

Yarrowonga Showgrounds and Victoria Park Master Plan



Final

April 2022

Acknowledgements

@leisure would like to acknowledge the support and assistance provided by:

- Correne Cooper, Team Leader Community and Recreational Development
- Dylan Robinson, Community Facilities and Recreation Officer
- Lyn Cooper, Infrastructure Liaison Officer

We would also like to thank the representatives of the sports clubs and user groups who were interviewed, those who provided submissions and those who completed a survey or sent in comments regarding the project.

The Moira Shire and @leisure Planners acknowledges the traditional custodians of country, Yorta Yorta. We acknowledge their continuing connection to land, water and community and pay our respects to them and their cultures and to their elders' past, present and emerging.



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1. Introduction

1.1 The objectives of Yarrowonga Showgrounds Victoria Park Master Plan

- To improve accessibility of the precinct facilities for a wider range of residents
- To increase opportunities for the Yarrowonga community to be socially and physically active
- To improve the opportunity for tenant groups/clubs to continue to grow their membership base and become more financially sustainable at the same time as providing a destination for social/family recreation in Yarrowonga
- To consider the growing population of Yarrowonga and provide new opportunities for both active and passive recreational activities
- To provide guidance for future strategic financial planning by Council and fundraising initiatives by the precinct user groups
- To enhance environmentally sustainable practices in the precinct
- To improve the aesthetic appeal of the precinct and make it more functional, enjoyable and attractive place to visit
- To continue to build on the recent and planned developments at the reserve to make it a regionally significant sports and events precinct.

1.2 What is a Master Plan?

A master plan is a blueprint for the future development.

A master plan is an agreed direction by the landowner/manager and users about the best way to develop a site or a facility, based on the current demand and condition of facilities. It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available, therefore a master plan shows the broad concept and areas for development and where and how future developments might coexist for the benefit of all user groups, rather than specific design details.

These packages of improvements are often expressed as recommendations or potential future projects that are perceived will improve the community access and use of a venue or facility over a period of 10 to 20 years. As recommendations they may not necessarily be delivered in the immediate or long term due to other factors and influences.

Each master plan will typically include several recommendations. Recommendations are an action that could be undertaken in the future. Each of the recommendations are prioritised according to current needs, use and demand and a forecast estimated probable cost.

The recommendations/ projects can be undertaken individually or grouped to form a larger project. Each is subject to a variety of ongoing criteria including financial consideration including Council budgeting processes, available grant opportunities and community or private sector funding opportunities plus generally additional phases include community consultation, detailed design and implementation/ delivery phase.

1.3 The site

The Yarrowonga Showgrounds/Victoria Park precinct is bordered by Dunlop St to the north, Woods Road to the east, Yarrowonga P-12 College to the south and Pinniger St to the west. See the following image.



Map 1. Aerial view of Yarrowonga Showground/Victoria Park and Yarrowonga P-12 College. Image Google Earth

1.4 Site history

Yarrawonga is located in Victoria on the Murray River, 262 kilometres north of Melbourne. Its twin town Mulwala lies on the northern side of the river in New South Wales.

Yarrawonga was founded in 1868 and made a shire in 1891. Its name derives from an Aboriginal term meaning “cormorant’s nesting place” or from a combination of yarra and wonga, meaning “flowing water” and “pigeon,” respectively.¹

The Yarrawonga Showgrounds/Victoria Park site is Crown Land managed on behalf of Council by a Community Asset Committee which includes representatives of all existing user groups.

The Showgrounds were established in 1883, with the annual Yarrawonga Show now held on the first Saturday in October each year. Victoria Park was gazetted in the late 1890s and was the town’s racecourse. It was also used as an airstrip prior to the aerodrome being established.

Yarrawonga was described in the Australian handbook, 1903: ‘There is a flourishing Agricultural Society here, with one of the best show grounds in the north-east, also vine and fruit growing association. Three parks-the Alexander, Victoria, and Athletic, and a splendid, well-appointed racecourse.’



Photo 1, 1983. Courtesy Peter Brear. Yarrawonga Cricket Club

The above photo, circa 1983, looking south from opposite the current CFA building. The picture shows the Cricket oval in the middle of wheat crop. The pavilion is under construction. The photo was taken from the top of a wheat silo on Gormans farm.

¹ britannica.com



Photo 2, 1996. Courtesy Peter Brear. Yarrawonga Cricket Club

The aerial photograph (above) of the Stan Hargreaves Oval around 1996. It incorporates Victoria Park, the Showgrounds and the original high school and its oval; the old pony club and trotting track (Now the Yarrawonga P-12 College); the original netball courts and the Gun Club shed.

Land for the Stan Hargreaves Oval was provided by the former Yarrawonga Shire and Victoria Park trustees and was established as a cricket oval in 1981 by the then members of the Yarrawonga and District Cricket Association.

A land swap allowed the redevelopment of the trotting track to form part of an expanded education precinct south of the Showgrounds. The Yarrawonga Primary School moved from Tom St to Gilmore St, Yarrawonga in 2018 to merge with the Yarrawonga Secondary College to form the Yarrawonga P-12 College. Yarrawonga High had occupied the site since 1954.

The stage 2 development of Yarrawonga P-12 College will allow for the development of sports fields on the northern portion of the Gilmore St Campus. See following image. The school is eager to develop the space with a view to greater community use.

