

Woodend Racecourse Reserve Master Plan



FINAL MARCH 2026

About this document

This document was prepared by @leisure Planners and is the draft of the Woodend Racecourse Reserve Master Plan.

The documents prepared for this Master Plan are:

Volume 1: Community Engagement Findings June 2023

Volume 2: Woodend Racecourse Reserve Master Plan – Issues, Options and Draft Concepts.

The views expressed in the consultation section of this document are those provided by the Macedon Shire Ranges community. They do not necessarily reflect the views held by @leisure or Macedon Ranges Shire Council.

The projects outlined in the Woodend Racecourse Reserve Master Plan do not represent a commitment by Macedon Ranges Shire Council, user groups, or other organisations to fund or deliver them. Implementation will depend on future prioritisation and available funding.

Acknowledgements

@leisure appreciate the valuable involvement and support of the Woodend Racecourse Reserve user groups, as well as the broader community who contributed feedback during the engagement process.

The project was also strongly supported by staff and Councillors from Macedon Ranges Shire Council, whose input and guidance were instrumental in shaping the Master Plan.



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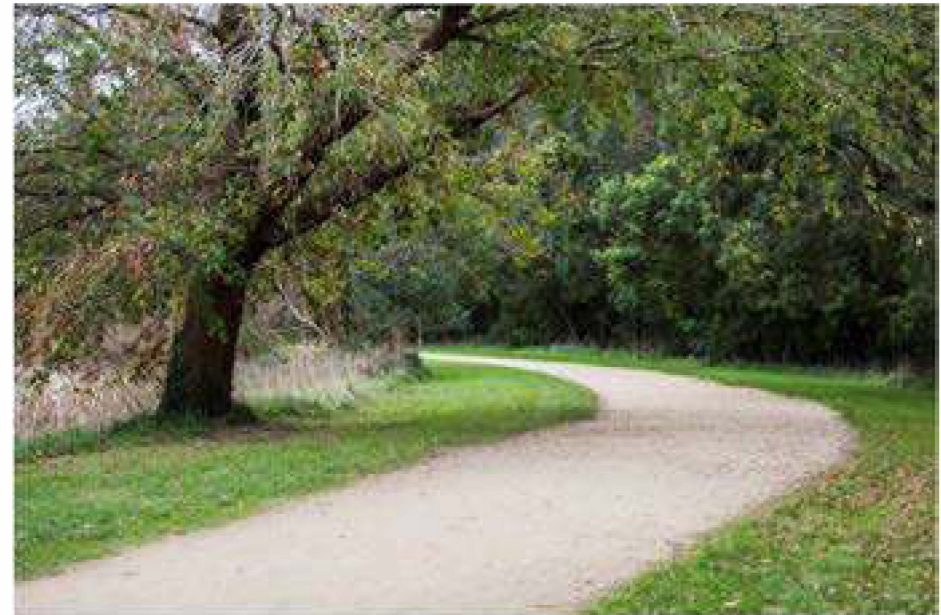


Figure 1. Rotary Walking track. Racecourse Reserve

1. Introduction

1.1 Purpose

What is a master plan?

A master plan is a blueprint for 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 and context. 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, rather than specific design details. These packages of improvements are often expressed as recommendations or potential future projects that are expected to improve the community access and use of a venue or facility over a period of 10+ years.

As recommended actions they may not necessarily be delivered in the immediate or long term due to budget and other priorities or factors.

Project aim

To develop a master plan for the Woodend Racecourse Reserve. @leisure has worked in collaboration with Council, the community, reserve user groups and other identified stakeholders to ensure that appropriate facilities and spaces are provided to meet the future sporting and recreational needs within the reserve.

The key objectives of the Woodend Racecourse Reserve Master Plan project are to:

- Review demographic information and specific sporting trends relevant to the Reserve
- Review other relevant Council studies and strategies
- Undertake community and stakeholder engagement
- Assess the needs of the existing users and the broader community
- Provide guidance on:
 - The condition of existing facilities and buildings, including potential for consolidation
 - To maximise opportunities for multipurpose, flexible and shared use facilities
 - The future of former historic racecourse buildings
 - Increase reserve usage levels via a balanced approach to formal and informal sport and recreation opportunities
 - Assess demand for rectangular sports fields
- Develop initial concept designs and a draft reserve master plan, then, following stakeholder and community feedback, finalise the master plan with indicative costings for proposed projects.

Project methodology

Development of the Woodend Racecourse Reserve Master Plan was undertaken in four key stages :

PROJECT ESTABLISHMENT - Information gathering, research, and initial engagement with reserve user groups and local residents

STAKEHOLDER ENGAGEMENT - Issues and opportunities analysis and development of draft concept plans for review by Council staff, user groups and the wider community

DEVELOPMENT OF DRAFT MASTER PLAN - Develop final draft master plan for endorsement by Council for community feedback

FINAL REPORT - Review stakeholder and community feedback and prepare final master plan for Council adoption.



Figure 2. Woodend racecourse home straight.

Source John Keating. Woodend and District Heritage Society

Project study area



LEGEND

Yellow Line – Project Study Area ———

Green Line – Woodend Grassland Reserve - - - - -

Blue Line – Five Mile Creek ———

Figure 3. Map of Woodend Racecourse Reserve. Image google.com/maps

Woodend Racecourse Reserve

1-27 Forest Street, Woodend 3442.

Ownership: Primarily situated on Crown Land, with a small section under Council ownership. Since 1992, Council has managed the reserve as the appointed Committee of Management.

The adjacent aerial image of Woodend Racecourse Reserve shows the study area for the Master Plan project. While the Woodend Grassland Reserve is identified on the map, it is excluded from the master plan’s focus area, as it is already guided by an existing Environmental Management Plan.

Core function and purpose: Organised sport / Conservation (Woodend Grassland Reserve)

Hierarchy: Community

Description: Site predominately used for organised sport offering a variety of sporting infrastructure including grassed playing fields, sand arenas, indoor and outdoor playing courts. The site is a well-used space for passive recreation, particularly walking and running. The reserve supports regular participation in the following organised sports:

- AFL
- Cricket
- Netball
- Basketball
- Equestrian (Adult Riding and Pony Club)
- Pétanque
- Soccer/Football.

2. Policy and planning drivers

The table below summarises the policy documents and plans that influence the development of sports facilities in the Macedon Ranges Shire and have been reviewed. More details about the documents reviewed can be found in Appendix 1.

Table 1. Key plans and documents that influence the provision of sporting facilities at Woodend Racecourse Recreation Reserve

	Plans	Sports guidelines
National	<ul style="list-style-type: none"> • Sport 2030 – National Sports Plan • Sport Australia Corporate Plan 2018-2022 • Australian Sports – The Pathway to Success (2010) • The Future of Australian Sport (2013) • State of Australian Cities Report (2013) 	<ul style="list-style-type: none"> • Community Cricket Facility Guidelines. Cricket Australia 2015
State	<ul style="list-style-type: none"> • Active Victorian Strategic Framework For Sport and Recreation 2017-2023 • Victorian Public Health and Wellbeing Plan 2019-2023 • Victoria Infrastructure 2021 • Disability Inclusion Action Plan 2019-2022 • Built Environment Climate Adaption Action Plan 2022-2026 	<ul style="list-style-type: none"> • AFL Preferred Facilities Guidelines (AFL VIC) 2019 • Facilities Manual Netball Victoria • Pony Club Victoria. Strategic Plan 2019-2022 • Football Victoria - State Football Facilities Strategy to 2026
Municipal	<ul style="list-style-type: none"> • Macedon Ranges Shire Council Plan 2021-2031 • Municipal Public Health and Wellbeing Plan 2021-2025 • Sport and Active Recreation Strategy 2018-2028 • Open Space Strategy 2013 (currently under review) • Walking and Cycling Strategy 2014-2024 	<ul style="list-style-type: none"> • Environment Strategy 2021 • Public Toilet and Barbecue Strategy 2023 • Macedon Ranges Heritage Strategy 2024-2034 • Macedon Ranges Council Fair Access Policy 2024 • Draft Macedon Ranges Community Equestrian Facilities Plan 2025
Site specific	<ul style="list-style-type: none"> • Domestic Animal Management Plan 2021-2025 • Environmental Management Plan - Woodend Grassland Reserve 2012 • Buffalo Indoor Sports Stadium Master Plan 1997 • Regional Sports Hub Feasibility Study 2018 • Woodend Racecourse Reserve Asset Condition Reports • Woodend Five Mile Creek Master Plan 2022 • Gilbert Gordon Master Plan 2023 	

3. Demand for sport and recreation in Woodend District

The key demographic factors that influence the demand for sport and recreation activities are population size, age, gender, income, education, cultural background, disability and location of residence and availability of facilities.

