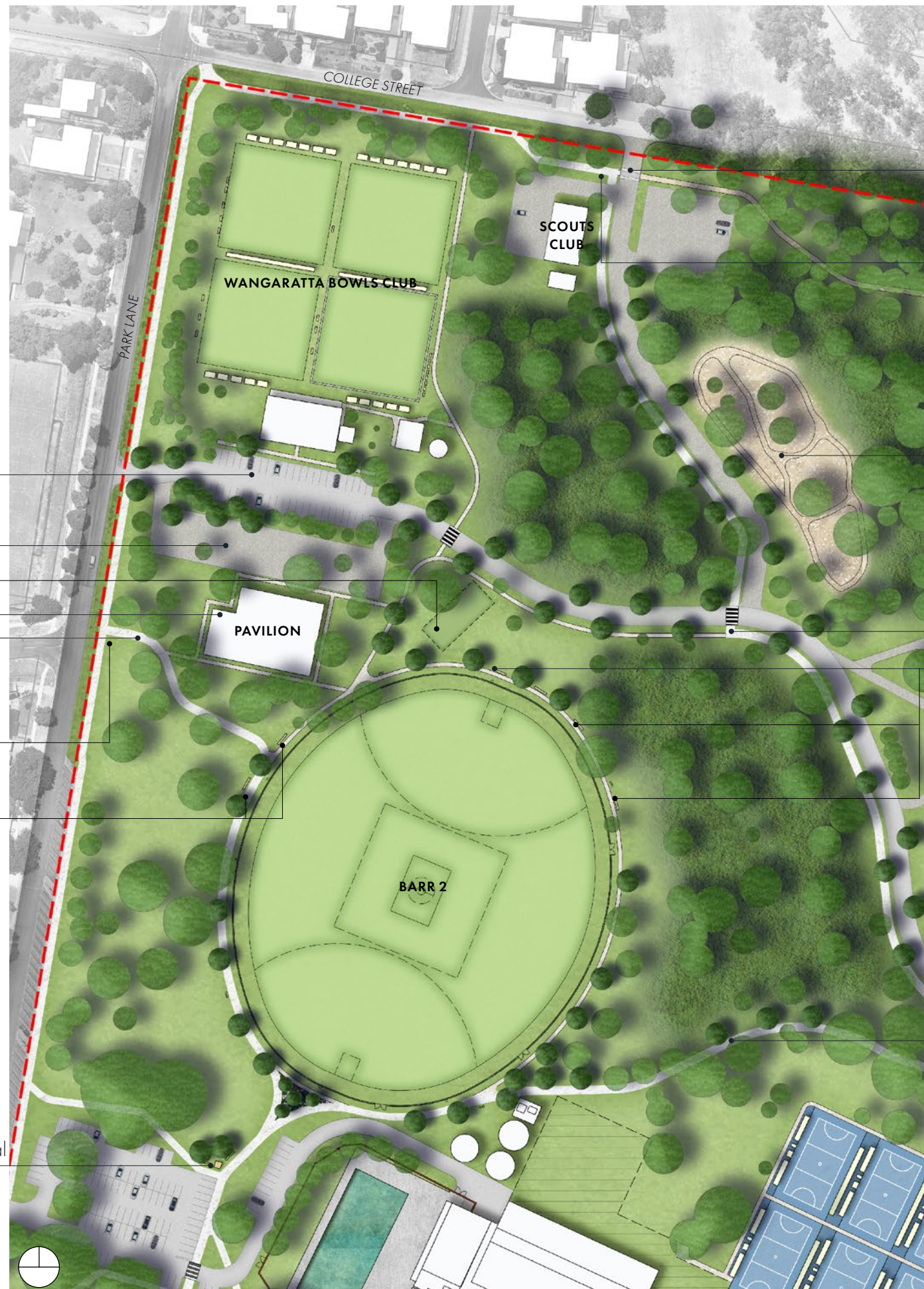
- A regional standard sports ground, primarily used for cricket matches and training;
- A training ground for local football clubs (mostly seniors clubs);
- A recreational area for clubs such as the Wangaratta Scouts; and
- A gateway to the Northern Beaches.

Other sports and recreational related improvements currently planned for Precinct 5 include;

- 1 A new sports pavilion to support regional club competition. Located on the north west side of the oval, the pavilion will be used by the cricket clubs in summer and the junior football clubs in the winter seasons. The new building should be sited on the north west of Barr 2 between the Oval and the car park, overlooking the oval. Any removal of trees should be avoided.
- 2 New cricket nets will be located in close proximity to the new cricket pavilion. Removal of the old cricket nets, to the south of Barr 2 will provide the opportunity to deliver more visitor seating and meeting area.
- 3 A new and extended car park will be located between the Wangaratta Bowls Club and the sports pavilion. The siting and design of the car park will work around all significant existing trees.
- 4 A new shared path providing a link between Park Lane (and Galen Catholic College), the Bowls Club, Sports Pavilion, Barr 2, and the Scouts Hall to the southern part of the Parklands.
- 5 Comfortable spectator seating around Barr 2 and at key destinations within the precinct.
- 6 Promote the local recreational activities including fishing, swimming and picnicing at the Northern Beaches.
- 7 Create an informal bike jumps track in the northern precinct.
- 8 Increase the opportunities within the Parklands to access the Bullawah Trail.
- 9 Work with the Council's Cultural Advisor to identify cultural interpretation opportunities within the Parklands.
- 10 Reconfigured site entrance including signage at key destination points outlining the connection opportunities to access the wider shared path network.

