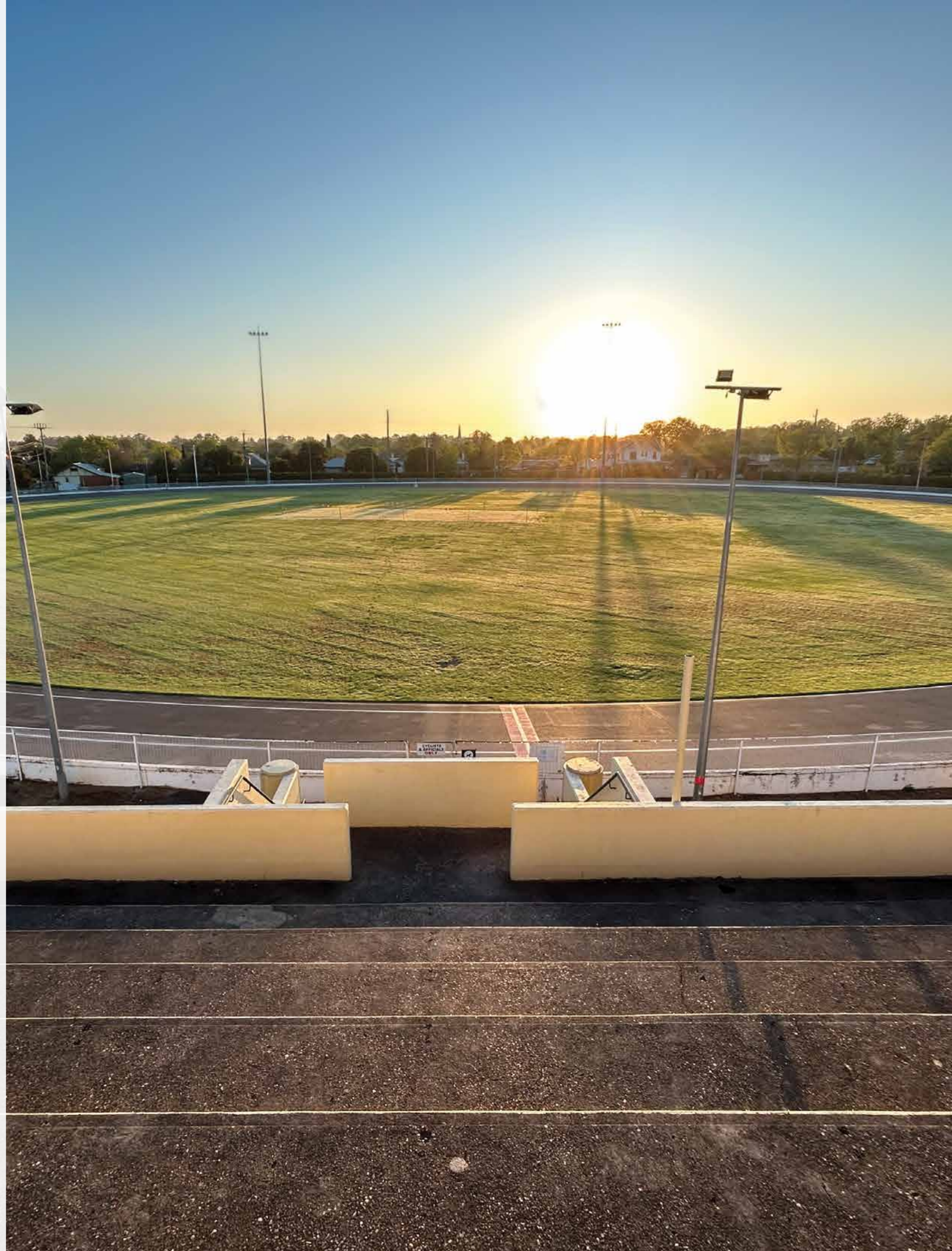


WAGGA WAGGA CRICKET GROUND

CONCEPT MASTERPLAN

MAY 2024



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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation.

We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging.

Otium is committed to national reconciliation and respect for indigenous peoples’ unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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Project Overview

SECTION

01



Project Overview

Wagga Wagga Cricket Ground (WCG) was known as the Home of Cycling.

Wagga Wagga City Council (Council) along with key stakeholders have developed a vision for a cycling complex for the LGA and the Riverina. This new Multi-Sport Cycling Complex (MSCC) is located at Pomingalarna Reserve. The MSCC is a regionally significant multi-use facility that caters for diverse competitive and recreational cyclists. The site has the required infrastructure to bid for and host regional, state, national and international events.

Following the development of the MSCC, the existing velodrome is no longer required at Wagga Cricket Ground, therefore, a masterplan for the site is now being progressed to optimise opportunities for field based sporting codes.

The key objective of this masterplan is:

To provide a strategic framework for the development of Wagga Wagga Cricket Ground that seeks to increase sport and active recreation opportunities for the current and future communities of Wagga.