3.1 Population and demographic profile

There are forecast to be 9,229 residents in Woodend District, comprising about 16% of Macedon Ranges Shire total population – 56,749 in 2026.¹

Forecast.id project that the population for Woodend District is likely to increase to 11,375 by 2046².

The largest service age group of Woodend residents is parents and homebuilders (35 to 49 years) with a median age of 44. It is anticipated that in Woodend this will remain the largest service group through to 2046.

The table following shows the projected population growth of Woodend District from the last census period until 2046.

Table 2. Projected population growth of Woodend

	2021	2026	2036	2046
Population	8,741	9,229	10,271	11,375
Change in population	-	5.6%	11.3%	10.6%

¹ Profile.com.au

The demographic profile of Woodend suggests that there is a relatively high propensity for residents to play sport, due to:

- A relatively small proportion of residents speak another language or were born overseas from a non-English speaking background. In 2021 there were 45 indigenous residents in Woodend (0.6% of the population)
- A relatively small number (5.4%) of residents needing assistance with core activities
- Woodend's Index of Relative Socio-Economic disadvantage is 1,042. This is in the lower half of localities in the Macedon Ranges but higher than regional Victoria and Greater Melbourne
- Ongoing population growth, along with a relatively high percentage of residents in the 'active age cohort' (5–39 years) — the age group that makes up a large share of club-based sports participants.

3.2 Projected participation by activity

The number of people who may undertake activities offered at the Reserve was projected based on state participation rates and id population projections for Macedon Ranges Shire. See the following tables.

More broadly, swimming/diving, gymnastics, netball and basketball will continue to be activities with the highest participation for children under 14 while for adults, (over 15 years), gym/fitness/, swimming/diving, Pilates, yoga and basketball have the highest participation.

A high-level indication of the market size is shown in the following table, by the estimated number of children who are likely to participate in outdoor and

² forecast.id.com.au

indoor sports, based on state participation rates and the existing and projected population.

Table 3. High level indication of the market size* in Woodend – children 0 -14 years

Activity	Organised potential participation by children		
	2026	2036	2046
Children (0-14 years)	2026	2036	2046
Basketball	171	191	209
Soccer-football (outdoor)	158	176	193
Australian Rules Football	133	148	162
Cricket (outdoor)	69	77	84
Athletics, track and field	45	51	55
Netball (indoor)	41	46	50
Netball (outdoor)	41	46	50
Soccer-futsal (indoor)	28	31	34
Horse riding, equestrian and polo events	8	9	10
Rugby codes	8	10	10

* Based on 2024 Victorian AusPlay data for Organised sport and recreation activities and applied to .id population projections for the Macedon Ranges Shire.

A high-level indication of the market size of adults, is shown in the following table, as the estimated number of adults who are likely to participate in outdoor and indoor sports, based on state participation rates and the existing and projected population.

Table 4. Number of adults likely to participate in outdoor and indoor sports activities market* for adults 15+ in Woodend

Activity	Organised potential participation by adults		
	2026	2036	2046
Adults (15+)	2026	2036	2046
Basketball	376	419	465
Australian Rules Football	277	308	342
Soccer-football (outdoor)	255	283	315
Cricket (outdoor)	187	208	231
Athletics, track and field	143	160	177
Soccer-futsal (indoor)	110	123	136
Netball (indoor)	60	67	74
Netball (outdoor)	60	67	74
Rugby codes	20	22	25
Horse riding, equestrian and polo events	17	19	21

In 2017, over 7 Australians were aged 65 years and over. The number of Australians aged 65 and over is projected to more than double in the next 40 years.*

When planning for sport and recreation facilities consideration needs to be given to the “active retiree” cohort who prefer to exercise and socialise during the day when many facilities such as indoor courts, oval and outdoor courts are underutilised.

*Ausplay Focus: Older Australians Participation

3.3 Implications of projected demand

With projected population growth for the next 20 years in Woodend, it is not surprising all activities listed in the above table are expected to grow in organised participation.

Basketball, Australian Rules Football and outdoor soccer-football are the sports with potentially the highest participation for children under 14 years and adults 15+ years. Soccer-football potentially has greater participation than Australian Rules Football for children under 15 years

Implications for the Reserve are the need to allow room for the future expansion of Buffalo Stadium to accommodate growth in basketball, netball and futsal.

Australian Rules Football, including Auskick and cricket are likely to remain strong so the demand on the Racecourse Reserve oval as a 'overflow' oval for the Gilbert Gordon Reserve will continue to increase.

The demand for a rectangle pitch in Woodend will increase with recently established junior development programs for soccer-football. Currently a junior soccer-football club share the oval space at the Reserve.

The MRSC Sport and Active Recreation Strategy 2018-2028 notes existing provision for soccer-football within the Shire at 7 pitches (5 Gisborne and 2 Kyneton) . The ratio analysis of (1pitch per 5,000 residents) suggests that single pitches may be required in smaller townships i.e. Riddells Creek, Romsey and Woodend. However, the direction in the Strategy identifies that outdoor soccer provision should continue to be consolidated at existing sites and existing clubs within the shire (i.e. Dixon Field, Gisborne and Barkly Square, Kyneton) with no additional soccer venues or clubs proposed for the duration of the Strategy until 2028. The Strategy recommends monitoring the demand for local soccer provision in Woodend and if demand eventuates, explore options in the long term for the establishment of single pitches as training venues, utilising existing ovals and/or shared use of school ovals.

The Sport and Active Recreation Strategy 2018-2028 noted an adequate supply of outdoor netball courts (provision ratio is 1 court per 5,000 residents) so no other outdoor courts are required for this site. Two new netball courts have recently been constructed at Gilbert Gordon Oval.

Horse riding, equestrian and polo events can also expect growth in participation off a much lower base than the activities above.

Pétanque is a relatively niche sport and does not register in the data supplied by AusPlay but it is popular in the Macedon Ranges with a club also established in Gisborne – the Mount Macedon Pétanque Club.

A detailed assessment of demand for equestrian sports was conducted at the same time as this project and can be found in the Macedon Ranges Community Equestrian Facilities Plan.

Given the state of growth in football sports due to female participation, and indoor sports, a key consideration in this instance is the suitability of other locations to accommodate the increasing range of sports required and the suitability of each site, given most sporting sites have some constraints.



Figure 4. Aerial view of Woodend Racecourse Reserve. Image: MRSC

Trends

The following diagram illustrates some of the relevant trends from the literature likely to affect the uses of the reserve over time.

Key Park and Sport Trends: Accessibility, quality, diversity, informality, equity, safety and sustainability