1. SITE PLAN- OVERALL



SITE PLAN OVERALL
 YARRAWONGA COLLEGE P-12 STAGE 2
 SD2105/101/

GILMORE STREET, YARRAWONGA
 FEB 2021

2/163 Hyde Street
 Yarraville Victoria 3013
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KNEELER DESIGN ARCHITECTS
 www.kneelerdesign.com.au

Figure 1. Yarrowonga P-12 College Stage 2. Kneeler Design Architects

1.5 Facilities

The precinct includes the following facilities and user groups:

Table 1. Facilities and user groups in the precinct

Facility	User groups
Cricket oval – including turf wicket, inground sprinkler system	Yarrowonga Mulwala Cricket Club Cobram Junior Soccer Association Yarrowonga P-12 College
Cricket nets – (3)	Yarrowonga Mulwala Cricket Club
Junior cricket fields with 2 hard wickets	Yarrowonga Mulwala Cricket Club Cobram Junior Soccer Association
Cricket pavilion/player change rooms	Yarrowonga Mulwala Cricket Club Cobram Junior Soccer Association Yarrowonga and District Netball Association
Outdoor netball courts with lighting – (6)	Yarrowonga and District Netball Association
Yarrowonga and District Netball Association pavilion	Yarrowonga and District Netball Association
Public toilet block (2)	Various
Showground arena	Yarrowonga and Border Agricultural and Pastoral Association The Katamatite Vintage Tractor Pull and Machinery Club
Grandstand	Yarrowonga and Border Agricultural and Pastoral Association
Yarrowonga Table Tennis Association building	Yarrowonga Table Tennis Association and Border Agricultural and Pastoral Association
Yarrowonga Lions Club Building (Wool Pavilion)	Yarrowonga Lions Club Yarrowonga and Border Agricultural and Pastoral Association
Rotunda	Various
Yarrowonga Mulwala Darts Association building (Tony Mulquiney Pavilion)	Yarrowonga Mulwala Darts Association Yarrowonga and Border Agricultural and Pastoral Association
Rotary Club of Yarrowonga Mulwala building	Yarrowonga Mulwala Rotary Yarrowonga and Border Agricultural and Pastoral Association
JR Hammond Pavilion	Yarrowonga and Border Agricultural and Pastoral Association
Yarrowonga Mulwala Mens Shed	Yarrowonga Mulwala Mens Shed
Old Gun Club building (shared by Mens Shed)	Yarrowonga Mulwala Mens Shed
Thom Pavilion (Sheep Pavilion)	Yarrowonga and Border Agricultural and Pastoral Association

Facility	User groups
Dowling Pavilion (Poultry Pavilion)	Yarrowonga and Border Agricultural and Pastoral Association
Yarrowonga and District Garden Club	Yarrowonga and District Garden Club and Border Agricultural and Pastoral Association
Yarrowonga Mulwala Little Athletics Club storage shed	Yarrowonga Mulwala Little Athletics Club
Grass athletics track	Yarrowonga Mulwala Little Athletics Club
Loading ramp	Yarrowonga and Border Agricultural and Pastoral Association
Horse stalls	Yarrowonga and Border Agricultural and Pastoral Association
Water tanks 100,000 litre – (2)	All users
Storage sheds and containers	Various
The construction of a sealed car park to service a new 2 court stadium is underway.	Yarrowonga Mulwala Basketball Association
Yarrowonga P-12 College	Yarrowonga Mulwala Little Athletics Club

2. Population and demographic profile

The total number of people living in Yarrawonga at the 2016 census was 7,929. Mulwala had a population of 2,130 at the same time for a combined total of 10,059. The estimated population for Yarrawonga by 2020 was 8,453² and Mulwala 2,245³ for a combined total of 10,698⁴. The Yarrawonga/Mulwala population is projected to reach 16,244 people by 2031.

Yarrawonga is forecast to grow to 11,619 by 2041 or an additional 47%⁵. (See Chart 1 below.) The Glanmire Park estate development on the eastern side of Victoria Park is planned to have some 2,000 lots once fully developed. Further east along the Murray Valley Highway, the Silverwood development will comprise of between 1,000 and 1,200 housing lots⁶.

More accurate forecasts will be available after the 2021 census data is released.

Recent impacts on population forecasts include:

- A net migration loss in Australia for 2020-21 and 2022
- Lower Australian birth rates
- Housing affordability
- Covid 19 impacts and population movement from metropolitan to regional areas

In addition to the growing population, tourism is an increasing part of the local economy. It is estimated that 95,000 visitors a year come through the Yarrawonga Mulwala Visitor Centre.⁷

Yarrawonga's population represents 27% of the total number of people in Moira. The most common age cohort in Yarrawonga is 60-69 years, followed by those aged 70-79 years. The median age is 47 compared to 44 years in 2011, and 42 for regional Victoria.

Residents of Moira mainly work in agriculture, forestry and fishing with tourism a growing sector of employment.

The Yarrawonga Framework Plan (2020) noted that an implication of Yarrawonga's growing population was the need to ensure sufficient community and recreation infrastructure to support young families moving to Yarrawonga⁸. The development of the Yarrawonga Showgrounds/Victoria Park precinct will be a key part of the required infrastructure.

² remplan.com.au

³ profile.id.com.au

⁴ remplan.com.au

⁵ remplan.com.au

⁶ Yarrawonga East Development Plan Background Report

⁷ Yarrawonga Mulwala Tourism Inc

⁸ Yarrawonga Framework Plan. January 2020.

