



# MEMORIAL PARK

## M A S T E R P L A N

August 2019



Edward  
River  
COUNCIL



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# Edward River Council Memorial Park Master Plan

August 2019



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## Section 1: Purpose and Outcomes



### Purpose of a Master Plan

Following a tender process, Edward River Council engaged MAK Planning and Design to prepare a master plan for Memorial Park in Deniliquin, NSW.

A master plan provides a long-term vision for a park, reserve or precinct, identifying what it should look like and how it should function in the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement.

It considers the interrelationship between:

- the current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The Memorial Park Master Plan is intended to provide the Edward River Council and the Deniliquin community with a conceptual design framework for the future enhancement of the park. The

master plan is a high-level plan and must be used in conjunction with further site investigation and detailed design work to achieve the best outcomes.

The Memorial Park Master Plan:

- Provides a strategic framework for the future enhancement and/or development of the park that recognises the resources available to Edward River Council and the community.
- Identifies issues involved with the precinct and presents solutions to resolve or mitigate these issues.
- Introduces new activities and makes best use of the land available through maximising use of the precinct.
- Enhances the visitor/tourist or user experience.





## Outcomes and Deliverables

Edward River Council requested the development of a master plan for Memorial Park with a list of prioritised projects.

In preparing this master plan, the following processes have been undertaken to date:

- Inception meeting with council staff and an initial meeting with the Memorial Park Users Advisory Committee
- Reviewed existing information relevant to the project
- Prepared a detailed site assessment assessing the strengths and weaknesses of the site
- Undertook an asset audit with a costed maintenance plan
- Undertook consultation with all user groups
- Prepared a of draft report and master plan

When finalising the master plan a copy will be presented to the Edward River Council and to the Memorial Park Users Advisory Committee. Comments will be received—a period of time will be allowed for this—and then in conjunction with the council the master plan will be finalised.

## Recommendations

The following recommendations are made for the Memorial Park Master Plan:

- Adopt the master plan as set out in this report to provide a broad direction for Memorial Park.
- Establish tenancy arrangements with all user groups and agree the sharing of costs, maintenance and other responsibilities. As the sharing of facilities is to be encouraged, tenancy agreements that promote flexible occupation and use are preferred.
- Undertake detailed facility design where relevant which will be necessary for tender documentation and will also allow accurate costing of elements of the master plan.
- Apply for government grants to supplement the council's resources so that the master plan can be implemented in full, and as quickly as possible. Work with user groups to obtain smaller grants to achieve outcomes of the master plan.
- Establish an asset maintenance program for the buildings and improvements on Memorial Park and build delivery of the program into operational budgets.
- Establish the lighting levels (and compliance with Australian Standards) on the main oval where it is used for AFL training. Determine any rectification measures that may be required and implement.