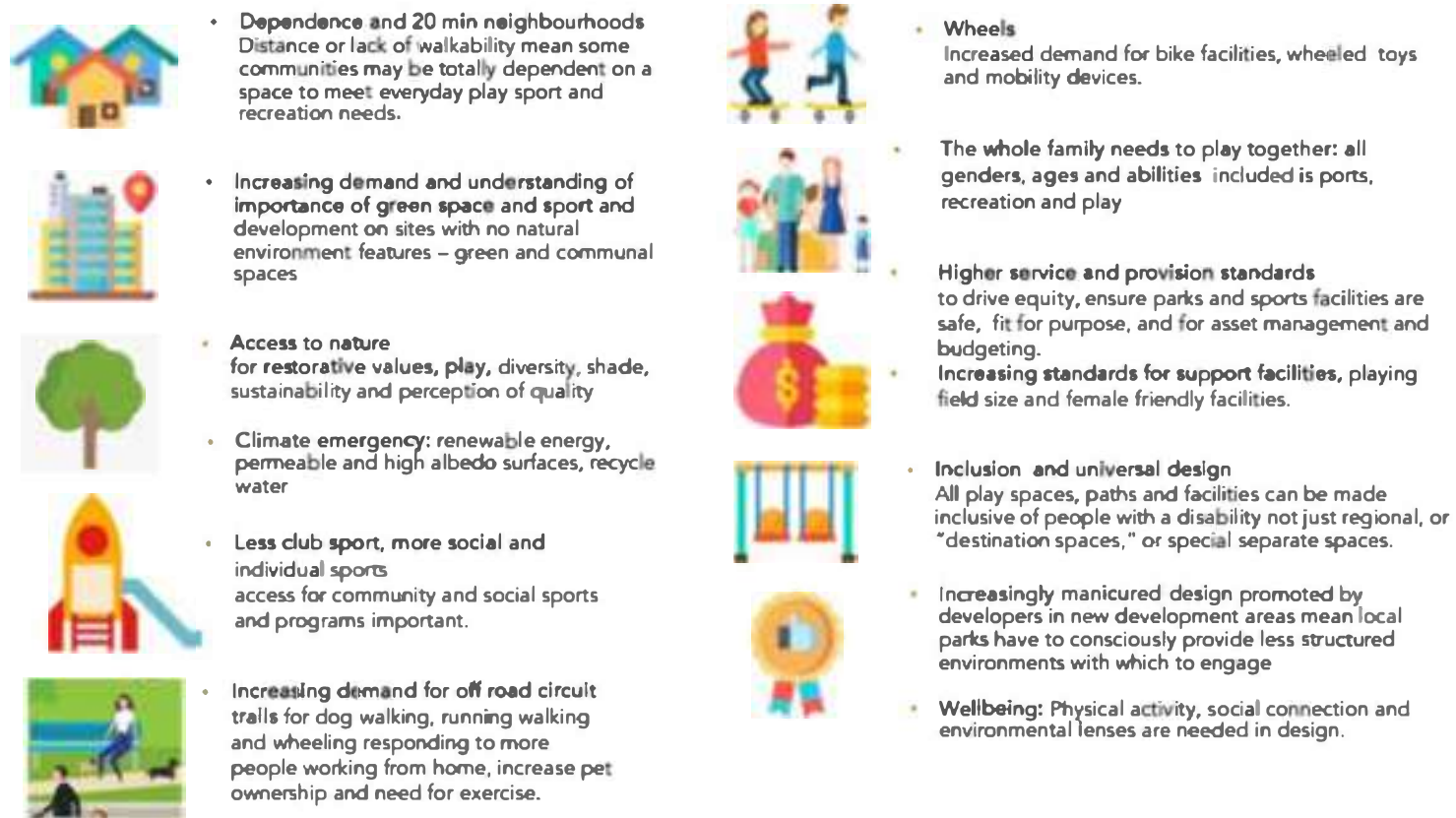


Figure 5. Diagram illustrating key relevant trends relating to parks and sports.

4. Site ownership, zoning and overlays

The following aerial image shows the site of the Woodend Racecourse Reserve in which the master plan is developed.



Figure 5. Aerial view of Woodend Racecourse Reserve. Image-MRSC

4.1 Ownership

Situated primarily on Crown Land, Macedon Ranges Shire Council acquired management and maintenance responsibility for the Reserve in 1992. Prior to this it was managed by a local Committee of Management.

Council owns a small parcel of land in the southeast – noted in pink shading in Figure 6 below. The property on the corner of Forest and Jeffreys St – noted as green shading – is private residential.



Figure 6. Land ownership and boundaries of the Woodend Racecourse Reserve. Image MRSC August 2025

The Woodend Racecourse Reserve is made up of five parcels of land, four of which are Crown land, Parcels A, B, C and D and one Council owned – Parcel E.

The Reserve is 25.87ha and has a perimeter boundary of 2180m.



Figure 7. The five parcels of land and their dimensions that make up the Woodend Racecourse Reserve. Image -www.land.vic.gov.au April 2025

4.2 Zoning

Figure 8 below demonstrates that Woodend Racecourse Reserve is zoned as Public Conservation and Resource Zone (PCRZ), an appropriate zoning for current sport, recreation, environment and cultural users of the reserve.

A small portion of land in the southeast corner of the reserve is zoned Neighbourhood Residential (NRZ).

The PCRZ zone extends north just over Five Mile Creek incorporating Lake Earnshaw and east along the creek also incorporating the Gilbert Gordon Oval. Immediately west of the Reserve across Gregory St is Farming (FZ).



Figure 8. Planning scheme zones over the site and adjacent properties.

Image: VicPlan

4.3 Overlays

Overlays include Inundation Overlay, Environmental Significance Overlay, and Vegetation Protection Overlay. The reserve is inside a Protected Settlement Boundary. Part of the property is in an area of cultural heritage sensitivity.

Aboriginal Cultural Heritage

The Reserve contains 'areas of cultural heritage sensitivity' as defined under the Aboriginal Heritage Regulations 2018, meaning there is potential for Aboriginal material to be present. If a high-impact activity is proposed in these areas, a Cultural Heritage Management Plan (CHMP) may be required. Past projects, like the netball court at Gilbert Gordon Oval, have faced significant delays due to CHMP requirements, so any proposed works in these areas must consider potential heritage implications.



Figure 9. Planning overlay (shaded area) showing area of Aboriginal Cultural Heritage across the Reserve. Image: VicPlan

Heritage Overlay

The Reserve is covered by a Heritage Overlay (Figure 10), recognising its local heritage significance. A Statement of Significance (May 2023) was developed as part of the Macedon Ranges Heritage Strategy 2014–2018, highlighting the site's historical and architectural value to the Shire of Macedon Ranges. The remaining built structures at the Woodend Racecourse reflect its historical use and include key elements typical of a traditional racecourse, such as the grandstand with remnant mature trees, photo finish tower, race caller's tower, vet's room and jockey shed

While the site is not listed on the Victorian Heritage Register, the Heritage Overlay under the Macedon Ranges Shire Planning Scheme aims to:

- Conserve and enhance places of natural or cultural heritage significance
- Protect elements contributing to their heritage value
- Ensure development does not negatively impact their significance
- Allow certain otherwise-prohibited uses if they support heritage conservation

Some activities—such as demolishing or altering buildings or removing trees—may require a planning permit.



Figure 10. Heritage Overlay (Shaded pink) for the Reserve. Image: VicPlan

Inundation Overlay

The inundation overlay shown below is not significant to the site, however the Reserve playing surfaces are often affected by water in Winter and early Spring. The north end of the existing cross country and the oval are the most affected sport areas. The highest point of the Reserve is the southeast corner, close to Forrest St around the Grandstand and Pétanque areas.



Figure 11. Inundation overlay showing small area at the north end of the Reserve that is subject to inundation. Image: VicPlan

Vegetation Protection Overlay

The Vegetation Protection Overlay (VPO) as shown in Figure 12 demonstrates that a large portion of the reserve is covered by a VPO. Much of site is covered by VPO3 - Native Grassland Areas. A small section of the site (northeast corner) is covered by VPO1 - Black Gum Areas.

The MRSC Biodiversity Strategy 2018 states that the Woodend Grassland Reserve (represented below by the brown dash line), has one of the most significant remnant grassland areas within Victoria.

The Biodiversity Strategy states ... *“that the current extent of VPO3 is not an accurate representation of the location of the Grassland as mapped by Atlas Ecology (2012) and shown in the Environmental Management Plan for the Woodland Grassland Reserve. The Strategy recommends to “re-align the boundary of VPO3 to ensure it applies to the extent of the Woodend Grassland Reserve.”*³



Figure 12. Vegetation Planning Overlay showing the vegetation protection overlay and native grassland areas

³ Biodiversity Strategy 2018

4.4 Context

The history of Woodend Racecourse Reserve

The township of Woodend was first surveyed in 1836 along Five Mile Creek, becoming an important rest stop on the route between Melbourne and the Bendigo goldfields.

By the late 1850s, the town had grown to include a school, several churches, and a railway connection to Melbourne. The first horse racing event in Woodend was a two-day meet held on Boxing Day in 1859 on the hill behind the current reserve. It was soon relocated to its present location, where race days became popular social occasions, drawing crowds from Melbourne for picnics and festivities.

The reserve also served as a volunteer army site and was officially gazetted as the Woodend Racecourse Reserve in 1902. The final race was held on 24 July 1982, following the club's amalgamation with the Kyneton Race Club.

In 1903 there were two reserves, the Volunteer Ground and the Racecourse Hill.⁴ Woodend Football Club (Established 1880. Reformed 1895) initially played on the Volunteer Reserve⁵, which became the Woodend Racetrack and Recreation Reserve. Cricket and football .. were relocated in the mid-1960s⁶ to what is now called the Gilbert Gordon Reserve.

In 1992, management and maintenance of the Reserve was transferred to Macedon Ranges Shire Council⁷.



Figure 13. Woodend Cup 1979. Image: Woodend and District Heritage Society

⁴ victorianplaces.com

⁵ Woodend Star. May 8 1895. (Trove)

⁶ Macedon Ranges Shire Heritage Study: Woodend, Lancefield, Macedon & Mount Macedon. 2019

⁷ <https://www.mrsc.vic.gov.au/See-Do/Townships/Woodend-Township>

Relationship of the Reserve to other land uses

The Woodend Racecourse Reserve is one of a number of recreational precincts along the Five Mile Creek in Woodend. Some 400 metres east, on the northern side of the creek is the Gilbert Gordon Oval which is the number one ground for the Woodend Heskett Football Netball Club, the Woodend Junior Football Netball Club and the Woodend Cricket Club.