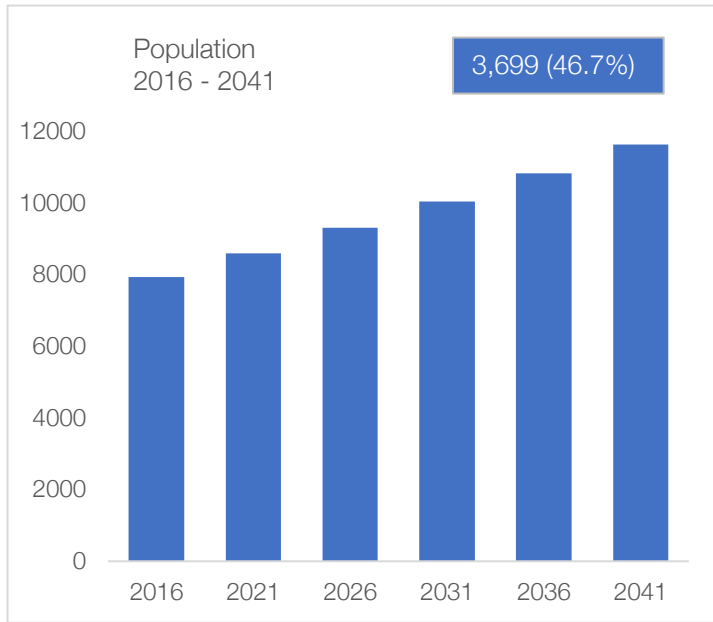


Chart 1. Forecast population growth for Yarrowonga from 2016 to 2041

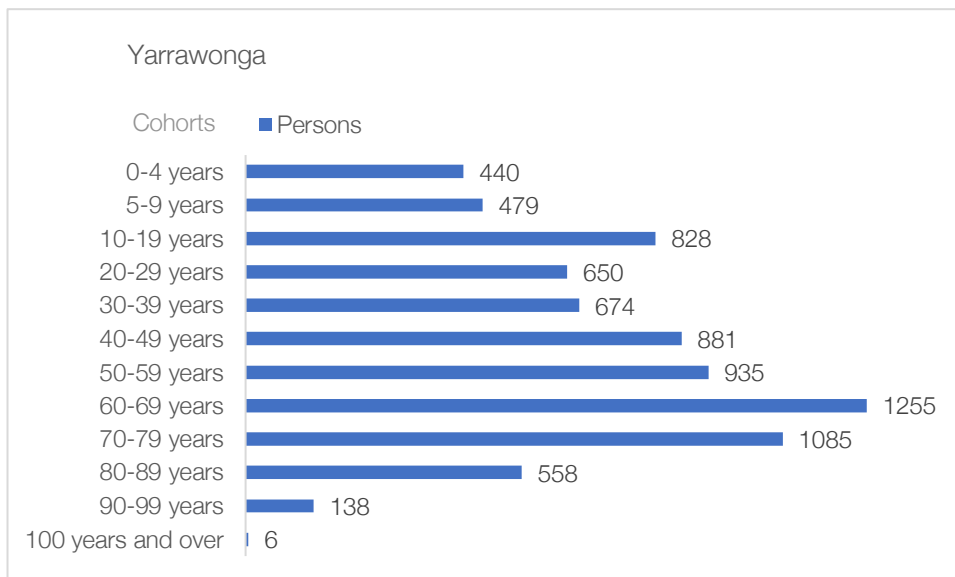


Chart 2. Yarrowonga population in 9-year cohorts for 2016

⁹ remplan.com.au

3. Consultation

Feedback from stakeholders and the broader community on issues and opportunities at the site was collected through telephone interviews, a community survey and online submissions.

Telephone interviews of user groups and clubs were conducted to ascertain the nature of their facilities and services

Moira Shire’s “Have Your Say” page provided an invitation to complete an online survey

A communications strategy to promote visitations to the “Have Your Say” page was implemented with social media advertising used to promote the engagement and the survey. The survey was available from 1 November 2021 to the 17 November 2021

Site visits were conducted by @leisure Planners and 106 Architects

Individual submissions were also accepted.

Following the initial consultation, a Draft Master Plan was prepared and placed on public exhibition from January 28 to March 4, 2022.

The table below shows the range of engagement methods and the number of people contacted as part of the study.

Table 2. Engagement methods and the number of people contacted as part of the study

Engagement Method	Contacts	Completed/ Submitted
Inception meeting	1	1
Telephone interviews	39	20
Community surveys	211	211
Emails sent to user groups	18	15
Submissions received	3	3
On site visits/meetings	NA	2
Submissions received following exhibition of Draft	3	21

3.1 User groups

Some 20 individuals representing a range of clubs, user groups and organisations were interviewed.

The consultation was designed to gain insight into how the clubs and user groups use the precinct, what they like about it, what they would like improved and to understand their future needs and aspirations for the site.

Common issues raised by existing user groups included:

- Shade/trees, particularly in areas that service the market area, junior cricket, and netball
- Dust suppression
- Drainage – mud/dust an issue around some pavilions, market area and junior cricket fields
- The need for storage (Including Little Athletics, Mens Shed, Rotary Club
- Traffic management including Woods Road entrance with a single lane
- Lack of suitable public toilets.

Other suggested improvements included:

- Sealed roads
- Better pedestrian access
- Formalise car parking
- Improve arena surface
- Secure water for irrigation
- External lighting
- Building drainage
- Move cricket nets
- Seal apron of netball courts
- Fix the cracking of netball courts
- Formalise soccer-football pitches within the junior cricket area
- Electric BBQs
- Move athletics to the school create a 400m track and a sealed long jump run ups

3.2 Community survey

A survey was hosted on Council's "Have Your Say" web page between November 1 and November 17, 2021. A sample of 211 people were surveyed. They were asked about their current visitation, what activities they do and asked what they liked about the precinct. The participants were then asked to comment on improvements and new developments in the precinct and how they feel funding could be best used.

Respondents to the survey ranged from regular users to those that 'rarely visit' the precinct.

The majority of those that responded to the survey were visitors to the community markets, Yarrowonga Show attendees or were involved in cricket. The results highlight the diversity of Yarrowonga Showgrounds/Victoria Park and its ability to provide a range of services and opportunities for the community.

Cricket, netball and open space were the key things that people liked the most about the precinct.

Priorities for funding, if available, were upgrading the Showgrounds arena (32%), the junior cricket fields (31%), the cricket club pavilion (31%) and little athletics facilities (30%).

Features required in the precinct were highlighted as shade (64%), the highest priority. The respondents also identified that they would like to see more trees and vegetation (52%), security lighting (46%) and a path to go through and around the precinct (41%).

Respondents were asked what activities they would like to be able to do at Yarrowonga Showgrounds/Victoria Park that they currently cannot do. The results identified that 36% of the respondents wanted to swim in an indoor heated pool that was operational all year round.

3.3 Submissions

Three submissions were received in the initial round of consultation. Items raised included water access for tractor pull events to assist with dust suppression, showers to be included with toilet facilities, sealing roads, better drainage, shade and improvements to the arena surface.

Yarrowonga Lions Club provided further detail regarding Club activities and the regular use of their pavilion for community benefit.