## Section 2: Site Context

### The Site

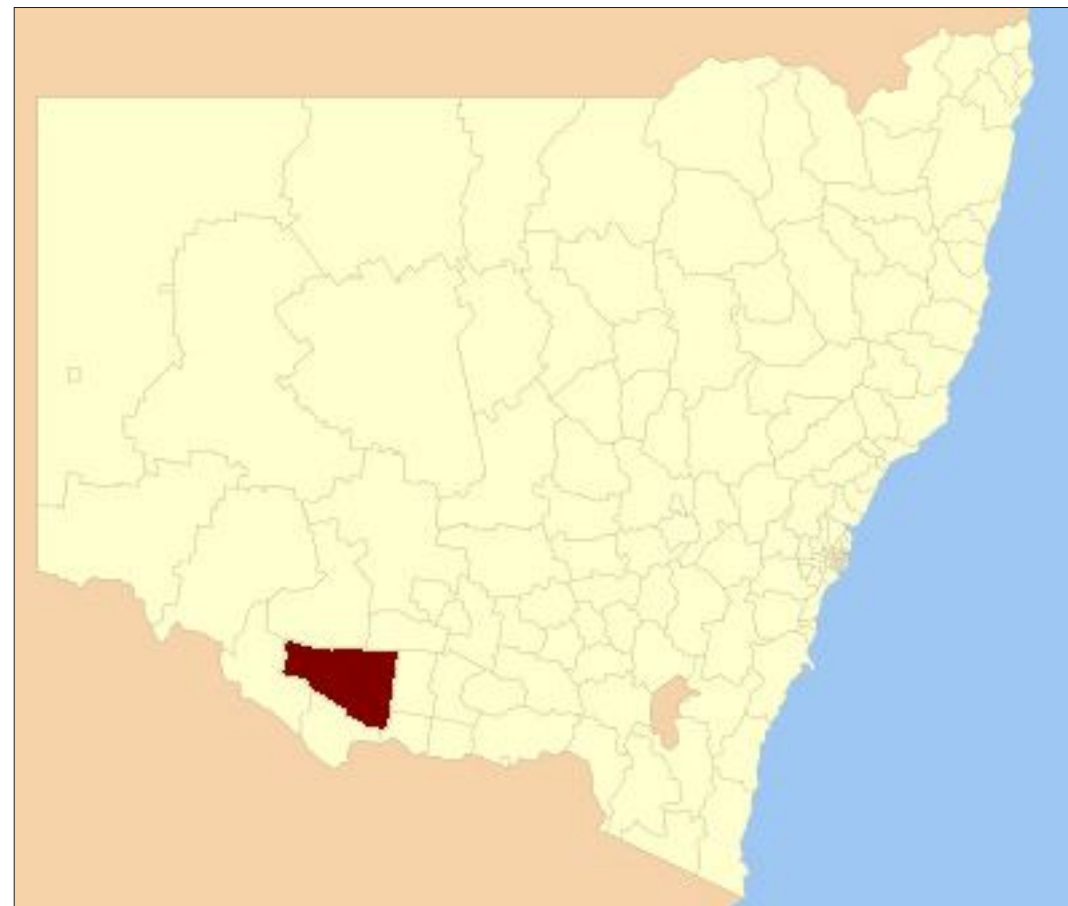
#### Edward River Region

The Edward River Council area is situated in south central NSW in the Riverina Region (see Figure 1). It was formed through amalgamation in 2016.

The largest town is Deniliquin and there are a number of villages or localities— Blighty, Booroorban, Conargo, Mayrung, Pretty Pine and Wanganella.

The total population of the LGA is 8,851 (2016 Census) with the vast majority living in Deniliquin.

Figure 1: Edward River Council



#### Memorial Park

The area for this master plan is shown in Figure 2 and is approximately 14.8 hectares.

#### Site Constraints

From a master planning perspective there are very few site constraints.

Perhaps the biggest site constraint is the occasional flooding event as well as site drainage.

Council have prepared plans to address the drainage issues and will implement the solutions as funds allow.

Flooding is understood to be at its worst at the western end of the site, around the Deniliquin Netball Association grounds with many areas towards the centre and west end of the site receiving flooding only in major floods.

Otherwise, the site is well suited to its role. It is remote from residents so the noise from late night events is night is not a concern. Its limited access is actually a positive from a paid event perspective. Accessing the Murray Valley National Park requires crossing through the park when it may be closed for an event, but it appears that this issue is well managed and there are no reported issues of concern.



Figure 2: Master plan site (approximately) and Key Zones





## Section 2: Site Context

### Planning Context

The Edward River Council Local Environmental Plan (LEP) has a number of overlays that affect planning on Memorial Park.

#### Zoning

The zoning of the site is RE1 - Public Recreation.

The Objectives of the RE1 - Public Recreation zone are:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Uses that are permitted, with consent, are: boat launching ramps; boat sheds; building identification signs; business identification signs; centre-based child care facilities; community facilities; environmental facilities; flood mitigation works; heliports; information and education facilities; jetties; kiosks; mooring pens; moorings; recreation areas; recreation facilities (indoor); recreation facilities (major); recreation facilities (outdoor); respite day care centres; roads; water recreation structures; water recycling facilities; water supply system.

It would appear that the master plan proposals are in alignment with the objectives of the zone and could expect to receive planning approval as required.

#### Overlays

There are also a number of overlays on the site that may impact developments and would need to be addressed in any planning application. These include:

- Bushfire Prone Land
- Heritage
- Riparian Lands and Watercourses
- Terrestrial Biodiversity.

### Key Facility Users



#### Rovers Football and Netball Club

The Deniliquin Rovers Football and Netball Club occupy a central position to the main oval on its northern side.

The Rovers' facilities include:

- A large clubhouse with a meeting room, kitchen, bar and amenities as well as a front veranda that overlooks the oval
- Two netball courts with associated administration and spectator facilities
- Separate change rooms located between the netball courts and the clubhouse for use by males and females. These facilities are also used by the Cricket Association.
- A playground.

The Rovers' also have control of the lower floor of the building P&A Society, located at the eastern end of the main oval. There are lights on the main oval and from observation they are not sufficiently bright nor even to meet current Australian Standards for outdoor sports lighting.



#### Deniliquin Netball Association

The Deniliquin Netball Association (DNA) have a fenced five-court complex with a clubhouse, change-rooms/toilets, and player and spectator facilities. A public playground is adjacent.

There are two bitumen courts that are fenced but are not used as they are non-compliant (former Rovers' courts). DNA advised that the remainder of the area not used for the upgrade of the current courts could be used for car parking.

Membership in 2018 was 240 (43 Senior, 158 junior and 39 NetSetGo). This is a reduction in membership from 2015 which was 254 (65 Senior, 119 Junior and 70 NetSetGo).

The courts are lit for night play.

The change-rooms and toilets are in very poor condition. There is an adjacent DDA compliant toilet (with a baby changing table) that is relatively new.

Car parking is ad hoc. The public playground equipment is old and needs modernising.



#### Deniliquin and District Cricket Association

The Deniliquin and District Cricket Association use three pitches on both ovals during the summer season. The single pitch (on #3 oval) to the south of DNA, is the premier pitch/ground.

The Association's main facilities consist of a small pavilion for seating on the north-west side of #3 oval, a storage shed located on the opposite side of the main oval to the Rovers' clubhouse and new cricket practice nets almost adjacent to the storage shed.

The cricket nets were installed in 2018. They are locked. The Association has advised that one wicket is open in summer for public use.

The Association does not have a clubhouse. DNA allows the cricketers to use their clubhouse on No.3 oval. The Association also uses the upstairs area (the P&A' Society's space) for play on #1 and #2 ovals.

The changerooms near Rovers Football Clubhouse are used by the Association—they are shared facilities with Rovers.

The Association contributed towards extending and upgrading the balcony on the P&A building.