On the south side of the creek from Gilbert Gordon are 6 tennis courts which is home to the Woodend Tennis Club. The club shares a public car park that serves the neighbouring Woodend Outdoor Swimming Pool and Woodend skate park.

Just north of Gilbert Gordon Oval, overlooking the town is the Woodend Golf Club. Further east along the Five Mile Creek and across High Street, is the Woodend Bowls Club and Woodend Primary School. The school oval has been used for junior sport, namely junior cricket and soccer-football in recent years.

None of the sporting precincts are directly connected by road.

The image below shows the Reserve in relation to other key sporting landmarks in town.



Figure 14. the Reserve in relation to other key sporting landmarks in town. Image Google Earth

Role of Reserve

The oval at the Reserve is seen as the towns second oval to the Gilbert Gordon Reserve further to the east. The Racecourse Reserve oval has shared the playing load as demand has grown for junior sports competitions. Recent upgrades to the surface at Gilbert Gordon Reserve and supporting facilities ensures it remains as Woodend's premier outdoor sports field. Regional representative games are held at the Gilbert Gordon Reserve. The Racecourse Reserve oval is smaller in size and does not have the same level of supporting facilities.

Competing teams at the Reserve include those playing in the Riddell District Junior Football Netball League, the Gisborne District Cricket Association the Macedon Ranges Basketball Association and the Sunbury Basketball Association. Equestrian, Netball and Pétanque draw more local use.






User groups






Woodend Racecourse Reserve is currently home to the following user groups -






- Woodend Heskett Football Netball Club
- Woodend Junior Football Netball Club
- Woodend Cricket Club
- Woodend Pony Club
- Riddells Creek Adult Riding Club
- Woodend and Hanging Rock Pétanque Club
- Woodend Hawks Basketball Club
- Woodend District Netball Club
- Woodend Eagles Soccer Club
- Woodend Masters Football Club
- Woodend Landcare
- Wedge Tailed Eagles Football Club

4.5 Woodend Racecourse Reserve existing conditions







Table 5: Summary of current condition use and potential use of Racecourse Reserve assets

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
1	Walking track		Community	No	5 Excellent	Existing track has broad use, inc, dog walkers, bike riders, families - prams	Retain and maintain in long term. Additional track linking amenities proposed
2	Coaches box - home		Football clubs	No	3 Good	Meets current requirements for junior football	Retain and maintain in short term
2	Scorers box		Football clubs	No	3 Good	Meets current requirements for junior football. Not accessible	Retain and maintain short term
2	Coaches box - visitors		Football clubs	No	3 Good	Meets current requirements for junior football	Retain and maintain short term
2	Oval (158 x 125m approx.) flood lighting – 4 towers, scoreboard, goal netting – east end, coach's/player boxes		Football, cricket, soccer-football training and games	No	3 Good. Typically, poor condition late winter	Meets current requirements for junior and senior sport until mid-late winter when surface can deteriorate significantly	Retain and maintain short term. Improve drainage

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
2	Cricket wicket - synthetic		Cricket Club games	No	3 Good	Meeting current demands of junior and senior cricket. Will need replacement in short term	Retain and replace when required
3	Shade – proposed		NA	NA	NA	To be used by oval spectators	NA
4	Pump shed		In use	No	1 Excellent	Serves oval user groups	Retain and maintain
5	Sports Stadium storage shed		Football club and stadium user groups	No	4 Very Good	Meeting current demands	Retain and maintain
5	Spectator shelter		Netball spectators	No	4 Very Good	Unable to view north end of outdoor courts from shelter. Path access	Retain
5	Buffalo stadium -1 timber court, program /meeting, change rooms canteen, enclosed outdoor play area		Woodend Hawks Basketball, Club, Council ran programs, hirers	No	4 Very Good	Not meeting demand for existing basketball use at peak times. High percentage of female use. Hosts older adult programs	Retain, maintain and plan for additional court to accommodate basketball growth, volleyball

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
6	Multipurpose courts		Woodend District Netball Club, training and games	No	1 Excellent	Recently resurfaced. Meets demand for training and competition of Club along with casual basketball. Two new courts completed at Gilbert Gordon Reserve will meet demand for outdoor netball in long term. Provision ratio of outdoor courts 1 court per 5,000 residents.	Retain and maintain
7	Car parking and internal roads		All Reserve users	No	5 Excellent 3 Unsealed	Increasing demand as usage of Reserve grows	Retain and maintain. Propose further sealed parking and roads in long term
8	Cross country area		Adult Riding Club, Pony Club	No	1 Poor	Occasional usage from Pony Club	Considered in poor condition from audit
9a	Horse sand arena 1		Adult Riding Club, Pony Club	No	3 Good	Meets demand for equestrian clubs competition and casual use. High percentage of female use	Retain and maintain. Requires weed spraying
9b	Horse sand arena 2		Adult Riding Club, Pony Club	No	2 Fair	Meets demand for equestrian clubs competition and casual use. High percentage of female use	Retain and maintain. Requires weed spraying
9c	Horse sand arena 3 (north of g/stand)		Adult Riding Club, Pony Club	No	2 Fair	The least used of the 3 arenas. High percentage of female use	Rationalise in medium term

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
10	Equestrian yards and fencing		Adult Riding Club, Pony Club	No	1 Poor	High percentage of female use if considered effective	Retain a portion to meet current needs of clubs
11	Grandstand		Barricaded off from public use	Statement of significance	2 Fair	Ideally located if rectangular pitch/s developed at reserve	Retain as part of new sports field development
12	Judges Tower/photo finish tower		Not in use	Statement of significance	1 Poor	Not suitable for current reserve activities. Potential use as storage. Potential use as video tower if rectangular pitch is developed	Retain in current location and potential beautification
13	Brick Shed – swabbing box		Building recently made secure. Not in use	Statement of significance	2 Fair	Not suitable for current reserve activities	Potential use as storage for existing user groups
14	Jockeys shed		Not in use. Was moved to current location by Pony Club for storage but was not adequate	Statement of significance	1 Poor	Not suitable for current reserve activities	Decommission and remove

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
15	Stewards Tower		Not in use	Statement of significance	2 Fair	Not suitable for current reserve activities. Potential use as video tower if rectangular pitch is developed	Retain in current location
16	Stewards Tower -east		Not in use	Statement of significance	1 Poor	Not suitable for current reserve activities	Retain
17	Pétanque piste		Woodend Hanging Rock Petanque Club	No	4 Very Good	Meets club demand but current size not adequate for larger tournaments.	Retain and maintain
18	Storage shed		Storage	No	5 Excellent	Not directly serving reserve but club lacks other storage options	Retain in current location
19	Storage shed		Empty at time of inspection. Possible football club storage	No	1 Poor	Does not meet current building code. No internal lighting	Potential use as storage for existing user groups, if not required decommission and remove
20	Public toilet		Public, accessible toilet. Walkers and Reserve users	No	1 Excellent	Meets needs of walkers. Joggers and passing traffic on Forest St. Path access and built to code	Retain and maintain

No. from Concept Plan below	Asset		Current users	Heritage significance	Overall condition (5-Excellent – 1 Poor)*	Demand, females, older adults, people with disability	Colocate/relocate/ rationalise
21	Old Kiosk		Barricaded off from public use	No	1 Poor	Not suitable for current reserve activities	Decommission and remove
22	Toilets		Used by equestrian clubs if open	No	1 Poor	Do not meet current building codes.	Decommission and remove.
23	Old ticket box		Nil	No	1 Poor	Not required	Decommission and remove
24	Clubhouse - Pony Club, Riders Club, Pétanque Club		Social and meeting space for Adult Riding Club, Pony Club and Pétanque	No	4 Very Good	Currently serves 3 active clubs on the Reserve with high percentage of females and older adults	Retain and install toilets.
25	Covered Way Building		Entry not currently required to access reserve	No	2 Fair	Not likely to be required as an entry point for current usage	Decommission and remove
26	Ex Pigeon Club Shed		Not in use	No	2 Fair	Not in location that serves current user groups	Decommission and remove
27	Racecourse Stables		Pony Club and Adult Rider storage	No	1 Poor	Meets space requirements but not secure or weatherproof	Replace and relocate closer to existing sand arenas