Following the exhibition of the Draft Report a further 21 comments were received, and the Plan was subsequently updated. The majority of comments referred to the need for an indoor aquatic centre (9) and preference for Table Tennis to remain in their current location (3). Further online meetings were held with 2 user groups to clarify comments from submissions regarding the Draft Report.

4. Vision Yarrowonga Showgrounds/Victoria Park – Now and the next 10 years

- a. To reflect its history as an important event precinct and build opportunities to attract large scale events in the future.
- b. To function as a central hub for community sport, recreation in Yarrowonga.
- c. To maintain in balance: facilities that serve people from a broad range of age groups and abilities, for unorganised and club competition sport, events, recreation, and natural elements that provide shelter and shade, restorative values and habitat, and high-quality landscape amenity.
- d. To consider environmental sustainability in relation to buildings and ground management, playing and traffic surfaces and asset development.
- e. To consolidate opportunities arising from the development of the stadium to attract funding.

5. Precinct zones

For this Master Plan, the precinct has been divided into four zones defined by activities or the facilities that are provided. These zones are:

Zone 1 - High School oval

Zone 2 - Showgrounds arena and pavilions

Zone 3 - Hardcourts and future stadium

Zone 4 - Cricket/soccer-football fields



Map 3. Yarrowonga Showgrounds/Victoria Park divided into key activity zones

6. Key action areas

The key actions for the precinct are as follows:

1. Enhance visitor appeal (aesthetics and functionality of precinct)
2. Integrate the recreational assets proposed for the Yarrawonga P-12 College site and wider community use
3. Provide a continuous walking /running trail around the perimeter of the reserve, separated from other paths and roads
4. Enhance the landscape character and amenity of surfaces and vegetation across the precinct with additional tree planting for shade and shelter
5. Provide clear separated areas for vehicles and pedestrians around showground arena and Stan Hargreaves Oval amenities
6. Consolidate support facilities and the number of separate infrastructure elements to enhance functionality, sightlines, and aesthetics. Allow for the future expansion of existing uses and activities
7. Plan for additional irrigation within the precinct and potential future restrictions on water availability
8. Improve drainage across the precinct and potentially capture run-off for irrigation purposes
9. Provide for potential use for commercial opportunities such as festivals and events
10. Refine siting and design of fields of play to enhance code compliance, sharing and sustainability of clubs and develop as regional sport and events precinct.



Photo 5 and 6. The old entry to the Yarrawonga Showground (5) and new works currently in progress (6)

7. Concepts by zone

The following concepts are to be considered for the long-term development of the precinct.

SCHEMATIC MASTERPLAN - EXISTING SITE



YARRAWONGA SHOWGROUNDS / VICTORIA PARK MASTERPLAN | PRELIMINARY CONCEPT PC01

Location
YARRAWONGA
SHOWGROUNDS
YARRAWONGA
VICTORIA 3730

Client
MOIRA SHIRE COUNCIL | @leisure
Project No. #Pin
Wednesday, 6 April 2022



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D	FINAL DRAFT FOR REVIEW	23-03-2022	DG	DG
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Name
SCHEMATIC MASTERPLAN - EXISTING SITE

Sheet / Rev. Scale 1:1500 @ A1 / 1:3000 @ A3

MP_1.0/F

SCHEMATIC MASTERPLAN - OVERALL MP

- DESCRIPTION**
- 1 Restrict vehicle movement around northwest side of the arena, with the installation of removable bollards.
 - 2 Develop a pedestrian path network throughout precinct that links key internal areas and allows easy access from the College, and the new residential estate
 - 3 Construct a perimeter walking/running track around the precinct
 - 4 Remove the 'white' toilet block, once the stadium is constructed with accessible toilets
 - 5 Improve security lighting throughout including entrances
 - 6 Upgrade the existing toilet block, west of arena
 - 7 Consider a picnic and play space area linked to netball/cricket/soccer fields
 - (Assess as part of the future Shire playground strategy)
 - 8 Plan for the development of a larger sports pavilion with change rooms for cricket and soccer-football that caters for junior/senior and male/female teams
 - 9 Plan for the development of sports lighting for Hargreaves Oval pitch
 - 10 Plan the development and integration of College sports fields with future requirements for community sport facilities e.g., athletics, cricket, and soccer-football
 - 11 Relocate cricket nets and develop a fully enclosed facility to reduce risk to other precinct users
 - 12 Provide shade on the area currently utilised by community market from the existing grandstand to the front of Rotary Pavilion. Area between Dunlop St entry and arena to remain clear for carnival rides for Show
 - 13 Relocate little athletics to Yarrowonga P-12 College Gilmore St Campus and develop joint facility with shared parking, storage and toilet access
 - o Develop a 400m athletics track
 - o Provide sealed run ups for long jump and high jump
 - o Provide safety cage/s for throwing events
 - o Provide storage
 - o Allow for the development of a senior athletics club
 - 14 Implement recommendations from Moira Shire dog off-leash policy that is currently in development, to provide guidance for precinct
 - 15 Consolidate cricket/soccer storage into new building planned for northeast of Stan Hargreaves Oval
 - 16 Assess netball court condition. May need to consider replacement in long term
 - 17 Purchase a portable stage to assist organisers holding community events in lieu of a fixed structure that limits usage
 - 18 Redevelop Mulquiney Pavilion to large multi purpose show pavilion with seating/viewing to the arena. Include storage for existing user groups
 - 19 Table Tennis to remain in current location or Association can explore options at stadium or other location that suits their specific requirements
 - 20 Relocate darts association to new stadium in fit for purpose building that meets current user requirements
 - 21 Redevelop Mulquiney Pavilion to large multi purpose show pavilion with seating/viewing to the arena. Include storage for existing user groups
 - 22 Replace grandstand with some form of accessible and covered seating
 - 23 Provide storage for little athletics if they remain in current location for long term
 - 24 Relocate dump point off site in area accessible for RV vans
 - 25 Consider existing athletics area as a potential site for new or developing sports/activities e.g., Touch Rugby, BMX, outdoor group fitness, if athletics facilities are redeveloped at College. Consider athletics area as parking venue for large events at Showground