This masterplan has been developed in collaboration with the Council and key user groups.



Site Context

Wagga Wagga Cricket Ground (WCG), located in the regional city of Wagga Wagga is a multi-purpose venue. The oval has a turf cricket pitch and is predominantly used for cricket training and competition matches in summer but is also used as a training venue for the Rugby League in winter.

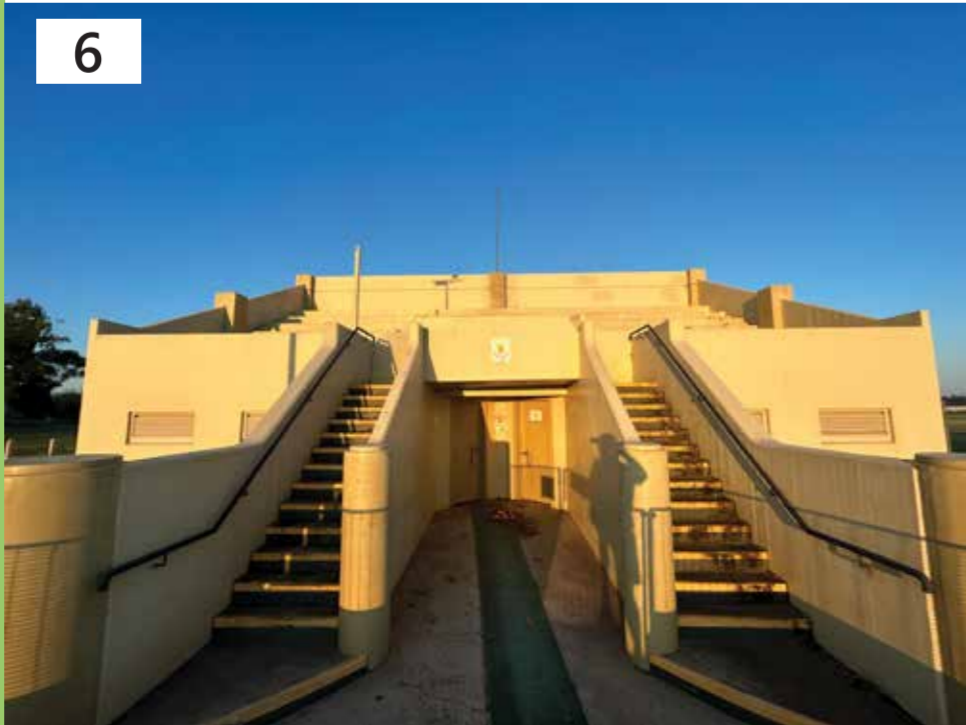
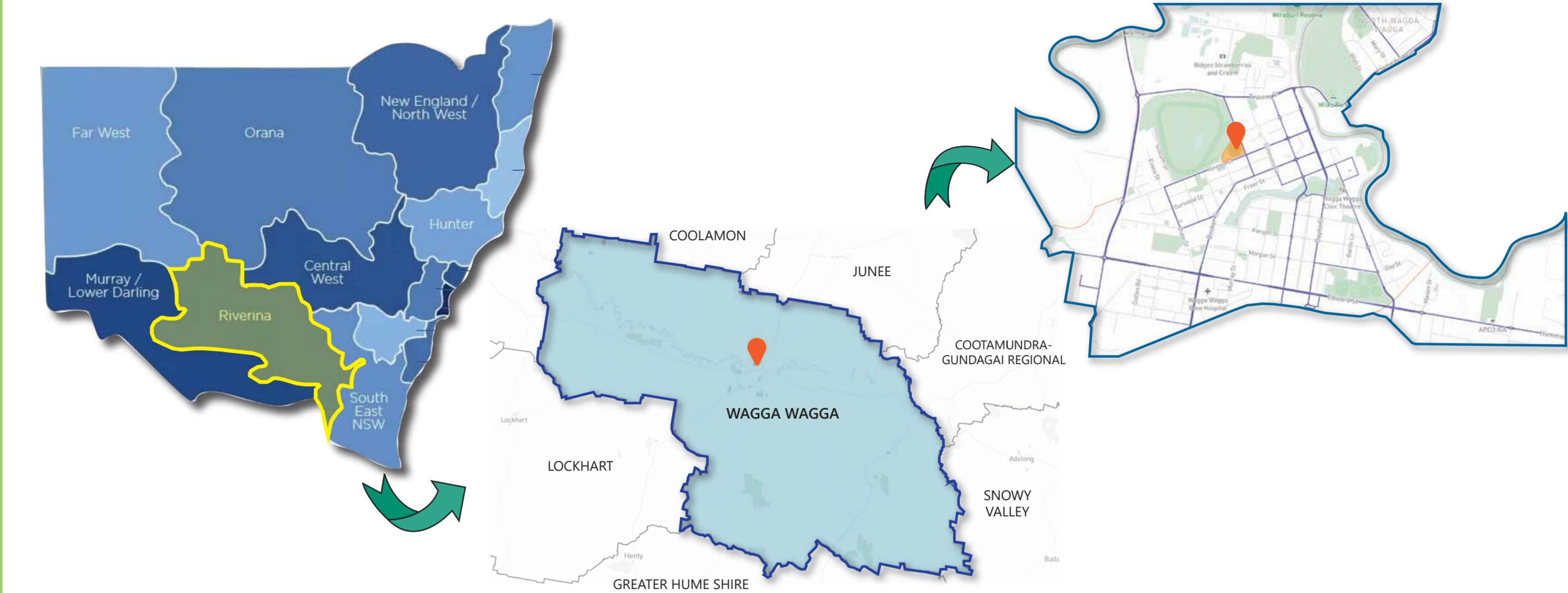
Located north-west of Wagga Wagga City Centre, the site is located at the intersection of Kincaid Street and Beckwith Street.