### Deniliquin Pastoral and Agricultural Society

The Deniliquin Pastoral and Agricultural Society hold the annual show, usually in March. It is a three-day show but only two days are open to the public.

Show activities are concentrated on the main oval and the buildings and facilities to the east of the main oval. The pavilions and Barbecue (canteen) are used almost exclusively by the P&A Society who consider that they are their facilities. The public toilets and shower facilities in this area support the Show and campers associated with the Show.

Car parking is random across the western side of the site during the Show, given the lack of formal spaces.



### Deniliquin Collectors' Club

The Deniliquin Collectors' Club have their own building. It is a single purpose building that is not used by any other group nor could it be given the collections housed within it.

The building, being corrugated galvanised iron, is in keeping with the other buildings around it.

The siting of the building leaves scope for an extension to the rear should the Club want to extend the facility. There is a disabled toilet block at the rear of the building (that was built by the Collectors' Club) and this would be incorporated within the building should the extension ever be built.



### Deniliquin Sheep Dog Association

The Deniliquin Sheep Dog Association utilises fenced yards to the east of the poultry pavilion. Apart from the yards and an awning to the side of the Poultry Pavilion there are no other substantial improvements.



### Edward River Society of Model Engineering

The Edward River Society of Model Engineering Inc run the miniature railway on the northern side of Memorial Park near the water reservoir.

At present the Society uses a temporary track and conducts public rides once per month.

The Society has approved plans for a more extensive track to the immediate west of its current location. The track will be longer and will include support facilities such as a station and loading/unloading facilities.

## Section 2: Site Context

### Other Site Features

#### External Signage

The entrance to Memorial Park is off End Street (and then via Junction Street). There is only a small street sign to mark the turn-off at Junction Street. It is very easy to miss the turn if you are unfamiliar with it.

Further afield there is very little signage, such as along major roads or highways, that direct people to Memorial Park. There is only old and difficult to read signage to announce that you have reached the destination at the archway entrance.

There is an archway entrance at the actual edge of Memorial Park, but this is approximately 330 metres from End Street. Just after the turn off at End Street (at the end of the short Junction Street, some 70 metres) the concrete wall of the levee bank is visible. Multiple people have commented that this wall is an appropriate point for a Memorial Park mural.

#### Internal Signage

Internally signage is quite good. Most buildings are signed and there are directional signs.

However, as the master plan is implemented there will be a need for new signage as traffic will be more controlled.

#### Playgrounds

There are playgrounds at Rovers and DNA. At Rovers the playground is fenced, and access is restricted to use by Rovers.

The playground at DNA is almost completely fenced and gives the appearance that it is a DNA playground but it is a public playground, maintained by council.

#### Car Parking

Car parking, except for a strip of angle parking on the main entrance road near DNA, is generally random and disorganised.

For large-scale events with a lot of vehicles this can be an in-efficient way to allow car parking. It may potentially lead to vehicles being parked in and impeding the passage of emergency vehicles. It is also dangerous. Many accidents, some fatal, have occurred at venues like Memorial Park from uncontrolled car parking.

It is customary at Australian Football games that vehicles are parked up to the oval fence.

The uncontrolled car parking has destroyed the site's grass cover and leads to compaction of the soil/roots of the mature trees on the park (see Figure 3).

#### Site Lighting

The site, outside of buildings, is generally unlit. Being away from the street network means that the site can be quite dark.

For events such as the Show portable lighting needs to be brought in though the lights from side show alley reportedly illuminate that section of the show quite well.

#### Site Slope

The site is relatively flat which contributes to poor drainage in many areas.

#### Flooding

The site is affected by floods. It is at its worst at the west end of the park around DNA. Small floods may not affect the whole site but major floods do affect most areas, entering the main oval.

#### Linkages and Connectivity

Memorial Park is well connected to adjacent sport and conservation areas. The Deniliquin Golf Club borders the park on the southern and western boundaries with the clubhouse being an easy 100 metre walk from the main oval.

Connections through the Island Sanctuary lead back into the CBD. To the north-west, the park connects straight into the Murray Valley National Park.

#### Shade

The park is well treed, predominantly with river red gum species. These trees provide large swathes of shade under their expansive canopies but are prone to unexpected limb drops.

#### Services

Electricity, water and sewerage are connected to Memorial Park.



## Asset Condition

As part of the development of the master plan a facilities audit was undertaken. The detailed report which has been provided to council (only a summary is presented below) covered:

- the condition of the facilities including description, age, design, performance
- current issues including access and equity
- risk management issues both from a physical and a usage aspect
- CPTED issues
- health and safety issues
- the development of a 5-10-year work program.

The results of the audit of key infrastructure in Memorial Park where there are significant asset condition issues are shown in Table 1. Other infrastructure, while potentially requiring some level of maintenance, is

in a serviceable condition and performing as expected.

To understand the information in the table it is necessary to read to information in the text box to the right.

The asset condition of the particular assets in Table 1 has declined to the point where planning for significant maintenance, their replacement or demolition needs to start, if it has not already. These assets are in severe decline. In a number of cases, this report has recommended their demolition.

Assets where it is considered that they should be demolished are:

- amenities/change-rooms at DNA
- amenities (near pavilions)
- barbecue building (canteen)
- the disused netball courts (the disused bitumen ones—but

they may be recycled as car parking)

- Chalmers Family Sheep Shelter.