- DESCRIPTION**
- 26 Develop detailed tree planting plan, including the provision of shade near the netball courts, the market precinct and cricket oval
 - 27 Expand the water storage for the precinct by excavating 'turkeys nest'
 - 28 Consider developing additional water storage at north end of College site
 - 29 Considering capturing and storing wastewater run-off from Glanmire housing estate, along with future works on Woods Road
 - 30 Continue working with North East Water regarding supply and quality of backwash water from treatment plant
 - 31 Educate existing users to become more 'water wise' and limit/reduce usage
 - 32 Capture water run-off from existing buildings for reuse initiatives and store in tanks and dams if feasible
 - 33 Implement solar panel initiative with available roof space across precinct on buildings that are likely to remain for long term and that can accommodate panels
 - 34 Seal the apron around the netball courts on the east and north sides, and remove the loose stone hazards
 - 35 Install low fence on east and north side of courts to prevent balls bouncing into car parks
 - 36 Seal the internal roads from Woods Rd, Dunlop St and Gilmore St including traffic calming measures
 - 37 Formalise parking between the netball courts and cricket/soccer-football fields, Garden and Wool Pavilion and Rotary Club, to cater for increased usage
 - 38 Retain informal parking south of arena
 - 39 Upgraded surface on the area currently utilised by community market from the existing grandstand to the front of Thom Pavilion (7000 sq m) market area in front of table tennis pavilion (3,620 sq m)
 - 40 New fire fighting devices (hydrants) to be provided as part of the new building works
 - 41 Ensure that the planned indoor stadium provides netballers with access to change and toilet facilities
 - 42 Improve attractiveness to event promoters by increasing power capacity to arena



YARROWONGA SHOWGROUNDS / VICTORIA PARK
MASTERPLAN | PRELIMINARY CONCEPT PC01

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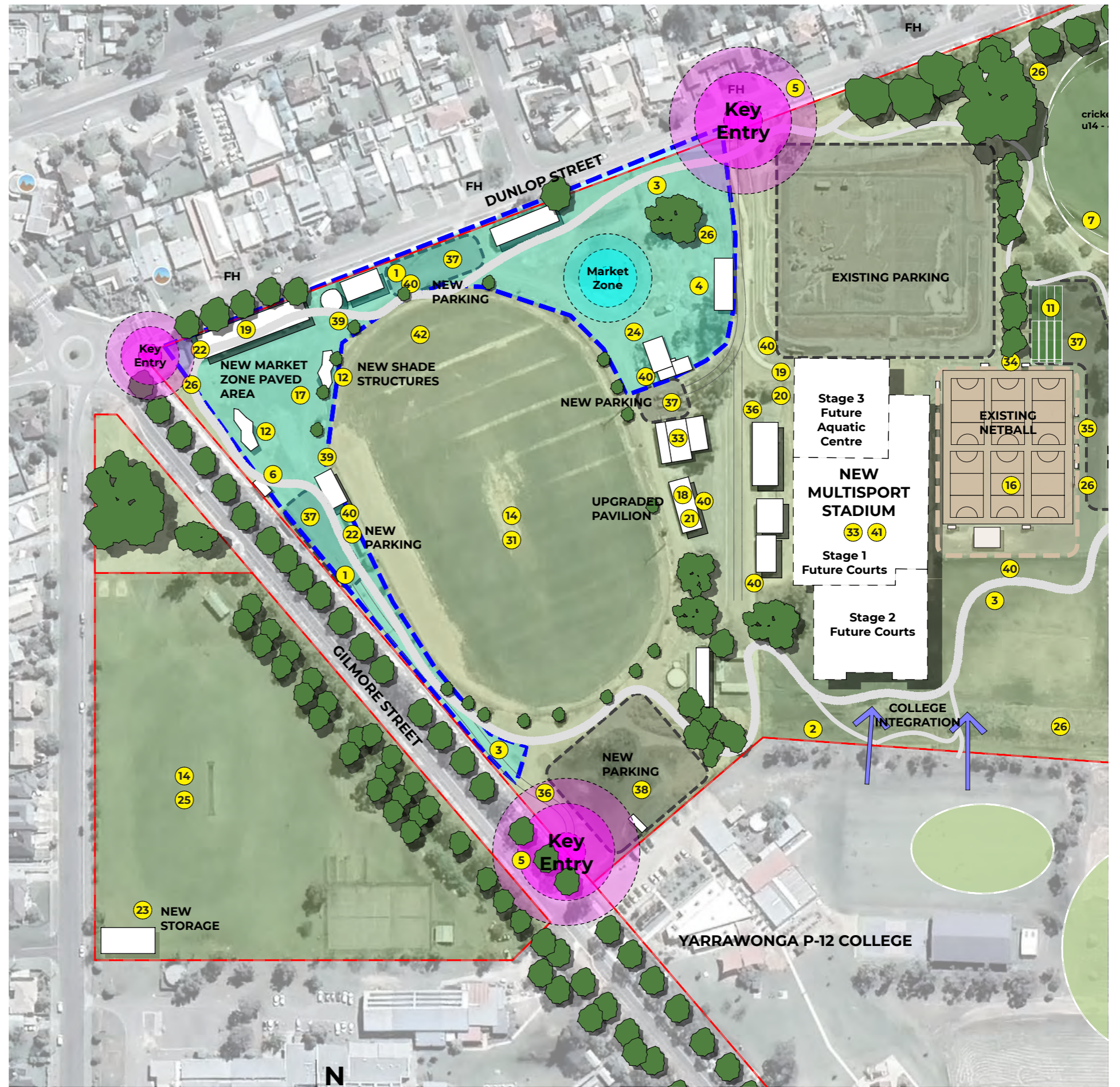
SCHEMATIC MASTERPLAN - ZONES 1 & 2