The proposed improvements will;

- Provide regional level cricket and club room facilities, Increase community awareness of the many informal activities to participate in across the site, and
- Welcome young people into the Parklands by providing a range of recreational activities to enjoy.



- 3 Car Park Improvement
- 3 New Car Parking Area (for Sports Pavilion)
- 2 New Cricket Nets
- 1 New Sports Pavilion
- 4 Shared Path
- 6 Signage & Information on the Northern Beaches & Shared Path Network
- 5 Spectator Seating Areas
- 2 Provide Seating & Wayfinding Device Post Cricket Nets Removal

- Reconfigured Site Entrance 10
- Signage & Information along the Northern Beaches & Shared Path Network 10
- Informal Bike Jumps Area 7
- Shared Path 4
- Spectator Seating Areas 5
- Shared Path 4

Figure 29. Key Projects to Improve Sports & Recreational Facilities located in Precinct 5



Theme 4. Sports, Recreation & Events

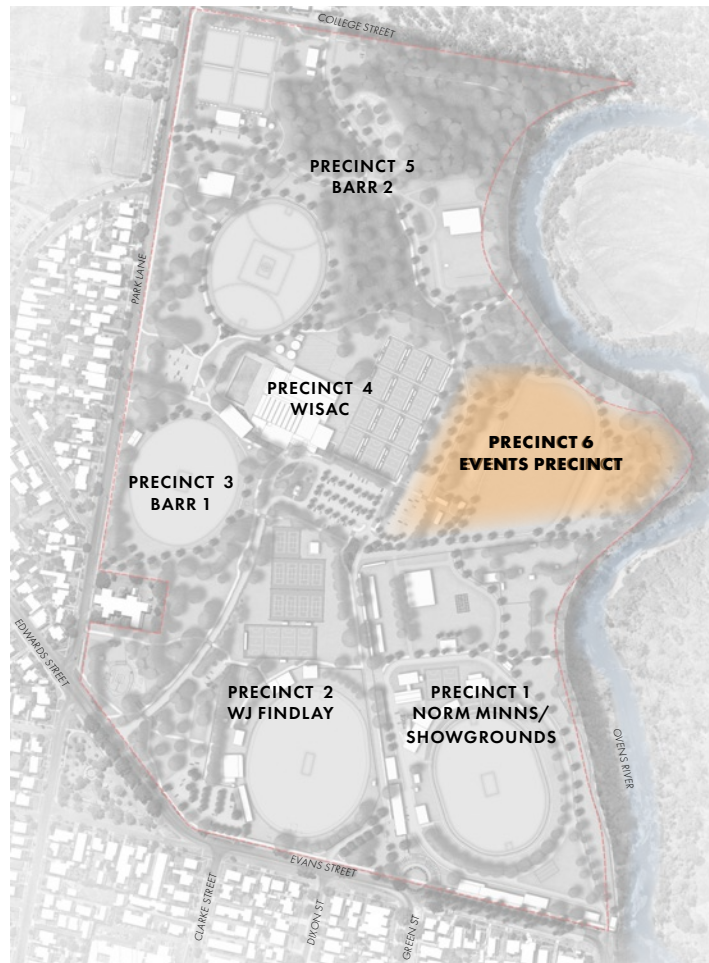


Figure 30. Precinct Key Plan

Precinct 6 (Rodeo Grounds/Events)

Precinct 6 is a large, flat, expansive unique riverside location that can be used for a range of outdoor activities. The precinct will become a multi-functional space that has the capacity to attract and host large scale events as well as being utilised throughout the year as a sports training area.

Precinct 6 and its surrounds will function as;

- A large flexible grassed area that can be utilised by sports clubs, major events, and if required in the future, potentially accommodate sports fields; and
- A recognised riverside events location, home to major outdoor regional events and touring events such as concerts, festivals, markets, swap meets and food and cultural events.

Key projects to support event and sport activities include;

- 1 Creating a separated pedestrian path between the main events parking area and the main visitor entrance.
- 2 Creating a main visitor entrance to the site, with a conveniently located visitor drop off zone in close proximity.
- 3 Providing an internal access route for delivery vehicles.
- 4 Providing separated pedestrian and vehicle access between the events area and the Showgrounds.
- 5 Delineating temporary events and staging areas and appropriate areas for temporary accommodation at event times
- 6 Replacing the external perimeter fencing with durable, transparent fencing. The proposed alignment is for a permanent fence line and reduces the amount of temporary fencing required during events times.

- 7 Provide lighting (and other amenities such as water points, bins and seating) along key pedestrian paths and around key buildings.
- 8 Investigate the feasibility of using smart cities interventions to assist with the management of the Parklands. Consider capturing live data to monitor large events, traffic management and provide interactive information to event attendees.

The proposed improvements will;

- Improve the function and amenity of event areas; and
- Support the recommendations outlined in the Wangaratta Events Precinct Feasibility Study.



Figure 31. Key Projects to Improve Sports, Recreational & Events Facilities located in Precinct 6



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