Both amenities blocks are well beyond their asset lives and do not meet contemporary standards for such facilities.

The old netball courts are not compliant and will form part of the car parking. As they are bitumen courts in fair condition, they should be able to be incorporated into car parking with relative ease.

The Chalmers Family Sheep Shelter building comprises the original building of two bays with an extension of one bay (see Figure 5). The extension has been fixed in a very limited manner to the original structure using straps welded to trusses and shows movement in both directions. The building needs to be stiffened with bracing. In addition, one of its four support posts is buckled. In both “buildings” there is a significant amount of rust in steelwork and dry rot in timbers. The building has a high risk of causing injury. It is low use being used only one time per year for the judging of sheep at the Deniliquin Show. This function can be achieved through a portable pop-up shelter erected for the duration of the event. Removing the structure saves a considerable backlog of maintenance, saves future maintenance and returns green space to the park.

Lighting on the main oval was not checked for compliance with Australian Standards (AS 2560.2.3-2007 REC:2017) but observation during a night practice session indicated that it is below the required horizontal illumination and uniformity standards.

Figure 5: Chalmers Family Sheep Shelter



### Key to Table 1

#### Asset Condition

Asset rating relates to condition assessment and the results provide a snapshot of the asset at that point in time and are used to formulate backlog, routine and replacement maintenance plans. It also provides an indication of whether the asset is supporting the required levels of service.

- Excellent
- Good
- Fair
- Poor
- Very Poor

#### Remaining Useful Life

Remaining useful life provides strategic information for understanding the urgency for any planning and replacement strategies. Actual condition may have declined over a period of time for various reasons but may not impact on the long-term performance of the asset. Therefore, using both the condition and remaining useful life ratings provides valuable insight into the impacts of decisions. Ratings used in assessing the assets on Memorial Park are shown below:

- L4—generally, no limitation on future availability. Remaining asset life > 20 years.
- L3—building/asset is in mid-life period. Remaining asset life 10—20 years.
- L2—building/asset is approaching end of life and forward planning critical. Remaining asset life 3—10 years.
- L1—building/asset is at the end of useful life, and replacement planning should be well advanced. Remaining asset life < 3 years.

Site/Building	Key Elements	Asset Condition	Remaining Useful Life	Drivers	Recommended Actions
DNA Courts	Court playing surface	4	L2	Issues with surface and dimensions (not compliant)	Upgrade
Amenities/change-rooms at DNA	M/F toilets	5	L1	At end of life	Demolish
Old Rovers Courts	Bitumen courts, lighting, dugouts, kids play area	4	L1	At end of life	Include in DNA upgrade
Cricket Oval (#3 oval) Infrastructure	Practice nets, perimeter seating	4	L2	Deteriorating condition	Renovate
Main Oval Infrastructure	Perimeter seating	4	L3	Poor condition	Renovate
Rovers Change-rooms and P&A Offices	Change rooms, offices and function room	4	L2	General deterioration	Renovate
Barbecue building (canteen)	Food outlet	3	L2	Needs updating	Renovate
Amenities near pavilions	M/F toilets	5	L1	At end of life	Demolish
Toilet block with showers	Toilets/showers	4	L2	General deterioration	Renovate
Open pavilions	Open steel framed sheds	4	L2	Rust treatment and roof sheeting	Renovate
Chalmers Family Sheep Shelter	Small covered area	4	L2	Possible structural issues	Review
General site infrastructure	Roads, parking, poles, switchboards, lighting, signage	4	L3	General deterioration in these services	Renovate

# Section 3: Consultation

## Consultation

### Edward River Council

The following comments concerning Memorial Park were given by staff members from their areas of responsibility:

- There is a plan of management for Memorial Park.<sup>1</sup>
- The Collectors Club has an MOU until 2024. The Deniliquin and District Cricket Club have an MOU regarding their occupancy, but no other groups have them.
- Drainage plans have been developed for the park and some funding has been secured to start implementation.
- Council is drafting building plans for the DNA/cricket club extension.
- Discussion about individual club issues.

### Key User Groups

Each of the key user groups were consulted to gain an understanding of their organisation's use of Memorial Park and how the park could be improved through the master plan to support current and future activities. Key points only are noted for brevity.

<sup>1</sup> The Crown Reserve 91035—Memorial Park and Island Sanctuary Plan of Management (August 2009) did not provide any guidance towards the master plan

### Deniliquin Collectors' Club Inc



- The Deniliquin Collectors' Club started in 2001. It built the Clubhouse building.
- The Club holds a rally in September each year and about 2,000 people attend. The weekend is timed to fall between the football and cricket seasons as the main oval is used for light weight displays.
- The Club wants to keep the space at the rear of the Club free in case the Club wishes to extend its facility (which is not currently planned).
- The Club wants the roads in the park sealed for safety (trip hazards). Dust is not a major problem.