WCG is home to the following clubs detailed in the table below:

CLUB	MAJOR SPORT	SEASON
1. Wagga Cricket	Cricket	All Year
2. Wagga RSL	Cricket	Summer
3. Wagga Rugby League	Rugby League	Winter
4. Wagga Kangaroos	Rugby League	Winter
5. Wagga JRL	Rugby League	Winter
6. Reddies	Rugby Union	TBC
7. Athletics Trials	Athletics	Athletics

Site Photos

- 1 - Former main entrance
- 2 - View of the oval from grandstand
- 3 - Old official box
- 4 - View of the parking from grandstand
- 5 - Current main vehiculr entrance
- 6 - Grandstand



Who are we planning for?

The 2021 Census recorded 67,609 residents in the City of Wagga Wagga LGA. Of the overall population:

- **17.7%** were parents and homebuilders (35-49 years old)
- **14.3%** were young workforce (25-34 years old)
- **11%** were older workers and pre-retirees (50-59 years old)
- **7.9%** were secondary schoolers (12-17 years old)
- **6.8%** were babies and pre-schoolers (0-4 years old)
- **2.3%** were elderly (85+ years old)

The 2021 Census recorded the following medians and averages for the City of Wagga Wagga:

- **Median Age:** 35 years (8 years younger than Regional NSW)
- **Average household size:** 2.48 persons per dwelling



Estimated increase in population by **14.7%** from 67,609 in 2021 to 77,540 in 2036.

Average household size falling from **2.49** in 2021 to **2.46** by 2036.



The age group estimated to grow the most is 15 to 19 years. 6.9% (2021) to 7.5% (2036)



The largest 5- year age group in 2026 is 20 to 24 years. **8%** of total population.

There is also a low level of diversity within the community when compared to NSW, with more residents having been born in Australia and English being the predominant language in more households.






Site Analysis and Stakeholder Engagement

SECTION

02

Site Infrastructure:

Existing Site Infrastructure

-  - Wagga Wagga Cricket Ground Components
-  - Other Components
-  - Women's Shed Land

- 1 - Turf Pitch
- 2 - Cricket Field
- 3 - Velodrome Track
- 4 - Women's Shed
- 5 - Maintenance Shed
- 6 - Sportsground Lighting
- 7 - Former Main Entrance
- 8 - Parking
- 9 - Covered Spectator Area
- 10 - Grandstand with Amenities
- 11 - Cycling Club Storage
- 12 - Parking Wagga RSL
- 13 - 3 x Practice Cricket Nets



Existing Site Conditions Assessment:

Site Constraints

- 1 - Ageing velodrome requiring increased maintenance. Made redundant due to the Multi-Sport Cycling Complex (MSCC) is located at Pomingalarna Reserve.
- 2 - Embankment to the south-west of the cricket oval.
- 3 - Limited provision of parking spaces.
- 4 - Poor passive surveillance along Beckwith St and Kincaid St, due to tall shrubs.
- 5 - Cricket practice nets disconnected from the main precinct.
- 6 - No roof over the existing granstand building.
- 7 - North-western edge of the site is highly constrained, with no room for extension.
- 8 - Parking area accessed via RSL land.



Site Opportunities

- 1 - Remove velodrome to maximise playing surface area.
- 2 - Remove existing chicken wire fence with tall shrubs. Replace with street trees and low height shrubs or groundcover to maximise surveillance.
- 3 - Expand existing car park by integrating with the Council land adjacent to existing cricket nets.
- 4 - New roof structure over existing grandstand.
- 5 - Relocate/ new cricket nets inclusive of a 4m safety fence.
- 6 - New trees for shaded spectator area.



Stakeholder Engagement Findings

In 2021, Wagga Wagga City Council met with the key user groups of Wagga Wagga Cricket Ground (WCG). In consultation with the key user groups, the Council developed a list of key priorities for the redevelopment and upgrade of the WCG components. In addition to this consultation in 2021, Otium Planning Group representatives met with stakeholders (listed in the table 1 below) at WCG in September 2023. The purpose of the meeting was to discuss the findings from the previous engagement and to determine stakeholder priorities for future facility improvements. The key user groups consulted in 2021 and 2023 include:

- Cricket NSW
 - Wagga RSL
 - Wagga Kangaroos
- Wagga Rugby League
 - NSW Rugby League
 - Reddies

The table below outlines the list of combined priorities that were identified during the stakeholder engagement undertaken in 2021 and 2023.