* Based on visual inspection at time of visit

5. Issues and opportunities

5.1 Tenant clubs, user groups and future requirements

Table 6. Summary of Reserve user groups, membership base and teams

Club/user group	Teams (approx)	Memberships 2025	Use of other venues	Future requirements
Woodend Pony Club	NA	9	Some members may ride at other local clubs	<ul style="list-style-type: none"> • Arena surfaces and horse yards – maintenance • Storage - location leaking unsuitable • Toilets • Clubrooms - kitchen outdated • Council to provide sustainability support to equestrian clubs.
Riddells Creek Adult Riding Club	NA	9	Some members ride at other local clubs	<ul style="list-style-type: none"> • Improved storage • Address dogs off leash • Provide easier access to arenas rather than having them locked • Council to provide sustainability support to equestrian clubs.
Woodend Hanging Rock Pétanque Club		70	Hanging Rock Pétanque	<ul style="list-style-type: none"> • Double the size of piste • Permanent seating • Storage
Woodend Junior Football Netball Club	8 football teams, 6 netball teams Auskick	209	Gilbert Gordon Oval	<ul style="list-style-type: none"> • Installation of drainage to oval • Improved storage space • Social space • More and improved parking
Woodend Heskett Football Netball Club - seniors	3 football teams 5 netball teams	125	Gilbert Gordon Oval	<ul style="list-style-type: none"> • Installation of drainage to oval • More and improved parking • Wind breaks • Rectangle pitch for soccer-football in area of 3rd oval

Club/user group	Teams (approx)	Memberships 2025	Use of other venues	Future requirements
Woodend Hasket Master Football Club	1 over 35's team	50	Gilbert Gordon Oval	<ul style="list-style-type: none"> Installation of drainage to oval Improve change rooms Covered space to view oval Improved storage space Rectangle pitch for soccer-football Improved play facilities for children
Woodend Landcare	NA		Various	<ul style="list-style-type: none"> Build a bridge across the creek at High Street Tree maintenance along 5 Mile Creek Provide tree shelter to walking tracks along 5 Mile Creek
Woodend and District Netball Club	12 teams Competition and Net Set Go	155	MRNA Netball Complex, Gisborne	<ul style="list-style-type: none"> Courts resurfaced February 2025
Woodend Eagles Soccer Club	Mini Roos program	150	Wooded Primary School	<ul style="list-style-type: none"> Permanent soccer-football pitch
Woodend Hawks Basketball Club	40 teams	330	Various	<ul style="list-style-type: none"> Additional courts

Club / User group	Teams (approx.)	Membership 2025	Use of other venue	Future requirements
Woodend Cricket Club	5 x senior men's 1 x U17 boys 1 x U15 girls 2 x U15 boys 2 x U13 girls 2 x U13 boys 2 x U11 mixed	220	Gilbert Gordon Oval (Home ground)	<ul style="list-style-type: none"> Shade players and spectators Additional car parking Centre wicket improvements Retain space for a 3rd oval

5.2 Key issues from engagement

The community engagement findings for this project were prepared in June 2023. The following issues were raised in interviews with key stakeholders, the community survey and staff workshops.

Table 7: Summary of issues identified from stakeholder interviews

Stakeholder	Issues
WHFC Junior Football Netball	<ul style="list-style-type: none"> Drainage is needed on the oval, as it becomes unplayable in late winter Lack of storage and clubrooms Lack of playing space, particularly netball Lack of parking
Woodend Cricket Club	<ul style="list-style-type: none"> Minimal shade near the interchange area Lack of parking Condition of centre wicket carpet
Woodend Pony Club	<ul style="list-style-type: none"> Lack of general maintenance Current storage is leaking and not in a suitable location Unsafe toilet entrance configuration with female entrance on street side Outdated clubrooms and kitchen Vandalism of jumps and ropes Inability to host cross-country competition due to size
Riddells Creek Adult Riding Club	<ul style="list-style-type: none"> Unsafe and under-maintained yards Current storage is leaking and not in a suitable location Vandalism Dogs off leash, unsuitable with horses No easy access to arenas for users
Woodend Eagles Soccer Club	<ul style="list-style-type: none"> No base for training and matches
Woodend Hawks Basketball Club	<ul style="list-style-type: none"> Lack of sufficient indoor courts

The Woodend Men's Shed was also consulted during the development of the Master Plan. The Men's Shed expressed an interest to be relocated to Woodend Racecourse Reserve as they require a permanent home to be able to continue their operations. This request has been acknowledged as a potential future use of the reserve, however it needs to be determined whether the use is allowed under the zoning, whether it is consistent with the core functions of the reserve and if there is space available to service the needs of a Men's Shed.

Table 8: Summary of issues and suggestions from community survey and workshops

Issue	Possible solution/s suggested
Oval condition	<ul style="list-style-type: none"> Reconstruct and install better drainage
Centre wicket and water	<ul style="list-style-type: none"> Requires minor ground maintenance
Change rooms	<ul style="list-style-type: none"> Existing change rooms for oval users requires improvements including female friendly upgrade
Lack of storage for clubs using oval	<ul style="list-style-type: none"> Remove existing and consolidate
Limited parking	<ul style="list-style-type: none"> Develop parking around the oval and organise parking near stadium
Lack of playing space and social space. Increased demand for basketball	<ul style="list-style-type: none"> Consider additional indoor courts and new social rooms
Public toilet access for Equestrian, Pétanque and casual users	<ul style="list-style-type: none"> Rebuild toilets with accessibility in central location following CPTED* principles
Lack of trees and shade	<ul style="list-style-type: none"> Increase tree planting that provides shade for spectators and users and improve maintenance of existing trees. install shade structures
Grandstand	<ul style="list-style-type: none"> Demolish, repair or refurbish
No permanent soccer-football venue	<ul style="list-style-type: none"> Consider as part of 3rd oval/sports field development
Size of cross-country course	<ul style="list-style-type: none"> Cross country course undersized. Develop Kyneton course or other venues
Equestrian facilities	<ul style="list-style-type: none"> Upgrade the equestrian facilities including cross-country jumps, dilapidated yards and the arenas. Expressed demand for a covered or indoor arena
Casual access to arenas	<ul style="list-style-type: none"> Make accessible to general public. Consider online booking and payment system
Mix of dogs and horses	<ul style="list-style-type: none"> Review current dog off leash policy in accordance with Council's Domestic Animal Management Plan 2026-2029

Issue	Possible solution/s suggested
Walking trail **	<ul style="list-style-type: none"> Extend and link the walking trail
Vandalism	<ul style="list-style-type: none"> Remove old buildings, install more lighting, open the reserve to the street
Building and grounds maintenance	<ul style="list-style-type: none"> Improve the maintenance and presentation of buildings and structures. Improve landscaping, weed control and drainage
Additional activities	<ul style="list-style-type: none"> There is expressed demand for a pump track
General	<ul style="list-style-type: none"> Provide more bins and water for dogs.

* CPTED (Crime Prevention Through Environmental Design) – natural surveillance, access control, territorial reinforcement and space management.

** From the community engagement process it became clear that the trail is a highly valued and attracts a high level of informal use, which can be improved if the existing trail looped around the reserve and connected to the Five Mile Creek trail.



Figure 15. The oval at Woodend Racecourse Reserve. Image: @leisure

5.3 Issues and opportunities by zone

The key user groups current/potential use, challenges, constraints and opportunities are set out in the following table.