DESCRIPTION

- 1 Restrict vehicle movement around northwest side of the arena, with the installation of removable bollards.
- 2 Develop a pedestrian path network throughout precinct that links key internal areas and allows easy access from the College, and the new residential estate
- 3 Construct a perimeter walking/running track around the precinct
- 4 Remove the 'white' toilet block, once the stadium is constructed with accessible toilets
- 5 Improve security lighting throughout including entrances
- 6 Upgrade the existing toilet block, west of arena
- 7 Consider a picnic and play space area linked to netball/cricket/football fields
- (Assess as part of the future Shire playground strategy)
- 11 Relocate cricket nets and develop a fully enclosed facility to reduce risk to other precinct users
- 12 Provide shade on the area currently utilised by community market from the existing grandstand to the front of Rotary Pavilion. Area between Dunlop St entry and arena to remain clear for carnival rides for Show
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- 17 Purchase a portable stage to assist organisers holding community events in lieu of a fixed structure that limits usage
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DESCRIPTION

- 26 Develop detailed tree planting plan, including the provision of shade near the netball courts, the market precinct and cricket oval
- 31 Educate existing users to become more 'water wise' and limit/reduce usage
- 32 Implement solar panel initiative with available roof space across precinct on buildings that are likely to remain for long term and that can accommodate panels
- 34 Seal the apron around the netball courts on the east and north sides, and remove the loose stone hazards
- 35 Install low fence on east and north side of courts to prevent balls bouncing into car parks
- 36 Seal the internal roads from Woods Rd, Dunlop St and Gilmore St including traffic calming measures
- 37 Formalise parking between the netball courts and cricket/football fields, Garden and Wool Pavilion and Rotary Club, to cater for increased usage
- 38 Retain informal parking south of arena
- 39 Upgraded surface on the area currently utilised by community market from the grandstand to the front of Thom Pavilion (7000 sq m.) market area in front of table tennis pavilion (3,620 sq m)
- 40 New fire fighting devices (hydrants) to be provided as part of the new building works
- 41 Ensure that the planned indoor stadium provides netballers with access to change and toilet facilities
- 42 Improve attractiveness to event promoters by increasing power capacity to arena



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FINAL

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06-04-2022	DG	DG
29-03-2022	DG	DG
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19-01-2022	DG	DG
09-12-2020	DG	DG
08-12-2020	DG	DG
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Name
SCHEMATIC MASTERPLAN - ZONES 1 & 2

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MP_2.1/G

SCHEMATIC MASTERPLAN - ZONES 3 & 4

- DESCRIPTION**
- 2 Develop a pedestrian path network throughout precinct that links key internal areas and allows easy access from the College, and the new residential estate
 - 3 Construct a perimeter walking/running track around the precinct
 - 4 Remove the 'white' toilet block, once the stadium is constructed with accessible toilets
 - 5 Improve security lighting throughout including entrances
 - 7 Consider a picnic and play space area linked to netball/cricket/soccer fields
 - (Assess as part of the future Shire playground strategy)
 - 8 Plan for the development of a larger sports pavilion with change rooms for cricket and soccer-football that caters for junior/senior and male/female teams
 - 9 Plan for the development of sports lighting for Hargreaves Oval pitch
 - 10 Plan the development and integration of College sports fields with future requirements for community sport facilities e.g., athletics, cricket, and soccer-football
 - 11 Relocate cricket nets and develop a fully enclosed facility to reduce risk to other precinct users
 - 14 Implement recommendations from Moira Shire dog off-leash policy that is currently in development, to provide guidance for precinct
 - 15 Consolidate cricket/soccer storage into new building planned for northeast of Stan Hargreaves Oval
 - 18 Assess netball court condition. May need to consider replacement in long term
 - 19 Table Tennis to remain in current location or Association can explore options at stadium or other location that suits their specific requirements
 - 20 Relocate darts association to new stadium in fit for purpose building that meets current user requirements
 - 21 Redevelop Mulquiney Pavilion to large multi purpose show pavilion with seating/viewing to the arena. Include storage for existing user groups
 - 24 Relocate dump point off site in area accessible for RV vans

- DESCRIPTION**
- 25 Develop detailed tree planting plan, including the provision of shade near the netball courts, the market precinct and cricket oval
 - 27 Expand the water storage for the precinct by excavating 'turkeys nest'
 - 28 Consider developing additional water storage at north end of College site
 - 29 Considering capturing and storing wastewater run-off from Glanmire housing estate, along with future works on Woods Road
 - 30 Continue working with North East Water regarding supply and quality of backwash water from treatment plant
 - 31 Educate existing users to become more 'water wise' and limit/reduce usage
 - 32 Capture water run-off from existing buildings for reuse initiatives and store in tanks and dams if feasible
 - 33 Implement solar panel initiative with available roof space across precinct on buildings that are likely to remain for long term and that can accommodate panels
 - 35 Install low fence on east and north side of courts to prevent balls bouncing into car parks
 - 36 Seal the internal roads from Woods Rd, Dunlop St and Gilmore St including traffic calming measures
 - 37 Formalise parking between the netball courts and cricket/soccer-football fields, Garden and Wool Pavilion and Rotary Club, to cater for increased usage
 - 38 Retain informal parking south of arena
 - 40 New fire fighting devices (hydrants) to be provided as part of the new building works
 - 41 Ensure that the planned indoor stadium provides netballers with access to change and toilet facilities



YARROWONGA SHOWGROUNDS / VICTORIA PARK
MASTERPLAN | PRELIMINARY CONCEPT PC01

Location
 YARROWONGA
 SHOWGROUNDS
 YARROWONGA
 VICTORIA 3730

Client
 MOIRA SHIRE COUNCIL | @leisure
 Project No. #Pin
 Wednesday, 6 April 2022

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 SCHEMATIC MASTERPLAN - ZONES 3 & 4

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MP_2.2/G

8. Implementation plan

The following table shows the priority for each recommendation in the plan and estimated costs where applicable.

