

NOVEMBER 2019

# Henshilwood Recreation Reserve Master Plan



Mildura Rural City Council

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## 1. Introduction

In 2016, Mildura Rural City Council (MRCC) undertook a process to review the Master Plan for Henshilwood Recreation Reserve.

Due to the introduction of family days by the Sunraysia Football Netball League, an increased demand for netball facilities and a desire to upgrade the cricket practice nets at the site, this review was undertaken to ensure future developments at the reserve were coordinated.

The review has given consideration to the existing Master Plan (2009) as well as site conditions and future anticipated needs of the Reserve's user groups.

The revised five year Master Plan will provide guidance for MRCC, in their aim to enhance the Reserve and ensure its facilities continue to benefit key user groups as well as the broader local community.

The following process was completed to ensure the revised Master Plan aligned with MRCC's relevant strategies and policies, and was locally focused.



All uncompleted actions from the 2009 Master Plan that still remain relevant have been incorporated into the 2017 revision and a range of plans, strategies and policies which reference or impact on the future direction of recreation provision in Irymple have also been considered as part of the process.

Numerous MRCC officers were engaged throughout the review process. A key role of these officers was to assess the technical feasibility of proposed user group actions and also identify any infrastructure upgrades deemed necessary for the future operation of the Reserve.

Development of the revised Master Plan has been largely driven by a Reference Group consisting of representatives from the Reserve's regular user groups. Consideration has been given to the changing needs of these user groups as well as the capacity of all stakeholders to deliver the recommended actions.

A strong focus of the Master Plan review was to ensure that the future direction of the Reserve was based on key elements of sustainable decision making. That is, proposed actions need to be economically viable, technically feasible, environmentally compatible and publicly acceptable.



The development of a clear future direction for Henshilwood Recreation Reserve along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2.

This review of the Henshilwood Recreation Reserve master plan excluded the bowls precinct, Irymple Swimming Pool and the Irymple Senior Citizens facility.

## 2. Henshilwood Recreation Reserve

### 2.1 Location

Located off Karadoc Avenue, Armagh Crescent and Lockhead Avenue, Henshilwood Recreation Reserve is located in Irymple 8 kilometres south of Mildura.

### 2.2 The Site

The Reserve is approximately 22.4 hectares in size owned by Council freehold.

**Figure 1 – Aerial image of Henshilwood Recreation Reserve**



## **Facilities and Structures**

Facilities and Structures on the site include:

- Main oval with AFL goal posts, turf wicket table, interchange facilities, scoreboard and training floodlights
- A full size soccer training pitch
- A half size soccer training pitch
- Formal and informal car parking areas
- An indoor leisure centre with stadium, MRCC staff office, function rooms, change rooms, toilets and 2 squash courts
- A plexi pave netball court
- Bowling greens (x2)
- Bowling Club clubrooms
- Public toilets
- Cricket training nets
- Storage sheds
- A bocce centre
- The Croatian Club clubrooms
- The Irymple Swimming Pool
- A playground

## 2.3 Site User groups and Key Stakeholders

There are currently 16 regular user groups based at Henshilwood Recreation Reserve. These include:

- Gracehouse Church
- Irymple Bocce Club
- Irymple Bowls Club
- Irymple Cricket Club
- Irymple District Girl Guides
- Irymple Football Netball Club
- Irymple Junior Football Netball Club
- Irymple Knights Soccer Club
- Irymple Tigers Basketball Club
- Mildura District Badminton Association
- Mildura Squash Incorporated
- Rhee Taekwon-Do Sunraysia
- Sunraysia Table Tennis Association
- Tamashi Tigers Karate
- Irymple Lions Club
- Irymple Secondary College

The number of user groups has remained relatively stable since the 2009 Master Plan was developed. Each were given an opportunity to nominate a representative for the ref group, 8 user groups provided representation (refer to Appendix 1 for a list of representatives).

MRCC is responsible for the majority of maintenance tasks at the Reserve with Building Maintenance, Parks Services and Asset Services all playing significant roles in ensuring the Reserve's ongoing operation. Minor maintenance such as cricket wicket preparation is carried out by the cricket club.

## 3. Master Plan

### 3.1 Previous Master Plan Objectives and Directions

In 2009, MRCC commissioned the development of a Master Plan for Henshilwood Recreation Reserve. The following section provides a summary of the key issues and needs identified in the 2009 Henshilwood Recreation Reserve Master Plan.