Figure 16. Woodend racecourse Reserve by zone

Table 9. The following table outlines the challenges/ constraints and opportunities for 5 zones in the Reserve

Zone	Key user group/s	Current/ Potential Use	Challenges	Constraints	Opportunities
1 Equestrian and former racing club assets	Woodend Pony Club Riddell's Creek Adult Riding Club Woodend Hanging Rock Pétanque Club	Equestrian clubs/events Pétanque Club - share clubhouse with equestrian clubs	Ability to maintain sand arenas and equestrian related infrastructure that are a club responsibility. Aging assets and maintenance <ul style="list-style-type: none"> ✦ Grandstand ✦ Jockeys shed ✦ Swabbing box ✦ Storage shed ✦ Judges tower Dogs off leash. Lack of suitable venue for larger Pétanque events. Outdated kitchen facilities in clubhouse.	<ul style="list-style-type: none"> ✦ Existing conditions of equestrian club facilities such as storage shed, and horse yards are passed useful life. ✦ Heritage overlay of former racecourse assets ✦ Risk management issues/insurance ✦ Cross country course not large enough to host events ✦ Pétanque Club share storage with equestrian clubs and lack space. 	<ul style="list-style-type: none"> ✦ Explore options for refurbishing/renewing existing assets still required ✦ Clubs to maintain riding surfaces/arenas and fencing to meet current riding safety standards ✦ Establish directives for ongoing maintenance ✦ Relocate and replace storage shed (Old stables) ✦ Long term – Support the relocation of equestrian clubs to existing nearby facilities if supported ✦ Renew grandstand, judges' box and stewards tower that would be utilised if a rectangular sports field is developed ✦ Acknowledge heritage value of old racecourse assets restore and provide interpretative signage for visitors ✦ Retain and maintain mature trees ✦ Decommission and remove old kiosk, old toilet block, jockeys shed, covered way and old Pigeon club shed ✦ Old vets room potential use as storage for existing user groups ✦ Extend walking track around north side of oval, providing a hard service for spectators and link existing coaches boxes and scoreboard ✦ Install safety lighting at key points ✦ Provide additional spectator seating and shade ✦ Further improve shared kitchen, social, storage, and event space with the equestrian clubs. Long term - share social space with clubs using rectangular field and demolish old clubrooms if appropriately located ✦ Extend piste to east to accommodate more competitors ✦ Provide additional shade and seating ✦ Decommission and remove Covered way, Ex Pidgeon Club building and ticket box to open up reserve and improve passive surveillance.
2 Walking track	Community users Dog walkers Public exercise	Dog walkers Young parents/children Family groups	Dogs off leash. Lighting – safety for users.	<ul style="list-style-type: none"> ✦ Existing infrastructure ✦ Heritage listings and conditions 	<ul style="list-style-type: none"> ✦ Connect the walking path north of the cross-country course to the oval and stadium, with clear signage indicating the link and direct dog walkers away from horse activities. ✦ Potential heritage walking loop extending existing track and connecting former racecourse assets along main straight ✦ Provide additional water bubblers for walkers

Zone	Key user group/s	Current/Potential Use	Challenges	Constraints	Opportunities
3 Sports	Woodend Football Netball Club Woodend Junior Football Netball Club (Including Auskick) Woodend Masters Football Club Woodend Cricket Club Woodend Eagles Soccer Club	Games, training, events	Maintaining a quality surface with increasing usage. Programming growing demand for oval.	<ul style="list-style-type: none"> A single and relatively small ground to accommodate junior, senior and masters football, cricket and growing demand for soccer-football and rugby 	<ul style="list-style-type: none"> Install sub surface drainage Install new scoreboard and demolish the old one Replace synthetic wicket in medium term Replace existing coaches' boxes and consolidate existing associated structures Better utilise Little Athletics shed for storage Plant windbreaks on the north and west side of the oval for shade and shelter Consider social space for clubs in future developments of stadium Develop a rectangular sport field Including support facilities such as training standard lighting, change facilities and fencing Replace coach's boxes in long term Female friendly change room upgrade underway to service current oval Allow for extension of Buffalo Stadium to north.
4 Roads/ parking/ entrances	All reserve user groups and individuals	Parking to watch and compete in sports at oval and stadium, pick up/drop off, walking, running, market stalls, deliveries	Safely combining car and pedestrian access on event/game days in a relatively tight main entry to reserve and minimising the visual impact of fences .	<ul style="list-style-type: none"> Limited parking space on west and south side of the oval Limited space between the stadium and oval 	<ul style="list-style-type: none"> Develop parking around oval on at least the southwest side Formalise car parking left of main entry Organise car parking near stadium with increased accessibility, add trees and lighting.
5 Grasslands	<ul style="list-style-type: none"> Not part of Master Plan 				
6 Other	<ul style="list-style-type: none"> Tree planting and weed control, landscaping around stadium, east end of oval and pétanque area Tree planting as part of buffer zone between sports and equestrian Mature trees near Grandstand - investigate tree health Retain and protect mature trees along Forest St. 				

6. CONCEPT PLAN

The following page present the Master Plan Concept.



1. Proposed Heritage walking trail loop and linkages.
2. Oval - retain and upgrade
 - a. Retain and upgrade
 - b. Changerooms - upgrade
3. Proposed locations for shade
4. Pump shed and water tank - Retain
5. Buffalo Stadium
 - a. Extend stadium by 2 additional courts.
 - b. Community space and storage
6. Outdoor courts - Retain
7. Car parking and internal road network
 - a. Extend existing stadium/netball court parking
 - b. Provide car parking at southern and western side of the oval.
 - c. Formalise access to the car parking adjacent to pétanque piste.
 - d. Upgrade the existing access point from Forest St
 - e. Seal access road and construct car parking to service the proposed rectangle pitch and stadium extension.
8. Equestrian cross country area - Retain as an open space grassed area and potential overflow car park.
9. Equestrian sand arenas
 - a. Retain and install seating at both arenas
 - b. Replace sand arena with the proposed rectangular pitch
 - c. Create buffer between sand areas (9a) and the proposed rectangular pitch
10. Proposed rectangular pitch
 - a. Proposed rectangular pitch
 - b. Construct pavilion.
11. Grandsland - Retain and make good with appropriate repairs.
12. Judges / Race callers tower - Retain and remove nearby shrubs to re-establish the relationship with racecourse alignment.
13. Vets room/swabbing box - Retain and Re-purpose as storage
14. Jockeys shed - Decommission and remove
15. Stewards tower - Retain and remove nearby shrubs to re-establish the relationship with racecourse alignment
16. Stewards tower (East) - Retain and remove saplings surrounding the tower.
17. Pétanque - Extend Piste to east
18. Storage building - Retain
19. Little Athletics storage shed - Decommission and remove.
20. Public toilet - Retain
21. Old kiosk - Decommission and remove.
22. Old toilet block - Decommission and remove.
23. Old ticket box - Retain as storage area in the short term.
24. Clubhouse - Retain and improve to include public toilets
25. Covered way & racecourse entry ticket box - Explore opportunities to incorporate into any future building projects, if unable to then remove.
26. Former Pigeon Club shed - Decommission and remove.
27. Former stables/existing storage shed - Replace storage in a more accessible location. Retain horse yards subject to demand.
28. 700 marker - Retain
29. Indicative Men's Shed location

Final Master Plan Concept Racecourse Reserve Woodend

24 02.26

Note: This master plan is indicative only and requires detailed design consideration prior to commencement.

LEGEND

- | | | | |
|--|-------|--------------------------|---|
| Existing walking path & fitness stations | ***** | Proposed shade | ◆ |
| Sealed carpark | ■ | Proposed fence | — |
| Gravel driveway | ■ | Council owned parcel | ■ |
| Future pavilion | ■ | Timed dog-off leash area | ■ |
| Existing fence | — | | |
| Extended pétanque area | ■ | | |
| New play space location | ● | | |
| Proposed bench seating | — | | |

- Landscaping
- Tree planting, landscaping around stadium, east end of oval and pétanque area.
- Retain and protect mature trees along Forest St

6.1 Woodend Racecourse Reserve Master Plan Recommendations

Action number (refer to concept plan)	Recommendations
1. Proposed heritage walking trail loop	<ul style="list-style-type: none"> • Create a loop trail which aims to follow the alignment of the old racecourse, linking heritage elements of the reserve.
2. Oval	<ul style="list-style-type: none"> • Create an additional linking trail between the grasslands and sporting infrastructure. • Install subsurface drainage and remove soil from cricket pitch edge to improve drainage. • Consider installing new coaches/play boxes as part of oval upgrade. • Upgrade existing change rooms that service oval user groups.
3. Proposed shade	<ul style="list-style-type: none"> • Install shade structure(s) east wing of oval, in front of pavilion • Install a shade structure at east end of pétanque piste
4. Pump shed and water tank	Retain
5. Buffalo Stadium	<ul style="list-style-type: none"> • Extend stadium by 2 additional courts, including a community space and storage (as per the Regional Sports Hub Feasibility Study)
6. Outdoor courts	Retain
7. Car parking and internal road network	<ol style="list-style-type: none"> a) Extend existing stadium/ netball court parking b) Install sealed car parking at the southern end of the oval and provide unsealed parking along the west side of the oval. c) Formalise access to the existing carparking area adjacent to the pétanque piste d) Upgrade the existing access point from Forest St to service equestrian use and potential men's shed. e) Seal access road and construct car parking to service the proposed rectangle pitch and associated pavilion; and stadium extension.
8. Equestrian cross-country area	<ul style="list-style-type: none"> • Remove jumps and retain as an open grassed area/timed dog off leash area. • Potential overflow car and float parking area
9. Equestrian sand arenas	<ol style="list-style-type: none"> a) Retain and add bench seating along west side of the arenas. b) Replace sand arena with a rectangular pitch. c) Create a buffer between arenas (a) and the proposed rectangular pitch with planing and mounding.
10. Proposed rectangular pitch	<ul style="list-style-type: none"> • Construct a rectangular pitch with sports lighting to training standard, drainage, irrigation and a 1 metre high fence to retain balls. • Construct a pavilion on the western side of the pitch.