8.1 To improve accessibility of the precinct facilities for a wider range of residents

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
1	No sealed surfaces allowing dust and mud to impact events	Restrict vehicle movement around northwest side of the arena, with the installation of removable bollards	2	High	\$7,000	6 bollards and installation
2	Lack of clear pedestrian areas and safe walking/running track/s through precinct	Develop a pedestrian path network throughout precinct that links key internal areas and allows easy access from the College, and the new residential estate	2,3,4	High	\$66,500	700 m x 1.5 wide. Granitic sand surface
3	Lack of clear pedestrian areas and safe walking/running track/s through precinct	Construct a perimeter walking/running track around the precinct	2,3,4	High	\$250,000	1800 metres x 2m wide. Granitic sand surface
4	Public toilets don't meet current standards	Remove the 'white' toilet block, once the stadium is constructed with accessible public toilets	2	Medium	\$10,000	Demolition of brick structure approx. 30 square metres
5	Inadequate night-time security and lighting	Improve security lighting throughout including entrances	2,3,4	Medium	Provisional sum: 3 x \$50,000 + 2 x \$24,000 + path lights at 50m ctrs \$180,000 = \$378,000 + prelims = \$435,000	3 car entrances, 2 pedestrian entrances plus lighting along 1800m perimeter path

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
6	Public toilets don't meet current standards	Upgrade the existing toilet block, west of arena	2	Medium	Range from \$150,000 - \$450,000 depending on design and size	Rebuild public male/female accessible
7	Lack of attractions for a wider range of residents	Consider a picnic and play space area linked to netball/ cricket/soccer fields (Assess as part of the future Moira Shire Playground Strategy)	3	Low	TBC	TBC
8	The venue does not attract many large public events	Plan for the development of a larger sports pavilion with change rooms for cricket and soccer-football that caters for junior/senior and male/female teams	4	Low	\$6m - \$7m depending on site conditions and design	1,515 sq metres
9	Lack of power infrastructure for events The venue does not attract many large public events	Plan for the development of sports lighting for soccer-football pitch either at Hargreaves Oval, junior fields or College	4	Low	\$100,000 - \$200,000 plus builders work and prelims	4 towers - practice and club standard

8.2 To increase opportunities for the Yarrawonga community to be socially and physically active, and To consider the growing population of Yarrawonga and provide new opportunities for both active and passive recreational activities

Number	Issue	Recommendation	Zone	Priority (Low, medium, High)	Price range	Details
10	Arena surface is uneven and in poor condition (Recent irrigation installation will help improve)	Plan the development and integration of College sports fields with future requirements for community sport facilities e.g., athletics, cricket, and soccer-football	4	High	TBC	To be developed with further consultation with school
11	Cricket nets in very poor condition. Location restricts development of soccer/cricket fields	Relocate cricket nets and develop a fully enclosed facility to reduce risk to other precinct users	2,3	High	\$120,000 - \$200,000 plus prelims	3 fully enclosed hard wicket cricket practice nets. 36m x 11m. Inc synthetic grass cover
12	Lack of shade impacts events	Provide shade on the area currently utilised by community market from the existing grandstand to the front of Rotary Pavilion. Area between Dunlop St entry and arena to remain clear for carnival rides for Show	2	High	\$40,000 each = \$80,000 for 2 plus prelims	10m x 10m each including installation
13	The little athletics site is not large enough for a 400m athletics track Can get too wet to mow grass for athletics There are no toilets for competitors Lacks adequate storage	Relocate little athletics to Yarrawonga P-12 College Gilmore St Campus and develop joint facility with shared parking, storage and toilet access <ul style="list-style-type: none"> o Develop a 400m athletics track o Provide sealed run ups for long jump and high jump o Provide safety cage/s for throwing events o Provide storage o Allow for the development of a senior athletics club 	1	Medium	More information required	Grass track to be part of developed school oval
14	Dog litter and damage to playing surfaces	Implement recommendations from Moira Shire dog off-leash policy that is currently in development, to provide guidance for precinct	All	Medium	TBC	Dog Off-Leash Policy currently in development

8.3 To improve the opportunity for tenant groups/clubs to continue to grow their membership base and become more financially sustainable, at the same time as providing a destination for social/family recreation in Yarrowonga

Number		Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
15	Additional storage is required by several groups	Consolidate cricket/soccer storage into new building planned for northeast of Stan Hargreaves Oval	4	High	Building = 30 x 15 = 450m ² \$1.8M - \$2M if done as designed structure. \$500,000 - \$1M if done as D&C shed	30m x 15m x 5m
16	Netball courts have surface cracking	Assess netball court condition. May need to consider replacement in long term	3	High	\$500,000 - \$1m depending on surface, scoreboards, fencing, no lights	Replacement of 6 outdoor acrylic resin netball courts
17	The venue does not attract many large public events	Purchase a portable stage to assist organisers holding community events in lieu of a fixed structure that limits usage	All	High	\$200,000+ depending on design, construction, extent of services	Approx. 4m x 8m
18	Large number of pavilions in varying condition requiring ongoing maintenance and may not meet current building code requirements Additional storage is required by several groups	Redevelop Mulquiney Pavilion to large multi-purpose show pavilion with seating/viewing to the arena. Include storage for existing user groups	2,3	Low	\$24,000 \$30,000 \$135,000 New show pavilion 350m ² \$1.5M - \$2M	Demolition of existing pavilion – 200 sq m approx. Demolition of grandstand – 120 sq m galvanised iron sheeting and concrete Construction of Show pavilion, undercover seating facing arena and community space x 350 sq m
19	Large number of pavilions in varying condition requiring ongoing	Table tennis to remain in current location or Association can explore	2,3	Low	\$0	

Number		Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
	maintenance and may not meet current building code requirements	options at stadium or other location that suits their specific requirements				
20	Large number of pavilions in varying condition requiring ongoing maintenance and may not meet current building code requirements	Relocate darts association to new stadium in fit for purpose building that meets current user requirements	2,3	Low	TBC	May require reconsideration of staging and design of Multisport Stadium
21	Additional storage is required by several groups	Redevelop Mulquiney Pavilion to large multi-purpose show pavilion with seating/viewing to the arena. Include storage for existing user groups	2	Low	\$1.5M - \$2M	Construction of Show pavilion, undercover seating facing arena and community space x 350 sq m
22	Large number of buildings in varying condition requiring ongoing maintenance and may not meet current building code requirements	Replace grandstand with some form of accessible and covered seating	2	Low	\$30,000	Demolition of grandstand – 120 sq m galvanised iron sheeting and concrete
23	Additional storage is required by several groups	Provide storage for little athletics if they remain in current location for long term	1	High	\$360,000 - \$450,000 depending on designed structure or shed	Storage shed 300 sqm. Defer if athletics is developed at College