#### **North / Oval Precinct**

- Continued plantings to soften the impact of built structures and provide shade
- Construction of a new / modern toilet block in the pedestrian precinct
- Formalising and seal the car park to the rear of the cricket pavilion
- Consolidation of the cricket pavilion with storage sheds
- Provision of an additional practice net to accommodate participant numbers and to enable rotation of the nets to minimise impacts on the oval
- Upgrade the power supply to the oval
- Upgrade oval lighting
- Identify partnership opportunities to upgrade facilities at Irymple Secondary College
- Investigate water harvesting opportunities
- To provide unfettered access to the soccer pavilion on football game days the master plan proposes an alternative access to soccer facilities via Karadoc Avenue and the extension of Casuarina Way
- Upgrade and seal car parking for soccer, install security lighting and the planting of vegetation to improve the appearance of the area and provide shade in the longer term

#### **South-East Precinct**

- Seal the lawn bowls car park and service road to the rear of the bowls pavilion
- Tree and vegetation plantings around the car park

#### **Generic Considerations (applicable to the reserve as a whole)**

- Significant tree / vegetation plantings throughout the reserve
- Informal landscaping treatments to managed vehicle access to spaces in the reserve however more formal treatments e.g.
- Bollard installations to managed vehicle access to spaces in the reserve
- Install signage along major access roadways and at reserve entries to improved way finding
- Recommendations that upgrades to existing buildings or the provision of new buildings require consolidation of buildings as a priority



### 3.2 2009 Master Plan Progress Report

The following list provides a summary of key developments that have been completed at Henshilwood Recreation Reserve since the development of the 2009 Master Plan:

- Construction of new toilet block
- Demolition of old male and female toilet block
- Lighting provision to the netball car park
- Terracing in front of main pavilion
- Provision of soccer car park
- Vegetation plantings

A review of the status of actions from the 2009 Henshilwood Recreation Reserve Master Plan highlighted that a large number of actions remain incomplete. However, it should be noted that recent changes in usage and subsequent user group development priorities has meant that these may no longer be applicable.

## 4. Future Directions

### 4.1 Development Opportunities

A number of site development opportunities were identified throughout the consultation process with user groups and Council officers. The following opportunities received strong support and therefore have been identified as high priority.

- Replace existing cricket practice nets with four new practice nets (includes realigning existing road)
- Provision of two netball courts (includes the decommissioning of existing netball court)
- Power upgrade to the reserve
- Upgrade lighting to the oval
- Provision of female change rooms, female medical room, netball and cricket storage
- Provision of third squash court
- Extension to ICLC to include football storage, medical room and office
- Investigate entering into a joint use agreement with the Department of Education regarding the use of the oval at the Irymple Secondary College
- Investigate provision of change rooms, toilets and junior football storage at Irymple Secondary College

## 5. Master Plan Implementation

### 5.1 Action and Implementation

The revised Master Plan for Henshilwood Recreation Reserve has been developed to provide actions that are practical and realistic. Many actions will require further stakeholder consultation through their detailed design and implementation phases.

The priority actions of the Master Plan have been established based on the following criteria:

- Priority 1 - High level demand by clubs, safety and regulatory compliance
- Priority 2 - Medium level demand by clubs, necessary repairs to maintain operations
- Priority 3 - Upgrades / refurbishments / exclusive requests

The implementation of the Master plan is reliant upon the capacity of a range of stakeholders to actively attract and negotiate funding. To this end, it is important to appreciate that implementation of the Master Plan is not the sole responsibility of one stakeholder. Rather, its success is dependent upon a range of partners to come together and work towards mutual goals.

The action list in Section 5.2 identifies the range of partners that are involved throughout the implementation of the works program. Funding contribution recommendations have been made on the basis of:

- Which partner/s will receive direct benefit from the works
- The assumed capacity of partners to contribute to works
- The understanding that Council, together with the user groups, has a responsibility to preserve asset integrity, and respond to works that would otherwise contribute to asset deterioration and compromise the functionality of the asset.

Finally, recommended contributions have not taken into account the expected in kind contributions. It is anticipated that in kind contribution which directly reduces the capital cost of work is a fair and legitimate avenue for all Clubs to contribute to works. However, it should be noted that Council discretion will be used in assessing and/or approving any proposed in kind.

In some cases, identified projects may also be eligible for funding from Council's grants or State and Commonwealth Government programs.