Action number (refer to concept plan)	Recommendations
11. Grandstand	<ul style="list-style-type: none"> Retain and make good with appropriate repairs. Activate with creative / community projects. To provide shade and shelter to rectangular pitch spectators.
12. Judges tower (Photo finish tower, race callers tower)	Retain and clear shrubs to show relationship with old racecourse alignment
13. Vets room/swabbing box	Retain / maintain in line with its heritage status. Consider connecting to the proposed heritage trail loop.
14. Jockeys shed	Decommission and remove. The shed is in poor condition and has already been relocated from its original location.
15. Stewards tower	Retain and remove nearby shrubs to re-establish the relationship with old racecourse alignment
16. Stewards tower (East)	Retain and remove saplings surrounding the tower to reinstate connection to the old racecourse back straight.
17. Pétanque	Retain and extend piste to east
18. Storage building	Retain
19. Former Little Athletics storage shed	Decommission and remove
20. Public toilet	Retain
21. Old kiosk	Decommission and remove to improve reserve visibility and natural surveillance
22. Old toilet block	Decommission and remove to improve reserve visibility and natural surveillance
23. Old ticket box	Retain as storage area in the short term.
24. Clubhouse	Retain and improve to include public toilets
25. Covered way and entry ticket box	Explore possibilities to incorporate this existing heritage structure into any future building projects.
26. Former Pigeon Club shed	Decommission and remove to improve reserve visibility and natural surveillance
27. Former stables/ existing storage shed	<ul style="list-style-type: none"> Replace in more accessible location. Retain horse yards subject to demand
28. 700 marker - retain	Retain
29. Potential Men's Shed location	Consider the relocation of the Woodend Men's Shed.
Dog walkers	<ul style="list-style-type: none"> More access to drinking water Provide additional signage to clarify dog off and on leash areas.

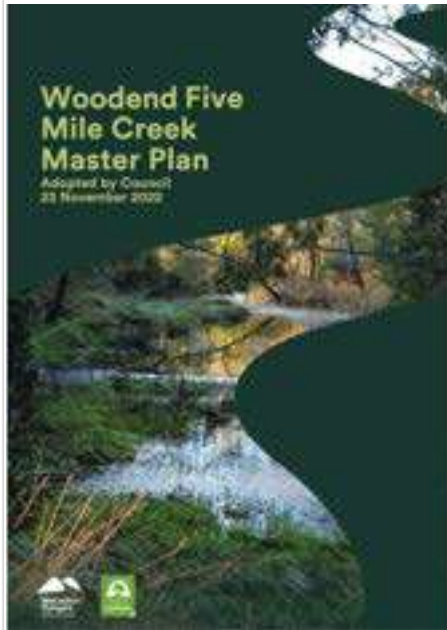
Action number (refer to concept plan)	Recommendations
Landscaping	<ul style="list-style-type: none"> • Additional tree planting. • Landscaping around stadium, east end of oval and pétanque area • Retain and protect mature trees along Forest Street

Note - Council expenditure and project timing are subject to capital works programming and annual budget consideration. For major projects, such as the proposed new sporting facilities, external funding beyond council budget processes will be required.

7. Appendices

7.1 Appendix 1. Council strategic documents

Woodend Five Mile Creek Master Plan. 2022



The Five Mile Creek Master Plan provides an Implementation Plan across four zones. East Zone, Town Zone, North Bank Zone and Grassland zone. The Grassland Zone incorporates some of the Racecourse Reserve.

The Plan suggested the following for the Grassland Zone:

- Removal of poplars on grassland side of path. (Low priority)
- Weed removal and revegetation (in low-lying areas inside path) (High – ongoing)
- Investigate options to improve water retention in low lying areas. (Medium)
- GRASSLAND ZONE (HABITAT). Zone includes transition of "Little Europe" to a less-weedy outcome and habitat reclamation, control of woody weeds on grassland side of path; limited access other than on paths; seating and signs.
- Typical management includes habitat restoration; weed control; mowing along path edges; and maintenance of exercise equipment; and possible future picnic table(s), shelter, informal seating, signage.



Environmental Management Plan. Woodend Grassland Reserve. 2012



www.atlasecology.com.au



The Woodend Grassland Reserve is valued by the community of Woodend as... an intact grassland environment that supports regionally significant flora species and a vegetation community considered very rare for this region. Management objectives for the grassland reserve includes "Ensure any adjacent development or use does not compromise the environmental values of the native grassland".

Gilbert Gordon Master Plan. 2023



Key directions from the Master Plan that may influence future demands and usage of the Racecourse Reserve include:

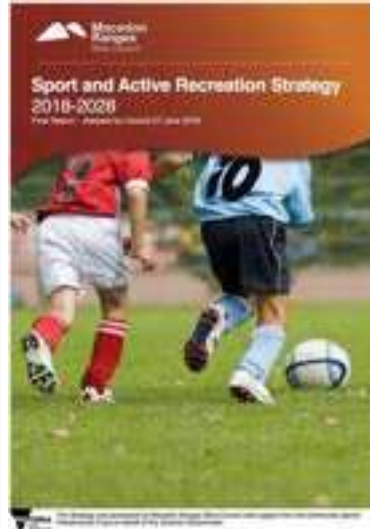
- 2 new compliant netball courts
- New social pavilion including netball change a cricket storage
- Connection of Reserve to Five Mile Creek

Public Toilet and Barbeques Strategy. 2023



- The 52 Public toilets in Macedon Ranges Shire were individually assessed and then ranked. The Toilet at Racecourse Reserve Woodend was one of 6 facilities that were rated 'very good'. The remaining toilet block was rated 'poor'.
- Some 70% of survey participants said they would walk up to 5 minutes to access a public toilet.

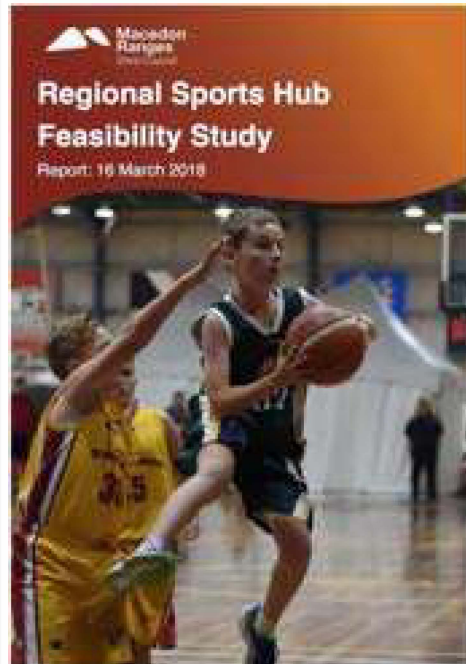
Sport and Active Recreation Strategy. 2018-2028



Described four themes with the following actions that may impact the WRR:

- Identify suitable dog off-leash areas to exercise and socialise dogs in the Shire
- Support provision of a broad range of physical activity participation opportunities and programs through Council's existing leisure and community facilities (e.g. yoga, health and fitness, dance, martial arts etc.)
- Implement actions from existing asset management plans in order to improve sport, recreation and leisure assets including ancillary infrastructure (e.g. reserve fencing, bollards, drainage, signage, lighting, car parking, goal posts, etc.).
- Undertake an audit and develop a capital renewal plan for all senior AFL and soccer-football turf playing facilities (specifically the fields) and consider the facilities and standards at other junior and overflow facilities.
- Progressively upgrade change rooms at sports fields to maintain asset and at the same time provide for female and umpire friendly facilities including netball change facilities where applicable. Prioritise senior AFL and soccer-football facilities
- Consider implementation of completed feasibility study into the need for further indoor sports courts in the Macedon Ranges. Pursue Council adopted concept for a Sports hub (up to 6 indoor courts) at New Gisborne subject to Council budget imperatives and directions. Feasibility study recommends review of other stadium priorities once sports hub is operational. The timing and staging of implementation is considered as part of Council's budgetary processes.
- Soccer-football - Ratio analysis (1:5,000) identifies that outdoor soccer provision should continue to be consolidated at existing sites and existing clubs within the shire (i.e. Dixon Field, Gisborne and Barkly Square, Kyneton) with no additional soccer venues or clubs proposed for the duration of the strategy. The Strategy recommends monitoring the demand for local soccer provision in Riddells Creek, Romsey and Woodend and if demand eventuates, explore options in the long term for the establishment of single pitches as training venues, utilising existing ovals and/or shared use of school ovals.