Key for Table 1.

	High		Medium		Low
--	------	--	--------	--	-----

Table 1: Combined Key Priorities for Wagga Cricket Ground

Ref Number	Item/ Category	Description	Priority
1	Installing New Synthetic Cricket Nets	<ul style="list-style-type: none">• 4 x synthetic cricket nets in this corner where the current car park is located.<ul style="list-style-type: none">○ 3 x lanes locked- in for club use○ 1 x lane open for public and casual use.• Power connection to the nets is preferred.	
2	Removal of velodrome	<ul style="list-style-type: none">• Remove the velodrome and replace the existing field.	
3	Playing Surface	<ul style="list-style-type: none">• Maximise field of play area replacement of turf, drainage and irrigation.	
4	Multi-Use Field of Play	<ul style="list-style-type: none">• Ensure multi-use including capacity for cricket and rugby league / rugby union.	
5	Electronic scoreboard	<ul style="list-style-type: none">• Install an electronic scoreboard in this location	
5	Floodlighting Upgrade	<ul style="list-style-type: none">• Replace existing floodlights to allow for rugby league night competitions (community level) and training.	

Ref Number	Item/ Category	Description	Priority
6	Sightscreens	<ul style="list-style-type: none"> • Installation of sightscreens 	
7	Pavilion/club house	<ul style="list-style-type: none"> • Remove the storage shed and build a pavilion/clubhouse with a canteen, function room and storage area 	
8	Pickett Fence	<ul style="list-style-type: none"> • Replace the corrosive metal fence with a traditional picket fence (made from non-corrosive and low maintenance material). 	
9	Fence	<ul style="list-style-type: none"> • Remove the hedge and install new chainmesh fence around the perimeter of the site. • Include hedges and street trees 	
10	Council owned car park space	<ul style="list-style-type: none"> • Move the current fence to include the Council car park in the cricket ground and resurface carpark • Inclusion of an accessible parking space 	
11	Grandstand building	<ul style="list-style-type: none"> • Add a cover over the grandstands to protect viewers 	
11	Upgrade amenities	<ul style="list-style-type: none"> • Upgrade/ renovate existing amenities to modern standards and inclusive of female-friendly features. 	
12	Tree planting	<ul style="list-style-type: none"> • Plant trees for shade so spectators can use this area of the ground 	

Masterplan

SECTION

03

Vision

The vision for Wagga Wagga Cricket Ground is consistent with the Council’s strategic goals to maximise participation in sports.

Guiding Principles

The vision for Wagga Wagga Cricket Ground is underpinned by four key guiding principles of:

NOTE: Images are indicative only.

To provide a welcoming, accessible and flexible sporting facility that supports a diverse range of activities which encourages an active lifestyle through participation in sport and active recreation.



Diversification of Sporting Opportunities to Maximise Participation Outcomes

The removal of the velodrome provides with an opportunity to maximise playing surface for multiple sports providing increased flexibility during both summer and winter season.

Wagga Wagga Cricket Ground will seek to maximise community participation in multiple sports (including cricket, rugby league and rugby union)



Accessible, Inclusive and Welcoming

Wagga Wagga Cricket Ground is accessible to all members of our diverse community, providing an appealing and welcoming environment that encourages community use and connections.



Responsive Supporting Infrastructure

The upgrade of supporting infrastructure such as cricket nets and upgraded change rooms will maximise participation opportunities.

Upgrade of infrastructure such as covered grandstand and parking extension will improve facility capacity.



Heritage on Display

Acknowledge and showcase the rich history of cricket at Wagga Wagga Cricket Ground and seek to increase participation in the legacy sport.

Component Schedule

This component schedule is developed based on site analysis, sport and facility guidelines and stakeholder engagement findings.

Key for Table 2: Infrastructure Type

	Existing components (for upgrade/ renewal)		Proposed/ new components
--	--	--	--------------------------