## 5.2 Priority Actions List

Task	Priority	Indicative Cost	Potential Funding Partners	Comments
<b>Oval Precinct</b>				
Upgrading of barrier around playground	Priority 1	\$11,000	Council	
Tree planting in grassed playground precinct	Priority 3	\$5,500	Council	Current and future tree provision to align with CPTED guidelines
Replace existing cricket practice nets with four new practice nets. Realign road to accommodate new nets	Priority 1	\$112,000	Clubs, Council, State Gov't	
Power upgrade to the reserve	Priority 1	\$50,000	Clubs, Council	
Upgrade of lighting to the oval	Priority 1	\$340,000	Clubs, Council, State Gov't	Reliant on power upgrade to reserve
Provision of two netball courts	Priority 1	\$178,000	Clubs, Council, SFNL, State Gov't	
Decommissioning of existing netball court and rehabilitation of site	Priority 3	TBC		
Lighting of netball courts	Priority 2	\$60,000	Clubs, Council, SFNL, State Gov't	Potentially reliant on power upgrade to reserve
Provision of female change rooms, umpire change rooms, female medical room, netball storage and cricket storage	Priority 2	\$200,000	Clubs, Council, SFNL, State Gov't	Multi-use facility – netball in winter, cricket in summer
Provision of shade shelters near netball courts for spectators	Priority 3	\$15,000	Clubs, Council	
Replace existing scoreboard with an electronic scoreboard	Priority 3	\$35,000	Clubs, Council	
Relocate solar lights to new car park	Priority 2	\$5,000	Council	When netball court is constructed
Tree / vegetation plantings in conjunction with new car park	Priority 3	\$5,500	Council	Current and future tree provision to align with CPTED guidelines

Tree / vegetation plantings and playground in between new netball courts and old netball court	Priority 3	\$60,000	Council	Current and future tree provision to align with CPTED guidelines
Install bollards to create a pedestrian only precinct	Priority 1	\$3,300	Council	To be undertaken after cricket nets and netball courts have been constructed
<b>Irymple Community Leisure Centre</b>				
Provision of third squash court	Priority 1	TBC	Club, Council, State Gov't	Subject to development of Mildura South Regional Sporting Precinct. Subject to the construction of the netball courts.
Extension to include football storage, medical room and office	Priority 3	\$65,000	Clubs, Council, State Gov't	
<b>South-East Precinct</b>				
Expand, seal and line mark the car park at the south-east end of the oval – includes demolition of existing toilet facility	Priority 3	\$420,000	Council	Full construction of car park including drainage
Lighting of soccer pitch	Priority 1	\$152,000	Clubs, Council, State Gov't	
Investigate long term tenancy options for Irymple Knights Soccer Club	Priority 3		Council	
Upgrade fence on top pitch	Priority 2	\$2,500	Clubs, Council	
Landscaping works around the Croatian clubrooms and water storage tanks	Priority 3	\$5,500	Council	
Landscaping works in front of the bocce centre	Priority 3	\$5,500	Council	
Sealing of the bowling club car park	Priority 3	\$170,000	Council	
Remedial works to existing trees / tree planting and landscaping around trees	Priority 3	\$5,500	Council	
Tree / vegetation plantings along access road	Priority 3	\$5,500	Council	Current and future tree provision to align with CPTED guidelines
Increase tree / vegetation plantings around top perimeter of the retarding basin	Priority 3	\$7,800	Council	Current and future tree provision to align with CPTED guidelines

Sealing of the access road to the rear of the bowls pavilion	Priority 3	\$47,000	Council	
Installation of an 'all abilities' toilet in the bowls precinct	Priority 3	\$95,000	Club	
<b>Other Items</b>				
Investigate other options for water harvesting and re-use	Priority 3		Council	
Consider opportunities relating to the secondary college sports oval including				
- entering into a joint use agreement with the Department of Education and Training	Priority 1		Council	
- provision of change rooms, toilets and junior football storage	Priority 1	\$175,000	Clubs, Council, State Gov't	
- upgrading of the playing surface including provision of turf wicket	Priority 2	TBC	Clubs, Council, State Gov't	
Investigate use of the Girl Guides Hall into the future	Priority 3		Council	
<b>Total</b>		<b>\$2,236,600</b>		

**Note:** Indicative costs for identified works are based on 2017 prices and may be subject to increase at time of project commencement.  
Indicative costs listed as TBC are due to the exact scope of those action items being unknown at this stage.