### Deniliquin District Cricket Association



- The Association has approximately 52 senior members and 74 junior members.
- All three ovals are used in season with junior and senior cricket. The premier pitch is the #3 oval. The Association has basic viewing facilities on this oval. ERC prepares the outfield while the Association is responsible for preparing the wicket.
- The Association does not have a clubhouse—but shares the DNA Clubhouse for play on #3 oval. The Association is aware of plans that ERC has to extend the clubhouse and include a space for cricket and potentially other codes. For play on #1 and #2 wickets, the Association uses the P&A building. The Association reportedly spent \$25,000 fixing the veranda on this building.
- The change-rooms (public toilets) beside DNA are totally unsatisfactory. The cricket wickets need to be replaced. The Association has some storage on the main oval.
- A clubhouse and change-rooms are the Association's highest priorities as well as a new storage shed adjacent to their viewing area for the storage of a roller as it takes too long for the roller to travel from the main storage area. The shed would be in the order of 8m x 9m.
- The new nets have been constructed on the main oval as it is less flood prone (despite being further from the Association's base).
- Car parking on Memorial Park is disorganised. Road signage to Memorial Park is poor.
- If there was satisfactory lighting the Association would play night cricket.

### Deniliquin Netball Association



- The Association has approximately 43 senior members and 197 junior members.
- The Association has five courts; however, they are not compliant. In addition there are two bitumen courts which are also not compliant and are not used. They could form the basis for additional car parking etc. They are not required for netball.
- The Association is in discussions with ERC about making the courts compliant. The Association states that five courts must be retained in the process as this is the minimum number of courts required to host an event.
- The clubhouse meets the needs of DNA except that it does not have any toilets.
- The public toilets and change-rooms beside the courts do not meet the Association's needs.
- When leaving at night the area can be quite dark in the car park<sup>2</sup>.
- The Association's priorities are (assuming that the courts are to be made compliant):
  - New toilets and change-rooms
  - Extend the clubrooms and include toilets
  - Landscaping and drainage.

<sup>2</sup> Consider some sensor lights on the outside of the building to allow people time to get to their car.





Figure 4: An aerial photo of a major football game in recent years. Note the extensive car parking requirements.



## Section 3: Consultation

### Deniliquin Pastoral and Agricultural Society



- The Deniliquin Show, for its duration, uses the whole of Memorial Park.
- Toilets are not up to scratch. The main toilet block, built in 1948, needs to be demolished and replaced. The alternate set within side show alley is used by the ride operators. These alternate toilets regularly block up.
- Lighting in the Show area is not good and needs to be supplemented.
- The barbecue (canteen) area needs to be upgraded (but retain it in the same place).
- The finals for the cricket can sometimes be on the same weekend as the Show.
- P&A have control of the upstairs area above the Rovers change rooms. There is no disability access to the office area. Would need access to a ground level building or improved access to the existing office (e.g. a lift).
- Car parking for the Show is not controlled beyond a low level of signage.

### Deniliquin Rovers Football & Netball Club



- The club plays both Australian football and netball competitions.
- There are approximately 455 senior members and 100 junior members. Membership is increasing.
- The football club plays in the Picola & District Football Netball League.
- Netball facilities are quite good with relatively new courts and change-rooms.
- The Club's priorities are:
  - A deck are at the back of the clubhouse for private functions/hiring
  - A new playground as the current facility is unsafe
  - A medical room on the end of change rooms for privacy (this is an internal modification)
  - Grass between the netball courts and the main oval.

### Edward River Society of Model Engineering Inc



- The Edward River Society of Model Engineering Inc runs the miniature railway. Rides are once per month and depending upon the weather between 30 and 200 rides are taken.
- The Society has 11 members.
- The current track is only a temporary track though it was put down five years ago.
- The Society has plans for a new track to the east of the reservoir (adjacent to the existing track). The track is longer and more interesting.
- The Society has some old memorabilia from the Deniliquin Railway Station that they would like to incorporate into their new track. These include the awning, gates and ticket office grille.
- The Society suggested that there be car parking along the entrance road on the Island Sanctuary side. Kerb and channel would be needed.

### Potential Users

#### Deniliquin Drovers Rugby Union Football Club

The Deniliquin Drovers Rugby Union Club are based at Rotary Park. The Club indicated that while they have issues with the facilities at Rotary Park (the clubhouse and car parking/access road) at this point they want to stay where they are and work with the council to improve these facilities.

#### Deniliquin Tent Pegging Association

Memorial Park was used as the venue for an international test some 18 years ago but currently it is used from time-to-time for club day events that attract 8-10 competitors<sup>3</sup>.

With the right facilities the Association believes that it could attract a major two-day event with approximately 100 competitors every four years or so.

The main facility issue is with the stables which are too small and insecure for event requirements.

The Association agreed with the proposition that if properly developed, Pretty Pine Reserve could be the focus for horse sports.

<sup>3</sup> The actual event takes place on unused golf club land but the competitors are based at Memorial Park





Figure 3: Uncontrolled car parking leads to bare earth throughout the site and compaction of the roots of the site's attractive trees





## Section 4: Memorial Park Master Plan

### Vision

The Vision for the redeveloped Memorial Park is suggested as:

**Memorial Park will be Deniliquin's and the surrounding district's contemporary outdoor event and exhibition space with a particular focus on supporting sporting, agricultural and community events.**

### Design Principles

A number of design principles have influenced the development of the master plan:

#### Facilities

- The facilities are to be safe and secure to use and be fit-for-purpose. They must be contemporary and be constructed to a high quality relevant to a regional events space and its likely usage.
- Facilities need to be cost-effective and sized for typical crowd levels. It is acknowledged that at times an event may require facilities above and beyond that proposed in the master plan but for these occasional events, organisers will need to rely on temporary installations.
- Recommendations on new or refurbished facilities have aimed to be realistic—while aiming high recognising the likely level of use they will receive.
- Recognising that maintenance is the biggest long-term cost so all new facilities are to use low maintenance materials to support many generations of use.
- Buildings and materials have been reused or multi-used where possible.

