

JULY 2020

# Johansen Memorial Reserve Master Plan



Mildura Rural City Council

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## 1. Introduction

In 2009 Mildura Rural City Council (MRCC) developed master plans for each of its 12 township recreation reserves. The master plans were developed to provide a framework to guide the planning and development of the reserves for 10 years. As the timeframe for each master plan was nearing its end, MRCC commenced a process to systematically review these master plans.

In 2019, MRCC commenced a review of the Johansen Memorial Reserve Master Plan.

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 2020 revision and a range of plans, strategies and policies which reference or impact on the future direction of recreation provision in the Millewa 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 Johansen Memorial Reserve along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2.

## 2. Johansen Memorial Reserve

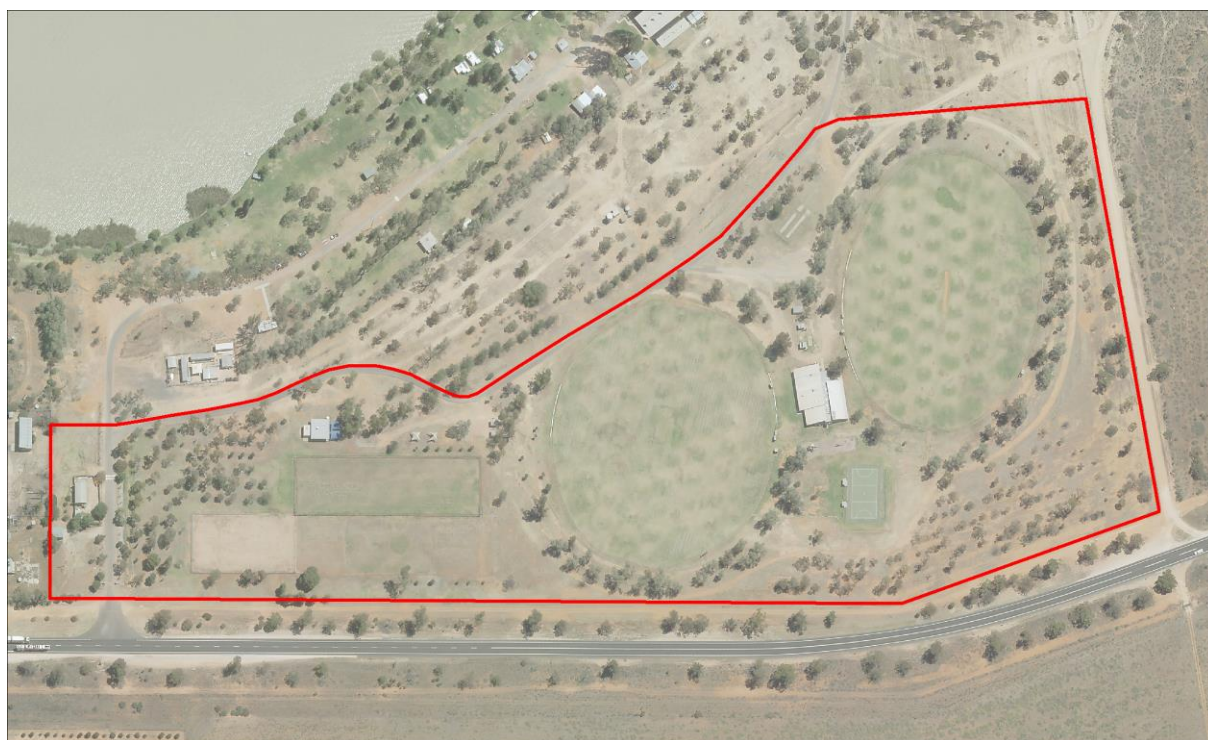
### 2.1 Location

Johansen Memorial Reserve is located in Cullulleraine 59 kilometers approximately west of Mildura. Cullulleraine is one of only three (including Meringur and Werrimull) of the eight original towns established in an area known as 'the Millewa'. The lake on which the reserve is located was constructed in 1926 to store water piped from the Murray River and is 40 hectares in size.

### 2.2 The Site

Johansen Memorial Reserve is approximately 27.3 hectares in size and is located on the southern edge of Lake Cullulleraine. The reserve is crown land (Department of Environment, Land, Water and Planning) with Council the designated committee of management. Tenant groups use the park under a lease agreement with council.

**Figure 1 – Aerial image of Johansen Memorial Reserve**



## **Facilities and Structures**

Facilities and Structures on the site include:

- 2 sports fields that caters for football
- Community Complex building
- Play equipment
- Netball court
- Tennis courts
- Community Resource Centre (old tennis clubrooms)
- Toilet Blocks

### 2.3 Site User Groups and Key Stakeholders

There are currently two regular user groups based at the Johansen Memorial Reserve and two Community groups with an interest in the future development of the reserve.

These are:

- Werrimull Football Netball Club
- Meringur Football Netball Club
- Millewa Community Complex
- Millewa Carwarp Landcare

The number of user groups has decreased since the 2009 Master Plan was developed, however female participation has increased significantly. Each of the user groups was given an opportunity to nominate a representative for the reference group, four 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 Facility Services and Parks & Gardens both playing significant roles in ensuring the Reserve's ongoing operation.