Macedon Ranges Sports Hub Feasibility Study 2018



Macedon Ranges Shire Council Report: Regional Sports Hub Feasibility Study Page 72

Report noted that the site has the capacity for development of 2 additional courts over time as the local population and demand increases. It was proposed that development of these courts would follow the Stage 1 and Stage 2 development of courts (six courts) at the proposed Macedon Ranges Regional Sports Hub site.

The decision to develop these courts may be impacted by development and/or availability of new Courts flagged for development at the new Braemar College site near Woodend.

At the time of writing, indoor courts at Braemar College were not constructed.

7.2 Appendix 2. Woodend Racecourse Reserve Master Plan - Implementation Plan

Action number (Refer to Concept Plan)	Area or amount (estimated from concept plan)	Estimated probable cost (2026)	Priority. (High 1-7 years, Medium 8-14 years, Low-15+)
1. Heritage Walking trail loop			
1a) Create a loop trail which aims to follow the alignment of the old racecourse, linking heritage elements of the reserve.	600m ²	\$87,000	Medium
1b) Create an additional linking trail between the grasslands and sporting infrastructure.	750m ²	\$109,000	High
2. Oval and associated infrastructure			
Install subsurface drainage and remove soil from cricket pitch edge to improve drainage. Consider installing new coaches/player boxes as part of the oval upgrade.	16,000m ²	\$343,000	High
Upgrade existing change rooms that service oval user groups (Soccer/ AFL/Cricket)	145m ²	\$593,000	High
Install shade structure(s) east wing of oval, in front of pavilion	3	\$249,000 (\$83,000 per structure)	High
3. Proposed shade – refer to 2. Oval and associated infrastructure 17. Pétanque			
4. Pump shed and water tank – Retain			
5. Buffalo Stadium			
Extend stadium by 2 additional courts, which includes a community space and storage. (As per the Regional Sports Hub Feasibility Study 2018)	1,680m ² (courts) 180m ² (community space & storage)	\$6,586,000	Medium
6. Outdoor courts – Retain			

Action number (Refer to Concept Plan)	Area or amount (estimated from concept plan)	Estimated probable cost (2026)	Priority. (High 1-7 years, Medium 8-14 years, Low-15+)
7. Car parking and internal roads			
7a) Extend formal parking east of existing stadium to the end of the existing netball courts.	1128m2	\$609,000	Medium
7b) Install sealed car parking at the southern end of the oval	918m2	\$495,000	Medium
Provide hard gravel surface road and nose to curb parking along the west side of the oval	1965m2	\$160,000	Medium
7c) Formalise access to the existing carparking area adjacent to the existing pétanque piste.	400m2	\$35,000	Medium
7d) Upgrade the existing access point from Forest St, create car and float parking to service equestrian and men's shed use, and retain horse yards.	n/a	Subject to detailed design	Medium
7e) Seal access road and construct car parking to service the proposed rectangle pitch and associated pavilion; and stadium extension.	1650m2	\$890,000	Medium
8. Equestrian Cross Country Course			
Remove jumps. Retain as open space/ timed dog off leash area and as overflow car and float parking.	n/a	\$10,000	High
9. Equestrian sand arenas			
9a) Retain sand arena and add bench seating along west side.	4 seats	Club responsibility	Medium
9b) Replace with rectangular pitch to service soccer and or rugby (refer to point 10 for cost)			
9c) Create a buffer between arenas (a&b) and proposed pitch with planting, mounding.	1,500m2 mounding and planting	\$35,000	High
	Timber post and cable fencing 480 linear metres	\$69,000	High

Action number (Refer to Concept Plan)	Area or amount (estimated from concept plan)	Estimated probable cost (2026)	Priority. (High 1-7 years, Medium 8-14 years, Low-15+)
10. Proposed rectangle pitch			
Remove existing underutilised sand arena and construct a rectangular pitch to a full senior size soccer pitch and potentially sized to meet the requirements for rugby. The development to include sports lighting to training standard, drainage, irrigation and a 1metre high fence to retain balls.	1 full size senior soccer pitch and 150 lux floodlighting (As per Soccer Victoria Facilities Standards)	\$2,170,000 \$400,000 lighting	High
Construct a pavilion to service a home-based soccer club.	Approx 700m2 (enclosed and covered area)	\$ 4,442,000	Medium
11. Racecourse Grandstand			
Retain and make good with appropriate repairs. Activate grandstand with creative / community projects.	430m2	\$800,000*	Medium
*Architects Opinion of probable cost 18 December 2017 - \$421,807.54, therefore estimate probable cost has been escalated to 800,000 for 2026. A revised Architects OPC is recommended.			
12. Racecourse Judges tower (Photo finish tower, race callers tower)			
Retain in current location	n/a	Add to Council's Maintenance register	High
Clear nearby shrubs, immediately west of tower, to show relationship with old racecourse alignment	n/a	\$2,000	High
13. Vets room/swabbing box			
Retain/ maintain in line with its heritage status.	30m2	Add to Council's Maintenance register	High
14. Jockeys shed			
In poor condition. Not in use. Decommission and remove	24m2	\$4,000	High
15. Racecourse Stewards tower			

Action number (Refer to Concept Plan)	Area or amount (estimated from concept plan)	Estimated probable cost (2026)	Priority. (High 1-7 years, Medium 8-14 years, Low-15+)
Retain in current location. Clear nearby shrubs, immediately west of tower, to show relationship with old racecourse alignment	n/a	\$2,000	High
16. Racecourse Stewards tower – east			
Retain in current location. Clear saplings away from tower at commencement of back straight, near Jefferys St	n/a	\$2,000	High
17. Pétanque			
Extend Piste to east and install shade structure (refer to No.3 on the concept plan)	42 cubic m Shade Structure Refer to 2c	\$90,000	High
18. Storage building			
Retain	n/a		
19. Little Athletics storage shed			
Decommission and remove. Includes asbestos which makes upgrade unfeasible.	50m2	\$15,000	High
20. Public toilet - retain			
21. Old kiosk			
Decommission and remove. Opens up reserve for better visibility and improves passive security of venue.	33m2	\$6,000	High
22. Old toilet block			
Decommission and remove. Opens up reserve for better visibility and improves passive security of venue.	115m2	\$20,000	High
23. Old ticket box / betting windows			
Retain for storage in short term	n/a		
24. Clubhouse			
Retain Clubhouse and install toilets (all accessibility)	40m2	\$244,000	High
25. Covered way and racecourse entry ticket box			

Action number (Refer to Concept Plan)	Area or amount (estimated from concept plan)	Estimated probable cost (2026)	Priority. (High 1-7 years, Medium 8-14 years, Low-15+)
Subject to required building permits and heritage conditions - explore possibilities to incorporate this existing heritage structure into any future building projects at this location. If not possible decommission and remove.	n/a		
26. Ex Pidgeon Club shed			
Decommission and remove. Opens up reserve for better visibility and improves passive security of venue. Benchmark – Hurry Reserve	16m2	\$3,000	High
27. Former stables/storage shed			
Demolish and replace storage shed for equestrian groups	185m2	Club responsibility	High
28. Racecourse 700m marker - retain for its heritage value			
29. Woodend Men's Shed			
Construct shed for activities only.	350m2	Club responsibility	
Playground			
Install a new local level playground	Local level playground	\$234,000	Medium
Dog walkers			
More access to drinking water		\$10,000	Low
Provide additional signage to clarify dog off and on leash areas		\$4,000	Low
Landscaping			
Additional tree planting. Landscaping around stadium, east end of oval and pétanque area	n/a	Subject to Detailed Design	Ongoing
Retain and protect mature trees along Forest Street.	n/a		High
	Total estimate	\$18.718 Million*	

Cost breakdown by priority

Priority	Overall estimate probable cost (2026)
High (1 -7 years)	\$ 4,366,000
Medium (8 -14 years)	\$ 13,448,000
Low (15+ years)	\$ 904,000
Ongoing	\$ -
Total	\$ 18,718,000*

*Council expenditure and project timing are subject to capital works programming and annual budget consideration. For major projects, such as the proposed new sporting facilities, external funding beyond council budget processes will be required.