

11.14 DRAFT MEMORIAL PARK MASTERPLAN

Author: Julie Rogers, Manager Environmental Services

Authoriser: Adam McSwain, General Manager

RECOMMENDATION

That Council:

1. Exhibit the draft Memorial Park Masterplan for 28 days; and
2. Receive a report on the outcome of the exhibition.

BACKGROUND

Council has received the draft Memorial Park Masterplan (draft MPM) and it is recommended that it be exhibited for a period of 28 days.

ISSUE/DISCUSSION

The draft MPM provides a long-term vision (20 years) for Memorial Park identifying what it should look like and how it should function into the future by providing a conceptual design framework for the enhancement of the area for Council, the user groups and our community. It is a high-level document and must be used in conjunction with further site investigation and detailed design work to achieve the best outcomes. In particular the draft MPM:

- Provides a strategic framework for the future enhancement and/or development of the park that recognises the resources available to Council, the user groups and our 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; and
- Enhances the visitor/tourist or user experience.

The preparation of the draft MPM has included various meetings (Council, the Memorial Park Users group committee and individually with each of the user groups), a review of existing information, preparation of a detailed site assessment, asset audit with a costed maintenance plan and preparation of the draft MPM. The draft MPM was presented at the March Council workshop.

The following elements have guided the preparation of the draft MPM:

- Facilities are to be safe and secure to use and 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. At times where events require facilities above and beyond the proposed masterplan, organisers will need to rely on temporary installations.
- Recommendations on new or refurbished facilities have aimed to be realistic.
- 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.
- 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, the contribution of each group to their development and be flexible as possible.
- 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.

Recommendations

The MPM makes (in summary) the follow recommendations:

- **Netball Courts** – due to compliance issues the number of courts at the Deniliquin Netball Association (DNA) will be reduced from 5 to 4. If additional courts are needed for tournaments arrangements can be made to use the 2 courts at Deniliquin Rovers.
- **Turfing bare areas** - The area to the west and south of the DNA courts is to be car free and allowed to be grassed over. Vehicle access would be allowed through a slip rail when required and new car parks will adequately address the loss of car parking.
- **Cricket Association extension to the DNA Clubhouse** – extension to DNA Clubhouse to accommodate use by the Deniliquin District Cricket Association including toilets and changerooms. These toilets would be public toilets and the changerooms would be a unisex design for efficiency.
- **Amenities Building (DNA)** – Demolition of the existing amenities block near the DNA courts.
- **Miniature Railway** – allows for some additional support facilities such as a “railway station” and seating. Car parking proposed along the northern side of the Memorial Park Drive will support users of the miniature railway as well as users of the netball facilities.
- **Grass area (Rovers)** - The space between the Rovers changerooms, netball courts, clubhouse and the main oval is to be turfed to make it more attractive. Vehicles will be prevented from entering this area (except as required).
- **Rovers’ Clubhouse** - A deck extension to the clubhouse is proposed for use for private or club functions etc and a medical room would be provided as a private area for the treating of player injuries.
- **Amenities Building (Pavilions)** – Current complex (only has toilet facilities and a single shower in each side) is well past its use by date and needs to be replaced. 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 50m away. If it is replaced it should be unisex design but with an additional male-only urinal section as it is much more efficient than individual cubicles.
- **Canteen** – needs to be renovated so that it meets contemporary food hygiene standards.
- **T-Intersection** – A T-intersection on the entrance road to direct traffic to the central car parking areas is suggested. Leading into the intersection a ticket box will be placed on the northern side of the road. Installation of speed bumps will be placed on the approaches to the intersection.
- **Car parking (various locations)** – These areas already used for car parking in a random manner which tends to be an inefficient use of space, is more dangerous to pedestrians and leads to compaction of soil affecting the health of the trees. Carparking should be formalised constructing 50% of it initially and only construct the balance if there is demonstrated need. Initially parking 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.
- **Suspension bridge** – This is a recommendation of the Edward River Open Space Strategy to extend the walking trail system across the Edward River. Council will need to consider location and requirements for pre-project planning.
- **Chalmers Family Sheep Shelter** – needs to be demolished as a matter of urgency. Council is in discussions with the P&A Society to have this done.
- **Mural** – on the flood levee at the entrance to Memorial Park.
- **Directional signs** – required at the key entrances to Deniliquin giving direction to Memorial Park.
- **Playgrounds** - The two playgrounds in Memorial Park should be revamped with new equipment.
- **Lighting** - Undertake a review of lighting at an upcoming event to identify any areas that need improvement. External lightings should be attached to any new and existing buildings to aid night time activity. Solar lighting could be installed in the car parks.
- **Lighting** - Audit the lighting conformity on the main oval and upgrade if required to ensure that it at least meets training levels.

- **Toilets** - A Mothers' Room was considered for the MPM but has not been included. A better solution to a fixed facility would be a portable facility (typically a converted caravan or similar) that can be taken to any major event in the local government area.

Exhibition

It is proposed to exhibit the MPM for 28 days. Council will be meeting with the Memorial Park Users Group on 21 May 2019 to present the plan and a verbal update will be provided at the Council meeting. Council will be available to meet individually with each user group if required.

STRATEGIC IMPLICATIONS

The MPM will provide a 20-year vision for improvements at Memorial Park.

COMMUNITY STRATEGIC PLAN

Development of the MPM meeting target 1.2 'our community is safe, happy and healthy, both physically and mentally' and target 4.1 'our built environment is managed, maintained and improved'.

FINANCIAL IMPLICATIONS

The development of the MPM will be completed within budget and the project has been funded through Councils merger funding.

Implementation of the recommendations contained within the Masterplan would be reliant on Council receiving external grant funding.

LEGISLATIVE IMPLICATIONS

Nil.

ATTACHMENTS

1. **Draft Memorial Park Masterplan**