#### Management

- Council needs to discourage the concept of “exclusive ownership” to the exclusion of other community groups. All facilities are owned by Council and they should be, in the absence of an agreed tenure agreement, available to other community groups. However, tenure arrangements need to balance the use made of the facilities and the contribution of each group to their development.
- In order to better to deliver on multi-use of facilities, tenure needs to be as flexible as possible.

#### Landscape

- Producing a strong and well defined built and landscape framework to ensure that the site is integrated with its space.
- Control of cars over much of the site is proposed to allow grass to grow and the mature trees to survive and thrive.

### Master Plan

The proposed Memorial Park Master Plan is presented in Figure 6.

As much as possible the master plan has responded to the results of the consultation, the site analysis and the realities of the Council and the community resources. Additionally, it has integrated existing features with new facility requirements.

It is not expected that the master plan will be delivered fully in the short term. It is a long-term plan that realistically will take 10-20 years to deliver. Its strength is that it sets out the vision and should avoid wasting resources on facilities that do not meet long-term needs, are placed in the wrong location or are not well used.

Outcomes from the master plan are:

- A design that consolidates the current users of the site such that it is used year-round
- Dedicated precincts that define spaces and use.
- Increased flexibility/multi-purpose design that encourages sharing of resources.
- A supportive environment to involve the community and foster new associations.

The elements in Figure 6 are described in more detail on the following pages.

Items that have not been addressed by the master plan that were mentioned in the consultation include:

- Disability access has not been provided to the upper level of the Rovers Change Rooms that are used in the main by the P&A Society. To address the disability issues in this building would require a lift or a stair lift given that a ramp would need to be massive and is not practical. All these options would come with significant maintenance costs and the mechanical solutions would require ongoing regular

inspections by qualified technicians.

Given that the secretary's office for the Show is located on the upper level, the lack of disability access is a problem. However, there is a lower cost solution by using a building for the Show Secretary (for a short period as required) that is at ground level. Two options are readily apparent. The Rovers meeting room in the main clubhouse or one of the Rovers Netball “dongas”. Subject to approval from Rovers, these options could meet the needs for the duration of the Show. There are other options as well.

- There has been no change to the existing stabling arrangements that meet the needs of the Deniliquin Show but are not up to standard for multi-day regional or higher-level events.

There is merit in making Pretty Pine Recreation Reserve a specialised equestrian events precinct. The Reserve has good facilities and is underutilised. There are some horse related facilities now (stables, yards and rodeo arena) and an almost never used main arena that could be developed for camp drafting and various other equestrian sports. Polocrosse, while played on the private land adjacent to the reserve, utilises the reserve's facilities for all the off-field activities including the stabling, watering, feeding etc. of the horses.

Horse sports on Memorial Park do damage the turf surface which leads to conflict with other sports such as Australian football and cricket that require smooth and level surfaces. Thus, the level of horse related activity cannot be increased without significant conflicts with other tenants.

Until a decision is made on whether Pretty Pine Recreation Reserve is developed as a specialised equestrian sport centre, no significant investment should be made to horse related infrastructure. Maintenance should be maintained as required for use by the Show.



Figure 6: Memorial Park Master Plan



### Legend

- 1. Netball courts reduced to four to make them compliant
- 2. Bare areas to be turfed
- 3. Deniliquin District Cricket Association extension to DNA Clubhouse incorporating new toilets and change facilities.
- 4. New storage shed for #3 Oval
- 5. Miniature railway and associated infrastructure
- 6. Area to be turfed; playground upgraded.
- 7. New deck to Rovers Clubhouse and a medical room to the change rooms
- 8. New amenities (toilets)
- 9. Refurbished canteen
- 10. New T-intersection with a ticket box just before the entry and a centre island
- 11. New formalised car parking (various locations)
- 12. Suspension bridge



# Section 4: Memorial Park Master Plan

## Master Plan Description

The following descriptions relate to the numbers on Figure 6.

### 1. Netball Courts

The five netball courts used by DNA are not compliant in relation to run-off spaces. The courts are too close together and need to be spaced further apart however to achieve this will require expanding the base and laying a new surface. Some fencing and the goal posts will also need to be moved back somewhat. Any joints in the concrete ideally need to fall outside the playing surface.

The master plan proposes reducing the number of courts to four compliant courts which can be achieved quickly—Council already has funding for this.

DNA stated that they need to maintain five courts to attract a regional event. It is proposed that when extra courts are required for an event the two courts at Rovers are also utilised providing six courts.

### 2 Turfing bare areas

The areas to the west and south of the DNA courts are to be car-free and allowed to grass over. The area is currently bare and often muddy in wet times. Vehicle access will be allowed through a slip-rail when required but general car parking in the area will no longer be available. There are numerous new car parks that will adequately address the “loss” of car parking.

### 3. Cricket Association extension to DNA Clubhouse

The DNA Clubhouse is to be extended to accommodate use by the Deniliquin District Cricket Association. The extension would be towards cricket's main oval (#3 oval) so that viewing from inside the clubhouse is close to the field.