## 6. Appendices

### Appendix 1 - Consultation and Literature Review

#### A – 1.1 Stakeholder Consultation List

A list of stakeholders consulted in the development of the Henshilwood Recreation Reserve Master Plan is provided below:

- Ray Lyons – Manager Leisure & Cultural Services
- Scott Umback – Recreation Development Coordinator
- Dawn Johnston – Recreation Support Officer
- Andrew Lucchesi – Recreation Officer
- Caitlin Simmons – Community Recreation Officer
- Bonnie Pettett – Environmental Sustainability Coordinator
- Jason Kane – Building and Property Coordinator
- Lindy Pain – Parks Services Team Leader
- Mark Whitfield – Senior Technical Officer
- Chris Davis – Road Safety Officer
- Michael Vaughan – Infrastructure Services Coordinator
- Michelle Lobley – Risk Management Officer
- Samuel Judd – Environmental Health Coordinator
- Belinda Fitzgerald – Community Development Officer
- John Griffiths – Engineering Coordinator
- Vince Dimasi – Irymple Bocce Club
- Scott Anderson – Irymple Cricket Club
- Leon Crisera – Irymple Football Netball Club
- Rochelle Hollingsworth – Irymple Football Netball Club
- David Burford – Irymple Junior Football Netball Club
- Andy Koren – Irymple Knights Soccer Club
- Matthew Cook – Mildura Squash Association
- Gregor Allan – Irymple Secondary College
- Lyn Pedersen – Lower Murray Water

#### A – 1.2 Literature Review

- Henshilwood Recreation Reserve Master Plan 2009-2019
- Mildura Recreation Assessment 2013
- Indoor Sports Stadium Strategy 2009
- Recreation Strategy 2008
- Public Open Space Strategy 2004

## Appendix 2 – High Priority Actions

Upgrading of barrier around playground	Priority 1
Replace existing cricket practice nets with four new practice nets. Realign road to accommodate new nets	Priority 1
Power upgrade to the reserve	Priority 1
Upgrade of lighting to the oval	Priority 1
Provision of two netball courts	Priority 1
Install bollards to create a pedestrian only precinct	Priority 1
Provision of third squash court	Priority 1
Lighting of soccer pitch	Priority 1
Consider opportunities relating to the secondary college sports oval including	
- entering into a joint use agreement with the Department of Education and Training	Priority 1
- provision of change rooms, toilets and junior football storage	Priority 1





Action Number	Action Description
1	Oval Precinct: Upgrading of barrier around playground
2	Oval Precinct: Tree planting in grassed playground precinct
3	Oval Precinct: Replace existing cricket practice nets with four new practice nets. Realign road to accommodate new nets.
4	Oval Precinct: Power upgrade to the reserve
5	Oval Precinct: Upgrade of lighting to the oval
6	Oval Precinct: Provision of two netball courts
7	Oval Precinct: Decommissioning of existing netball court
8	Oval Precinct: Lighting of netball courts
9	Oval Precinct: Provision of female change rooms, female medical room, netball storage and cricket storage
10	Oval Precinct: Provision of shade shelters near netball courts for spectators
11	Oval Precinct: Replace existing scoreboard with an electric scoreboard
12	Oval Precinct: Relocate solar lights to new carpark
13	Oval Precinct: Tree / vegetation plantings in conjunction with new car park
14	Oval Precinct: Tree / vegetation plantings and playground in between new netball courts and old netball courts
15	Oval Precinct: Install bollards to create a pedestrian only precinct
16	ICLC: Provision of third squash court
17	ICLC: Extension to include football storage, medical room and office
18	South-East Precinct: Expand, seal and linemark the car park at the south-east end of the oval – includes demolition of existing toilet facility
19	South-East Precinct: Lighting of soccer pitch
20	South-East Precinct: Investigate long term tenancy options for Irymple Knight's Soccer Club
21	South-East Precinct: Upgrade fence on the top pitch
22	South-East Precinct: Landscaping works around the 'Croatian clubrooms' and water storage tanks
23	South-East Precinct: Landscaping works in front of the bocce centre
24	South-East Precinct: Sealing of the blowing club car park
25	South-East Precinct: Remedial works to existing trees / tree planting and landscaping around trees
26	South-East Precinct: Tree / vegetation plantings along access road
27	South-East Precinct: Increase tree / vegetation plantings around top perimeter of the retarding basis
28	South-East Precinct: Sealing of the access road to the rear of the bowls pavilion
29	South-East Precinct: Installation of an 'all abilities' toilet in bowls pavilion
30	Other Items: Investigate options for water harvesting and re-use
31	Other Items: Investigate entering into a joint use agreement with the Department of Education regarding the use of the Irymple Secondary College oval
32	Other Items: Investigate provision of change rooms, toilets and junior football storage at Irymple Secondary College
33	Other Items: Investigate the use of the Girl Guides Hall into the future

**Henshilwood Recreation Reserve Master Plan  
November 2019**