Table 2: List of Key Components at Wagga Wagga Cricket Ground

Component	Description	Purpose	Functional Relationship	Ancillary Features	Size	Infrastructure Type
PLAYING FIELDS - Modify the existing field of play, including the removal of the velodrome, to provide the following components.						
Cricket Field	<ul style="list-style-type: none">• Community club cricket field.• Natural turf field with turf wicket block.• Suitable drainage and irrigation to ensure quality field of play outcomes.	<ul style="list-style-type: none">• The primary function of the site.• Provide a high-quality playing surface that is resistant to extreme weather and has the capacity for high levels of use.	<ul style="list-style-type: none">• Central to grandstand and entry points near change rooms.• Allow for emergency vehicle access.• Close proximity to storage shed for maintenance.	<ul style="list-style-type: none">• Picket fence surrounding the border.• Entry points to changing rooms.• Floodlighting - 250 LUX.• Electronic scoreboard.• Sight screen at both ends of the turf pitch of the field.	<ul style="list-style-type: none">• Turf Pitch: 3.05m x 20.12m = 61.37 sqm• Cricket Field: 120m (diameter) 5m run-off	Modify existing field
Rugby League (Senior)	<ul style="list-style-type: none">• Senior-sized rugby league field overlayed on the cricket oval.	<ul style="list-style-type: none">• Secondary function of the playing field.• Increase the capacity and availability of multi-use sporting facilities in Wagga Wagga.• Used in winter for rugby league and rugby union training and competitions.	<ul style="list-style-type: none">• Central to grandstand.• Allow for emergency vehicle access.• Close proximity to storage shed for maintenance.	<ul style="list-style-type: none">• Entry points to changing rooms.	<ul style="list-style-type: none">• 120m x 68m with 5m run-off	Modify existing field
SUPPORTING INFRASTRUCTURE						

Component	Description	Purpose	Functional Relationship	Ancillary Features	Size	Infrastructure Type
Practice Cricket Nets	<ul style="list-style-type: none"> • 4x lane synthetic wicket practice nets. • 3x nets for exclusive Cricket Club use. • 1x net open to the public. 	<ul style="list-style-type: none"> • Practice facilities open to club players and the public. • Offer a non-competitive mode of Cricket. 	<ul style="list-style-type: none"> • Located in the corner of the site behind the car park. • Facing away from the car park to reduce the risk of accidents or injuries. • Consideration to safety of people walking between field of play and carpark. 	<ul style="list-style-type: none"> • Power and lighting required. • Pathway connection from the car park to the nets. • Surrounding perimeter fence/ safety fence. 	<ul style="list-style-type: none"> • 22m x 14.4m. 	New / Relocated
Clubhouse	<ul style="list-style-type: none"> • Clubhouse for home and away. 	<ul style="list-style-type: none"> • Gathering and social space for participants and community members. 	<ul style="list-style-type: none"> • Located in the proximity of change rooms and amenities. • Includes canteen, club/ function room, officials room and storage. 	<ul style="list-style-type: none"> • Includes covered outdoor space. 	<ul style="list-style-type: none"> • 70 sqm 	Upgrade existing cycle shed to a clubhouse.
Grandstand	<ul style="list-style-type: none"> • Spectator seating area • Roof structure over existing grandstand building. 	<ul style="list-style-type: none"> • Provide suitable and safe areas for spectators to watch the games. 	<ul style="list-style-type: none"> • Central to the playing field. 	<ul style="list-style-type: none"> • Roof with support to protect spectators from the sun. 	<ul style="list-style-type: none"> • NA 	Retain with inclusion of a shade structure
Change Rooms + Toilets	<ul style="list-style-type: none"> • Home and away change rooms with showers and toilets. • Change rooms require upgrades to meet modern standards. 	<ul style="list-style-type: none"> • Provide space for teams to use before and after games. 	<ul style="list-style-type: none"> • Central to the playing field. • Connectivity to the car park and grandstand. 	<ul style="list-style-type: none"> • Female-friendly toilets and change rooms. • Gender-neutral (preferred) change rooms to improve flexibility. • Cleaner's storage. • Universally accessible (recommended). 	<ul style="list-style-type: none"> • 2 x 100= 200 sqm 	Upgrade existing to required standards
Accessible toilet	<ul style="list-style-type: none"> • Accessible toilet to improve universal accessibility. 	<ul style="list-style-type: none"> • Providing an accessible toilet within the proximity 	<ul style="list-style-type: none"> • Close proximity to the existing grandstand building 	<ul style="list-style-type: none"> • Connected with an accessible pathway. 	<ul style="list-style-type: none"> • 7.5 sqm 	New