Within the design, one option is that a limited number of toilet facilities<sup>1</sup> and change-rooms should be incorporated within the clubhouse with the main toilets and changerooms located in a separate amenities building (see #3a below). These would also be the public toilets on Memorial Park. It is acknowledged that the available budget will influence the final decision on where the toilets and change-rooms are located.

<sup>1</sup> It is suggested that only one DDA compliant toilet be included along with a baby changing table.

The clubhouse will be a shared facility. As the sports are separate seasons then this should work well.

In the detailed design both organisations should contribute to the design but the principle design should be a shared open space area with only limited spaces for use by only one organisation. Some office space and storage would fall into that category but otherwise spaces need to be open for use by the active sport at the time.

The building should be raised above the flood level. This will minimise damage to the building and provide better viewing opportunities for the cricketers.

### 3a. Amenities Building (DNA) Option

Whether the player and public amenities are included in the extension to the DNA clubhouse, or in a separate building, will be determined at the detailed design stage. Either way a new amenities building will replace the existing facility which is at the end of its life.

The building will contain toilets and change/shower facilities. Preferably they will be a unisex design for efficiency<sup>2</sup>. The facilities will predominantly be used by netball players (who play over winter and are predominately female) and cricket players who play over summer and are predominately male). To use a male/female design will require a larger building that at any point in the year is mostly being used by one sex.

While netball and cricket players will be the predominate users, these facilities will be the public toilets in the west of the park. For large events that use a large part of the park they will be available to balance requirements with the other toilets in the east of the park (see # 8).

While the toilets could be incorporated into the design of the DNA Clubhouse extension (see #3) there are good reasons to exclude them. As a separate unit they would most likely be cheaper to construct as they are available in kit form (for example see <https://www.landmarkpro.com.au/product-category/restroom-facilities/>) that meet all Australian Standards and legislative requirements.

Further, a unit separated from the clubhouse will make them available to all groups, not just those with access to the

<sup>2</sup> A unisex design also has safety benefits for children, as parents (when they are of the opposite sex to the child) can wait outside the door to the cubicle and can be aware of activities unlike the case where they have gone into the toilet of an opposite sex and the parent loses sight of them.

clubhouse. They can also be easily used by any events requiring them without needing to make arrangements with the sporting groups. They are also the public toilets on the park.

### 4. Storage on #3 Oval

A new building for roller storage and other items to support activity on #3 oval is provided.

Some seating will also be added around the perimeter of the oval.

### 5. Miniature Railway

The miniature railway is run and organised by the Edward River Society of Model Engineering Inc.

The Society has approved plans to install a permanent railway in Memorial Park, adjacent to the Island Sanctuary.

The master plan shows the track approved by Council. There will be some additional support facilities such as a railway station and seating.

Car parking along the northern side of the entrance road will support users of the miniature railway as well as users of the netball facilities.

### 6. Grass area (Rovers)

This space between the Rovers changerooms, netball courts, clubhouse and the Oval is unattractive, being mainly a mix of road metal, gravel and dirt. A children's playground is located within the space.

The space is to be turfed to make it more attractive. Vehicles are already prevented from entering this area (except as required) and this needs to be maintained. The turfed space will be an attractive area where families can throw a blanket down to watch their favourite sporting activity.

### 7. Rovers' Clubhouse

The Rovers Football Club envisage a deck as an expansion to their clubhouse and a medical room as an extension of their changerooms shared with DDCA.

The deck would take on various roles depending upon the game being played and the weather.

Some roles that the deck is likely to allow include private or Club functions (e.g. sponsors drinks before a home game), a place to enjoy a coffee on a warm mid-winter's day or a smoking area (subject to meeting regulations).

The medical room will provide a private area for the treating of players' injuries.

### 8. Amenities Building (Pavilions)

The amenities building in the pavilion zone, like that near the netball complex, is well past its use by date and needs to be replaced.

The current complex only has toilet facilities and a single shower in each side. Whether the new building has shower facilities needs to be determined given the other options such as the Rovers Changerooms under the P&A building approximately 50 metres away.

Like the proposed facility in the west of the park the design should be a unisex design for efficiency but with the addition of a male-only urinal section as it is much more efficient than individual cubicles. The load on the amenities block will likely be higher for these amenities than the facilities in the west. Wash facilities would be external to all cubicles.

### 9. Canteen

The canteen, typically referred to as the Barbecue is old and struggling to meet current food hygiene standards.

It is proposed that the building be renovated so that it meets contemporary food hygiene standards.

### 10. T-Intersection

A t-intersection to direct traffic on the entrance road is suggested. The intersection will safely direct traffic to the central car parking areas. For major events there may be a need to provide a traffic-marshall so that all cars get a chance to enter the intersection.

Leading into the intersection a ticket box will be placed on the northern side of the road. To aid collection of money a traffic island opposite will allow collectors to safely stand in the roadway and collect money from the drivers' side window.

Speed bumps will be placed on the approaches to the intersection to ensure that traffic only proceeds at a reasonable speed.





## 11. Car Parking (various locations)

Car parking is provided at various points throughout the park. These areas are already used for car parking but in a random manner which tends to be an inefficient use of space. It is also more dangerous to pedestrians: older people and children are at particular risk from reversing vehicles. Random car parking can also lead to situations where vehicles are parked in. It is also affecting the trees with compaction of the soil with vehicles parking close to the trunks. Formalising the car parking will provide protection to the trees and allow grass to grow around their bases.