8.4 To provide guidance for future strategic financial planning by Council and fundraising initiatives by the precinct user groups

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
24	Dump point location is not preferred, the with development of the stadium nearby	Relocate dump point off site in area accessible for RV vans	2	High	More info required	Removal of in ground RV dump point and rebuild in new location
25	The venue does not attract many large public events	Consider existing athletics area as a potential site for new or developing sports/activities e.g., Touch Rugby, BMX, outdoor group fitness, if athletics facilities are redeveloped at College. Consider athletics area as parking venue for large events at Showground.	1	Medium	TBC	

8.5 To enhance environmentally sustainable practices in the precinct

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
26	Management of trees and noxious weeds No spectator shade or shelter near netball courts	Develop detailed tree planting plan, including the provision of shade near the netball courts, the market precinct and cricket oval	All	High	TBC	Council officers
27	Potential lack of water for irrigation of sports fields as demand grows and Yarrowonga College site develop	Expand the water storage for the precinct by excavating 'turkeys nest'	4	High	\$500,000 - \$1.5m depending on soil conditions and	Existing approx. 1600 sq metres. Excavate

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
					reconstruction of clay layer	down a further 3 metres
28	Cost and availability of water for irrigation	Consider developing additional water storage at north end of College site	4	High	TBC	To be negotiated with College/ Education Department
29	Cost and availability of water for irrigation	Consider capturing and storing wastewater run-off from Glanmire housing estate, along with future works on Woods Road	4	High	Replace 90m guttering = \$15,000	Replace/add guttering, down pipes. Connect to internal drainage for 3 pavilions. Approx.90 metres guttering
30	Cost and availability of water for irrigation	Continue working with North East Water regarding supply and quality of backwash water from treatment plant	All	High	NA	Council officers
31	Cost and availability of water for irrigation	Educate existing users to become more 'water wise' and limit/reduce usage	All	High	NA	Council officers
32	Poor drainage on arena, junior cricket fields and around some pavilions has been a concern in the past. (Recent works on Dunlop St and the spoon drain through Zone 3 may have partially addressed matter)	Capture water run-off from existing buildings for reuse initiatives and store in tanks and dams if feasible	All	Medium	TBC	Building and drainage plan to be developed
33	The need to improve environmental initiatives within the precinct	Implement solar panel initiative with available roof space across precinct on buildings that are likely to remain for long term and that can accommodate panels	2,3,4	Medium	Need engineer advice of size of PV panel system	470 sq m of roof space

8.6 To improve the aesthetic appeal of the precinct and make it more functional, enjoyable and attractive place to visit

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
34	Stones around court apron causing slip hazard	Seal the apron around the netball courts on the east and north sides, and remove the loose stone hazards	3	High	\$20,000 - \$50,000 depending on type of seal	340 sq m
35	No fencing or barrier to prevent netballs rolling off courts and to parking or traffic zones	Install low fence on east and north side of courts to prevent balls bouncing into car parks	3	High	\$50,000 - \$70,000	150 metres x 1.05m high black chain mesh sports ground fencing
36	No sealed surfaces allowing dust and mud to impact events Vehicle traffic requires formalisation Access from Woods Rd to be widened to allow two-way traffic around oval	Seal the internal roads from Woods Rd, Dunlop St and Gilmore St including traffic calming measures	2,3,4	High/ Medium	\$315,000 - \$400,000	585 m. Assume replace asphalt top coat
37	No formal parking which exacerbates dust/mud Parking and road network between netball and cricket fields is ad hoc	Formalise parking between the netball courts and cricket/soccer-football fields, Garden and Wool Pavilion and Rotary Club, to cater for increased usage	3,4	Medium	\$800,000 - \$1M	Bitumen surface 5,472 sq metres
38	Vehicle traffic requires formalisation	Retain informal parking south of arena	2	Low	\$180,000 - \$225,000	3020 sq m – low-cost unsealed surface
39	No sealed surfaces allowing dust and mud to impact events Arena surface is uneven and in poor condition (Recent irrigation installation will help improve)	Upgraded surface on the area currently utilised by community market from the grandstand to the front of Thom Pavilion (7000 sq m.) market area in front of table tennis pavilion (3,620 sq m)	2	Medium	\$1.2M - \$1.5M	Total area = 7,000 + 3,620 = 10,620m ² Grass (50%), Granitic sand (25%), Grass block pavers (25%) (To be confirmed following detailed landscape plan)

8.7 To continue to build on the recent and planned developments at the reserve, to make it a regionally significant sports and events precinct

Number	Issue	Recommendation	Zone	Priority (Low, Medium, High)	Price range	Details
40	There are no fire hydrants within the precinct	New firefighting devices (hydrants) to be provided as part of the new building works				
41	Public toilets don't meet current standards	Ensure that the planned indoor stadium provides netballers with access to change and toilet facilities	3	High	NA	To be confirmed following detailed design of multipurpose stadium, operational hours and management arrangement
42	Venue does not attract many large public events Lack of power infrastructure for events (3-phase) Lack of shade impacts events	Improve attractiveness to event promoters by increasing power capacity to arena	2	Medium	TBC	Internal fencing to be confirmed following completion of stadium works Existing capacity to be confirmed

Notes:

1. Estimates include builder's preliminaries and are in today's prices (December 2021)
2. Estimates exclude: GST, contingency, design fees, authority fees & charges, cost escalation beyond December 2021, FF&E, latent conditions, adverse soil conditions, removal of hazardous materials, inground services
3. Estimates are specifically for the scope described and no allowance for any extra scope that may be required if not described.
4. Turner & Townsend estimates are based on best information at the time of preparation and make no allowance for the impact of Covid19 on the project.