Component	Description	Purpose	Functional Relationship	Ancillary Features	Size	Infrastructure Type
	<ul style="list-style-type: none"> Accessible toilet with a change table (recommended). 	of existing grandstand building.	<ul style="list-style-type: none"> Proximity to accessible parking spots. 			
Women's Shed	<ul style="list-style-type: none"> Council-owned tennis court converted to a women's shed. Located in the far northeast corner of the site. 	<ul style="list-style-type: none"> Provide space for women in the community to connect and recreate. 	<ul style="list-style-type: none"> Isolated from other facilities. Provides additional parking access to the site. 	<ul style="list-style-type: none"> NA 	<ul style="list-style-type: none"> 195 sqm 	Retain
Storage Shed	<ul style="list-style-type: none"> Storage for cricket equipment (such as wickets, bats, pads, and balls) during winter. Storage of rugby league goalposts, balls, and pitch materials during Summer. 	<ul style="list-style-type: none"> Storage of cricket and rugby league equipment during season and off-season. 	<ul style="list-style-type: none"> Proximity to the playing field area. Uninterrupted access to the field for efficient moving. 	<ul style="list-style-type: none"> Appropriate height and width to accommodate goalposts and other bulky items. 	<ul style="list-style-type: none"> Current storage area: 105 sqm Recommended storage area: 200 sqm 	Retain and upgrade
Groundskeeper Shed	<ul style="list-style-type: none"> Provide sufficient storage space necessary to complete regular maintenance activities. 	<ul style="list-style-type: none"> Crucial supporting infrastructure that stores maintenance equipment for the Council crew to use. 	<ul style="list-style-type: none"> Provides direct access to the playing field for maintenance equipment. A pathway/ buffer around the playing surface allows clear access for maintenance and emergency vehicles. 	<ul style="list-style-type: none"> Capacity to expand storage. 	<ul style="list-style-type: none"> 50 sqm 	Retain
Car Park	<ul style="list-style-type: none"> Car park to support players and spectators. The current car park requires reconfiguration and integration to support increased use. 	<ul style="list-style-type: none"> Provide access and parking for players and participants to use the Wagga Cricket Ground. 	<ul style="list-style-type: none"> Close proximity to grandstand and changing rooms. Includes accessible parking spots. Uninterrupted access for emergency vehicles. 	<ul style="list-style-type: none"> Defined entry and exit. Lighting for night safety. Shade trees 	<ul style="list-style-type: none"> 2600 sqm (77 x spaces + 4 x accessible spaces) 	Retain and integrate

Component	Description	Purpose	Functional Relationship	Ancillary Features	Size	Infrastructure Type
OTHER INFRASTRUCTURE						
Electronic Scoreboard	<ul style="list-style-type: none"> An electronic scoreboard to be displayed in front of the women's shed facing the pitch. Board dimension: 3.6m wide x 1.8m high x 0.11m deep 	<ul style="list-style-type: none"> To display the game score and time for player and spectator benefits. 	<ul style="list-style-type: none"> Clear line of vision from the grandstand and other spectator seating areas. 	<ul style="list-style-type: none"> Power requirements. Control room. 	<ul style="list-style-type: none"> 4.2m x 1.0m= 4.2 sqm 	New
Field of Play Fence	<ul style="list-style-type: none"> Picket fence surrounding the playing field area. 	<ul style="list-style-type: none"> Enclosed and restricted playing field surface. 	<ul style="list-style-type: none"> Along the playing field area. 	<ul style="list-style-type: none"> Fencing material to be non-corrosive. 	<ul style="list-style-type: none"> TBC 	Replace existing
Perimeter Fence	<ul style="list-style-type: none"> Removal of existing chain wire fence and existing hedges limiting passive surveillance. Replace the existing chain wire fence with a combination of trees and low height shrubs. 	<ul style="list-style-type: none"> Enclose the facility to provide a safer and restricted space for sport and spectator viewing. 	<ul style="list-style-type: none"> Borders the lot boundary of Wagga Cricket Ground. Vehicle entrance and pedestrian entrance. 	<ul style="list-style-type: none"> Street trees with small shrubs to maintain passive surveillance from main streets. 	<ul style="list-style-type: none"> TBC 	Replace existing
Spectator Area	<ul style="list-style-type: none"> Standing / sitting areas away from the grandstand that offer covered space for viewing. 	<ul style="list-style-type: none"> Provide multiple viewing spaces. 	<ul style="list-style-type: none"> Located in pockets around the playing field area. 	<ul style="list-style-type: none"> Seating benches for spectators. Benches made of affordable materials such as recycled plastic. Inclusion of shade trees and feature trees. 	<ul style="list-style-type: none"> TBC 	Existing to be relocated
Ticket booth	<ul style="list-style-type: none"> Historical landmark for Wagga Cricket Ground. Restore the structure to recognise and 	<ul style="list-style-type: none"> Former ticket booth and main entrance to the site. 	<ul style="list-style-type: none"> Main entrance located at the intersection of Beckwith St and Kincaid St. 	<ul style="list-style-type: none"> Integration of public art. 	<ul style="list-style-type: none"> 90 sqm 	Retain and restore

Component	Description	Purpose	Functional Relationship	Ancillary Features	Size	Infrastructure Type
	showcase the history of Wagga Cricket Ground.					
Pathway Loop	<ul style="list-style-type: none">Universally accessible pathway loop for general public use.	<ul style="list-style-type: none">Integration of passive recreation to increase passive surveillance.	<ul style="list-style-type: none">A perimeter walking loop, connecting Beckwith St and Kincaid St.	<ul style="list-style-type: none">NA	<ul style="list-style-type: none">1.5- 2.0m wide	New

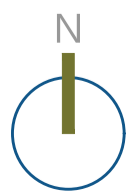
LEGEND:

- New infrastructure
 - Upgrade/ redevelop existing infrastructure
 - Retain existing infrastructure
 - Shared pathway (1.5m -2m wide)
 - Shared way- 2.5m wide (service access + pedestrian/ cycleway)
- 1a - Remove existing cricket nets
 - 1b - Install 4 x synthetic cricket practice nets along with a 4m safety fence
 - 2a - Remove velodrome
 - 2b - Redevelop existing field to maximise field of play within the context of existing site characteristics
 - 3 - New electronic scoreboard (location to be determined during detailed design phase)
 - 4 - Replace existing store with a new clubhouse
 - 5 - Replace existing tall hedge with low height vegetation/ ground cover and trees
 - 6 - Upgrade existing car park (Capacity: 81 spaces)
 - 7a - New shade structure over existing grandstand
 - 7b - Upgrade existing change rooms and toilets
 - 8 - New accessible toilet and remove offical box
 - 9 - New landscape area
 - 10 - New spectator seating (Capacity: 140)
 - 11 - New shaded seating area (Capacity: 30)
 - 12 - Emergency and maintenance access to the field
 - 13 - Refurbish former entrance into an entry feature commenorating the history of Wagga Cricket Ground

NOTE:

Relocate existing storage from the current location at 1a to 1b to support the cricket net usage, until the amneities are upgraded.

The upgrade of amenities will include expansion of existing storage to accommodate the additional storage need for cricket net users.



Revisions	Date
R1	15/11/2023
R2	29/02/2024

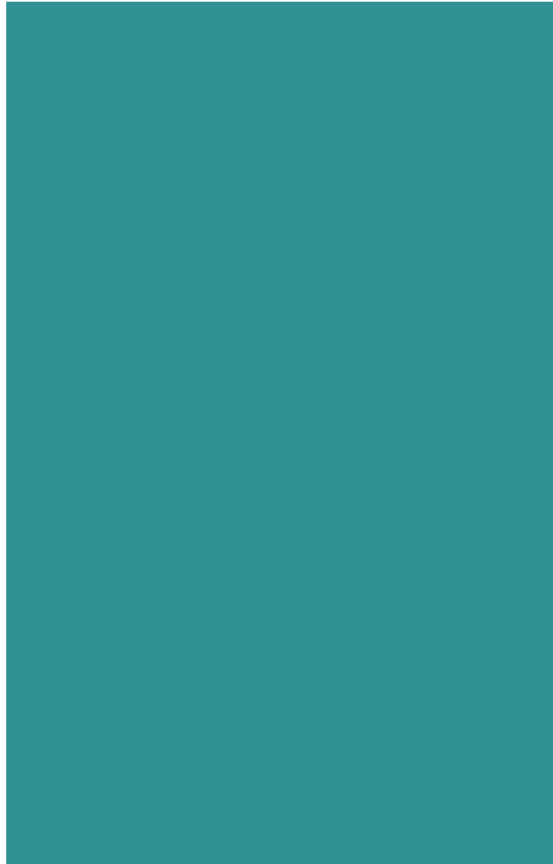
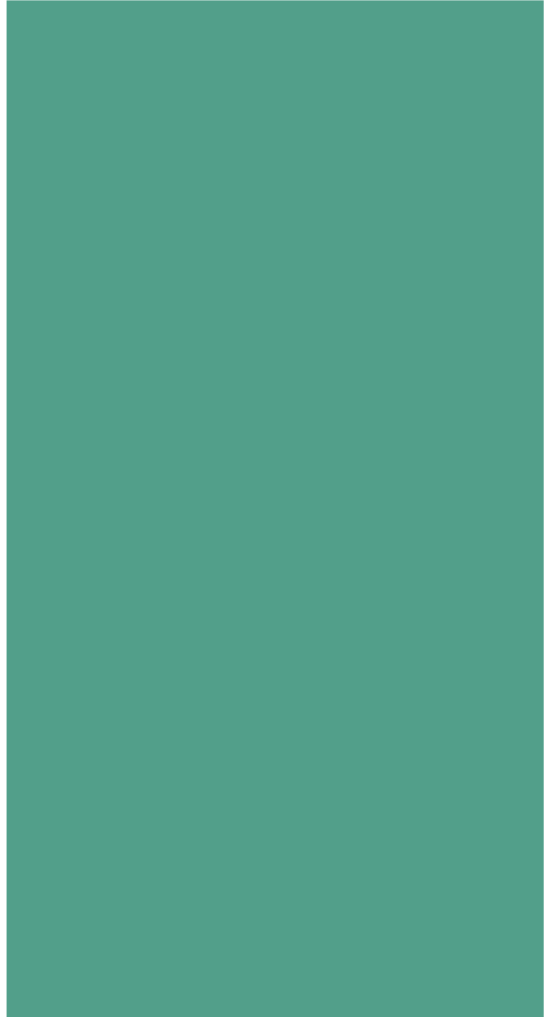
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Vision Board

This section provides indicative images for the upgrade of different components within the masterplan.