The master plan does not have the data to establish the required number of car parks. Of course, for major events (such as shown in Figure 4) there can never be enough car parking. Car parking at these events need to be managed as exceptions and areas of the park opened to car parking for the day, preferably with traffic-marshals directing traffic and parking locations.

It is suggested that Council develop a proportion of the car parking shown on the master plan: perhaps only 50% of it is constructed in the first instance and only more is constructed if it is shown that it is needed. Leaving the “extra” car parking in the master plan though avoids any inappropriate development that might stifle expansion plans at a later time.

While the master plan shows that the car park is asphalt that is the long-term aim. In the first instance car parks should be established using bollards to define the car parking areas but leaving the natural surface in place. When funds become available the surface can be replaced with bitumen.

## 12. Suspension Bridge

The suspension bridge is a proposal that was first raised in the Edward River Open Space Strategy (2018) to extend the walking trail system across the Edward River to the Murray Valley National Park. The bridge itself, apart from being functional, would also be a tourist draw-card and a reason to stay in Deniliquin a little longer.

The bridge is shown on the master plan at the end of the walking path through the Island Sanctuary. Where it is located is one of the narrower points of the River which should shorten its span length.

However, several points should be made about the proposal. Firstly, the council has not agreed nor budgeted to build the bridge at this point. Secondly, no other sites have been considered and no geo-technical investigations or flood modelling have been undertaken.

For various reasons other sites may be better suited to the final location of the suspension bridge if Council decides that it is a project that it wishes to pursue.

## 13. Other Improvements

Other improvements that are not shown on Figure 6 due to scale or location, but which should be considered are:

- Remove the Chalmers Family Sheep Shelter as a matter of urgency (Figure 6 does show that this facility has been removed).
- Flood levee bank mural which promotes Memorial Park as a destination.
- Signage along the highways and key roads indicating directions to Memorial Park. This would benefit people from out-of-town that have not been to Memorial Park previously.
- The two playgrounds within the park—at Rovers and at DNA—should be revamped with new equipment. Check also the adequacy of existing equipment and the level of soft-fall.
- There should be a review of lighting at an upcoming event (e.g. the Deniliquin Show) to identify any areas that need improvement. External lighting should be attached to any new buildings (e.g the new DNA/Cricket Clubhouse) and existing buildings where powered if it will aid night time activity. Solar lighting may be installed in car parking areas.
- Audit the lighting conformity (lux and spread) on the main oval and upgrade if required to ensure that it at least meets training levels.
- The irrigation system, drainage and grass species on #3 oval should be improved.
- A Mothers’ Room was considered for the master plan but has not been included. A better solution to a fixed facility at Memorial Park would be a portable facility (typically a converted caravan or similar) that can be taken to any major event in the local government area.
- It should be noted that the cricket wickets on the three ovals will need to be upgraded in the future.

## Tenure and Management

The tenure of various groups at Memorial Park, excepting the Collectors’ Club and the Deniliquin District Cricket Association appears to be informal. Various groups claim “ownership” of certain buildings and spaces but in reality, they do not have any particular rights beyond that of the permission of the land owner, Edward River Council.

The facilities and spaces are (or are not) being maintained by the “owners” and Council though the division of responsibility is not known or well understood by either party.

Fees are charged by Council for use of Memorial Park, but the purpose and rights attached may not be as clear as they should be.

It is understood that the issue of tenure is being investigated by the council across the local government area. Memorial Park should be included in the review. Generally, as much flexibility as possible to multi-use facilities should be maintained. Leases, which give legal rights to a tract of land and the facilities upon it for an extended period of time, should be avoided where possible.

Memorial Park is managed by a Section 355 Committee<sup>3</sup> and at this point this appears to be working. However, depending upon the final tenure arrangements that are agreed the park’s overall management framework may need to change to reflect the roles and responsibilities of hirers and tenants.

## Master Plan Cost

A detailed costing of the master plan was not a requirement of the project.

Once the master plan is reviewed and agreed then each entity that has agreed to deliver part of the master plan needs to seek their own costing and put this into any forward works programs.

Eventually detailed designs will be required and if these are costed by a quantity surveyor then a robust fee estimate can be provided.

<sup>3</sup> Established under section 355 of the Local Government Act 1993

## Staging

It is unlikely that the Edward River Council or any of the clubs and associations will have sufficient funds to undertake this project in full but will rely on grants from State and Federal governments. Any grant received may well not be sufficient for the whole project, so it is necessary to consider staging of the project.

Given this fact it is worth considering some priority developments from the master plan:

High priority developments include:

- The two amenity blocks, from an asset perspective and a contemporary user perspective, need quite urgent replacement.
- Reconfiguration of the netball courts to make them compliant for competition.
- A proportion of the car parking that may involve some road upgrades
- The extension of the DNA clubhouse to accommodate the Deniliquin District Cricket Association.
- Lighting upgrades (if required) on the main oval for training.

Other developments can proceed as funds are secured. Many grant funds will be project specific, so council will not necessarily have a say over which project is next to be funded.

Funding from State and Federal governments can appear at different times with one-off funding criteria. Should a grant scheme become available for anything in the master plan, whether it is a high or a low priority, then it should be pursued. Master plans are typically put in place over ten or more years and rarely proceed in a logical order. Opportunities and circumstances should be taken when they arise to put another piece of the master plan puzzle in place.