## 3. Master Plan

### 3.1 Previous Master Plan Objectives and Directions

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

- Environmental management and upgrade including management of erosion / regeneration of natural areas, preservation of trees and re-vegetation (dependent on water availability)
- Upgrading of oval 1
- Beautification of the main entrance including relocation of the outdoor works depot
- Management of traffic including caravan traffic (parking)
- Upgrading of the play ground on the foreshore
- Upgrading of the entrances to the trail and sections of the trail
- Signage.



### 3.2 2009 Master Plan Progress Report

A review of the status of actions from the 2009 Johansen 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.

While the 2009 Masterplan included the entire Reserve this review has limited the plan to the shared recreation facilities. A Masterplan is developed to support the development of a shared usage reserve through collaborative efforts.

It is recognized that there are other recreation groups based at Lake Cullulleraine, but as their facilities are single use and separate from the sporting reserve this plan will address the shared space. Organisations operating on a single use facilities across MRCC are encouraged and supported to undertake organisational and facility planning.

## 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 Priority 1.

- Upgrade the Community Complex facilities to support ongoing community and sporting club use
  1. Power
  2. Canteens/ kitchen
  3. Change rooms - existing and additional female friendly
  4. Toilets
- Upgrade and refurbishment of public toilets across the reserve
- Construction of additional netball court and associated infrastructure
- Installation of shade over the playground
- New Coaches Box on Oval No 1
- New timekeepers box on Oval No 1
- New Scoreboard on Oval No 1
- Renovate the kitchen at the Millewa Resource Centre Building.

## 5. Master Plan Implementation

### 5.1 Action and Implementation

The revised Master Plan for Johansen Memorial 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 funding programs. In the Priority Action List below, potential funding partners are identified. For a number of these projects, there will a requirement for user groups to contribute financially. The values of contribution will be confirmed through the development process of each project and will be subject to external funding streams available at the time.

## 5.2 Priority Actions List

Ref	Task	Priority	Indicative Cost	Potential Funding Partners	Comments
1	Upgrade the Community Complex facilities to support ongoing community and sporting club use. 1. Power 2. Canteens/ kitchen 3. Change rooms - existing and additional female friendly. 4. Toilets	Priority 1	\$500,000	Clubs, Council, Federal Gov't	
2	Upgrade and refurbishment of public toilets across the reserve.	Priority 1	\$50,000	Council	
3	Construction of additional netball court and associated infrastructure.	Priority 1	\$250,000	Clubs, Council, State, Federal Gov't	
4	Installation of shade over the playground	Priority 1	\$50,000	Clubs, Council	
5	New Coaches Box on Oval no 1	Priority 1	\$20,000	Club, Council,	
6	New timekeepers box on Oval no 1	Priority 1	\$20,000	Clubs, Council,	
7	New Scoreboard on Oval No 1	Priority 1	\$20,000	Clubs, Council	
8	Examine options for additional usage or rationalisation of ovals to address underutilisation.	Priority 2	Nil	Clubs, Council	
9	Renovate the kitchen at the Millewa Resource Centre Building	Priority 1	\$30,000	Clubs, Council, Federal Gov't	

10	Extend the Millewa Resource Centre Building	Priority 3	\$100,000	MLC	
11	Develop plans for the beautification of the entrance including new signage that highlights park attractions.	Priority 3	\$5,000	Clubs, Council	

**Note:** Costs for identified works are indicative and are based on 2020 prices and may be subject to change 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 Kenny Park Reserve Master Plan is provided below:

- Jamie Mullin – Manager Leisure & Cultural Services
- Thomas Stevenson – Recreation Development Coordinator
- Dawn Johnston – Recreation Support Officer
- Andrew Lucchesi – Recreation Officer
- Sue O'Brien – Recreation Officer
- Alana Nolen – Environmental Health Coordinator
- Anne Ross – Community Development Coordinator
- Bonnie Pettett – Environmental Sustainability Coordinator
- Charmaine Calis – Governance & Risk Coordinator
- Dean Umback – Parks & Gardens Coordinator
- Grant Follett – Parks Team Leader - Urban
- Greg Sutton – Infrastructure Works Coordinator
- Jason Kane – Facility Services Coordinator
- Kylie Sergi – Strategic Asset Systems Coordinator
- Karen Milner – Acting Strategic Asset Systems Coordinator
- Lindy Pain – Parks & Gardens Team Leader – Rural
- Michael Vaughan – Infrastructure Services Coordinator
- Nardia Baker – Acting Environmental Sustainability Coordinator
- Parthee Gana – Engineering Coordinator
- Sharyn Arnold – Building Projects Team Leader
- Jody Richardson – Service Planning Coordinator
- Kealey Lush – Property Officer
- Nicole Jamieson – Property Management Support Officer
- Peter Mangan – Meringur Football Netball Club
- Judy Stewart – Millewa Community Complex
- Maureen Croft – Millewa Community Complex
- Pip Harmer – Meringur Football Netball Club
- Matt Kelly – Werrimull Football Netball Club
- Ron Hards – Meringur Football Netball Club
- Annette Lambert – Millewa Carwarp Landcare Group
- James O'Day – Millewa Community Complex

## **A – 1.2 Literature Review**

- Johansen Reserve Master Plan 2009-2019
- Mildura Recreation Assessment 2013
- Recreation Strategy 2008
- Public Open Space Strategy 2004