- 1 - *Nyssa sylvatica* 'Bonfire' as street trees along Kincaid Street
- 2 - *Gazania* 'Gazania Tomentosa' (Silver Leaf Gazania) planted as ground cover along Kincaid St and Beckwith St
- 3 - *Senecio serpens* planted as ground cover in combination with Silver Leaf Gazania.
- 4 - *Cupaniopsis anacardioides* planted as shade trees in the new car park and along the north-western corner of the site
- 5 - Informal seating under the group of *Nyssa sylvatica* 'Bonfire' planted behind the former site entrance located at the intersection of Kincaid Street and Beckwith Street
- 6 - New modular shaded seating (located next the existing shaded seating)
- 7 - New synthetic practice cricket nets
- 8 - Redevelop existing veldrome/ cycling store to a modern clubhouse



Implementation of the Masterplan

Staging:

The staging the masterplan is not the preferred delivery method due to duplication of design, construction and administration resources. However, in the context of limited financial resources, Council may wish to progress the works across the following three stages:

STAGE 1:

- Removal of existing cricket nets
- Installation of 4 x new synthetic cricket nets with power connection
- Removal of velodrome
- Redevelop playing surface inclusive of replacement of turf, drainage and irrigation

NOTE: Relocate existing storage from the current location at 1a to 1b to support the cricket net usage, until the amneities are upgraded. The upgrade of amenities will include expansion of existing storage to accommodate the additional storage need for cricket net users.

STAGE 2:

- Installation of electronic scoreboard (location to be determined during detailed design phase)
- Upgrade of flood lighting to required standards (for night competitions and training)
- Installation of sightscreens
- Replace existing pickett fence with non-corrosive material.

STAGE 3:

- Reconfigure and expand existing car park to include the fenced-off area
- Replace existing tall shrubs on the periphery with street trees and low height shrubs
- New landscaped area behind the former main entrance (at the intersection of Kincaid St and Beckwith St)
- Install new accessible amenities adjoining the granstand building and closer to the new car park
- Install cover over the existing grandstand building
- Upgrade existing amenities to modern standards and inclusive of female friendly features.

Implementation:

The following key next steps are proposed to implement the Wagga Wagga Cricket Ground Masterplan:

1. Develop cost plan to understand required investment.
2. Council endorsement of the draft Masterplan to be placed on exhibition.
3. Public exhibition and endorsement of the Masterplan.
4. Seek specialist advice on items such as heritage and engineering.
5. Placing the required works in Council's capital works improvement plans.
6. Seek external funding through grants programs and partnerships.
7. Continued collaboration and communication with sporting user groups.
8. Progress detailed designs and planning approval development such as a Review of Environmental Factors.

Cost and Funding:

A quantity surveyor cost plan is recommended to understand the costs required to implement the masterplan. A range of funding sources can then be utilised to assist in the delivery of the required works. This includes but is not limited to:

- **Council revenue:** This refers to ordinary rates revenue that is collected by local government on an annual basis. Council may use its revenue to construct new or upgrade facilities. This requires a strong and stable financial reserve in order to forward plan new facilities; a Capital Works Program is developed for each financial year which sets out the forward year’s budget and anticipated capital expenditures.

- **Grant funding:** A range of grants and funds from the State and Commonwealth governments are available for community facilities. This may include community sport infrastructure grants and similar programs, but can also extend to other opportunities such as energy efficient and sustainability grants for select projects.

- **Developer Contributions:** Under the EP&A Act, development contributions funds can be used for construction of new facilities or major modification/ extension of a current facility. The two types of contributions mechanism are:

- **S7.11:** Charged where there is a demonstrated link between the development and the infrastructure to be funded. Section 7.11 funds can only be used for the specific purpose identified in Council's contributions plans.
- **S7.12:** An alternative to s7.11 contributions, charged as a percentage of the estimated cost of the development. The maximum percentage that can be charged in most areas is 1%, although there are a small number of areas that charge a higher percentage.

- **Special Infrastructure Contributions (SIC):** Special Infrastructure Contributions help fund the delivery of some of the key pieces of state and regional infrastructure required to support a growing population including regional open space and related infrastructure. A SIC is paid by the developer in Special Contributions Areas and only on new development such as residential subdivisions and industrial estates.

- **Low-cost Loans Initiative (LCLI):** Offered by the NSW Government, this program assists councils with the cost of new infrastructure by funding 50% of the interest paid on borrowings related to infrastructure. Loans may be taken out through TCorp (the central borrowing and financing authority for the state) or another financial institution of Council’s choice. The loans must be used for infrastructure that enables new housing supply.

- **Voluntary Planning Agreements:** Voluntary Planning Agreements are legal documents created under the Environmental Planning and Assessment Act 1979 (EP&A Act) between developers and government agencies (including councils) for the provision of funds or works by the developer for infrastructure, services or other public amenities typically negotiated at the time of Development Applications and rezoning. The funds or works are not required to have a direct nexus with the proposal but they must achieve an outcome other than the facilitation of a development and deliver a public benefit.

- **Sale of assets:** The sale and eventual redevelopment of surplus land and other Council assets can fund projects at other sites.