

JULY 2020

# Kenny Park Master Plan



Mildura Rural City Council

## Table of Contents

1. Introduction .....	3
2. Kenny Park .....	5
2.1 Location .....	5
2.2 The Site .....	5
2.3 Site User Groups and Key Stakeholders .....	7
3. Master Plan .....	8
3.1 Previous Master Plan Objectives and Directions .....	8
3.2 2009 Master Plan Progress Report .....	9
4. Future Directions .....	10
4.1 Development Opportunities .....	10
5. Master Plan Implementation .....	11
5.1 Action and Implementation .....	11
5.2 Priority Actions List .....	12
6. Appendices .....	14
Appendix 1 - Consultation and Literature Review .....	14

## 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 Kenny Park 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.

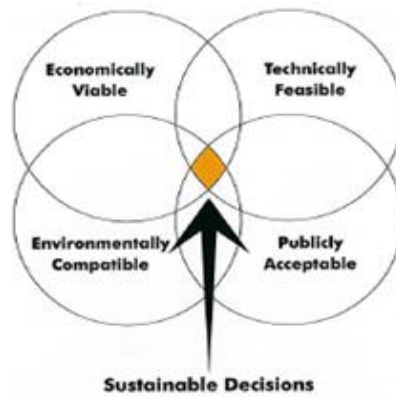


All uncompleted actions from the 2009 Master Plan that still remain relevant have been incorporated into the 2020 revision and a range of plans, strategies and policies which reference or impact on the future direction of recreation provision in Merbein have also been considered as part of the process.

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 Kenny Park along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2.

## 2. Kenny Park

### 2.1 Location

Kenny Park is located on the north-west fringe of the town of Merbein which is approximately 18 kilometers north-west of Mildura.

### 2.2 The Site

Kenny Park is approximately 5.7 hectares in size. Kenny Park 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 or service agreement with Council.

**Figure 1 – Aerial image of Kenny Park**



## **Facilities and Structures**

Facilities and Structures on the site include:

- Football Club Social Facility
- Change rooms, kiosk and public toilets
- 2 sports fields that cater for football, cricket and soccer
- 2 Netball Courts
- 2 Bowling Greens
- 8 Tennis courts
- A small playground
- A Rotunda and community celebrations area
- Picnic and BBQ facilities
- A large open space / events area.

### 2.3 Site User Groups and Key Stakeholders

There are currently 7 regular user groups based at the Kenny Park and 2 Community groups with an interest in the future development of the reserve.

These are:

- Merbein Football Netball Club
- Merbein South Cricket Club
- Meringur Football Netball Club
- Merbein Bowls Club
- Kenny Park Tennis Club
- Mildura City Soccer Club
- Merbein Rodeo Inc.
- Merbein Rotary Club
- Merbein Development Group (community planning group).

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 reference group, six 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. Minor maintenance such as cricket wicket preparation is carried out by the cricket clubs.

## 3. Master Plan

### 3.1 Previous Master Plan Objectives and Directions

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

- Realigning part of the internal road network to reduce the conflict between pedestrians and vehicles and improve user safety
- Upgrading / realigning sports ovals
- Consolidation and upgrading of the football / netball pavilion to include change rooms (football and netball) and public toilets
- Completion of swimming pool works
- Relocation and upgrading of the playground
- Provision of water to the rotunda area
- Provision of new netball courts
- Improved natural environment with additional vegetation and tree plantings & measures to protect established trees
- Enhancing the open space / event area
- Enhancing park entries and street parking.

### 3.2 2009 Master Plan Progress Report

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

- Relocation and upgrading of the playground
- Provision of water to the rotunda area
- Provision of new netball courts
- Improved natural environment with additional vegetation and tree plantings & measures to protect established trees
- Construction of change rooms (football and netball) and public toilets.

A review of the status of actions from the 2009 Kenny Park 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 Priority 1.

- The construction of a shared storage facility in an agreed location on the reserve.
- Explore the need for a power upgrade across the reserve to support a number of priorities that rely on additional power being available.
- Investigate the implications of installing a turf wicket on Oval 2 in consultation with all users.
- Sports lighting to the ovals (to cricket, soccer and AFL standard) – Stage 1: Prepare design plans and specifications.
- Sports lighting to the ovals (to cricket, soccer and AFL standard) – Stage 2: Installation of lighting.
- Prepare a traffic management plan across the reserve that considers the re development of entry and road from the Yelta entrance to address issues of 2 way traffic on a one car width road and the location of additional car parking areas.
- Upgrade to surface of bowls facility.

## 5. Master Plan Implementation

### 5.1 Action and Implementation

The revised Master Plan for Kenny Park 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	The construction of a shared storage facility in an agreed location on the reserve.	Priority 1	\$40,000	Clubs, Council	
2	Explore the need for a power upgrade across the reserve to support a number of priorities that rely on additional power being available.	Priority 1	\$10,000	Council	
3	The development of a traffic management plan across the reserve that considers the re development of entry and road from the Yelta entrance to address issues of 2 way traffic on a one car width road and the location of additional car parking areas.	Priority 1	\$5,000	Clubs, Council	
4	Investigate the implications of installing a turf wicket on Oval 2 in consultation with all users.	Priority 1	NIL	Clubs, Council	
5	Upgrade the surface of bowls facility.	Priority 1	\$150,000	Club, Council, State Gov't	
6	Sports Lighting to the Oval 1 (to cricket, AFL match standard) - Stage 1: Prepare design plans and specifications	Priority 1	\$16,000	Clubs, Council,	
7	Sports Lighting to the Oval 2 (to Football (Soccer) training standard) - Stage 1: Prepare design plans and specifications	Priority 1	\$16,000	Clubs, Council	
8	Sports Lighting to the Oval 1 (to cricket, AFL match standard) - Stage 2: Installation of lighting	Priority 1	\$450,000	Clubs, Council, CA, State Gov't	
9	Sports Lighting to the Oval 2 (to Football (Soccer) training standard) - Stage 2: Installation of lighting	Priority 1	\$450,000	Clubs, Council, FFV, State Gov't	
10	Replace Turf Wicket on Oval No 1	Priority 2	\$20,000	Clubs, Council, CV	
11	Review and replace signage across the reserve to ensure consistency.	Priority 2	\$5,000	Clubs, Council	
12	Rationalise tennis courts and upgrade facility to meet current standards and usage requirements.	Priority 2	\$350,000	Clubs, Council, TA, State Gov't	
13	Investigate the feasibility and options for a new shared use social facility at the reserve.	Priority 2	\$15,000	Clubs, Council	

14	Install 3 phase power hubs across the reserve to cater for public events.	Priority 2	\$30,000	Council	
15	Document a plan for the development of the Merbein Rodeo site as an event precinct.	Priority 2	\$15,000	Clubs, Council	
16	Upgrade of the toilets to make fully accessible in the Merbein Bowls Club building.	Priority 2	\$50,000	Club, Council, State Gov't	

**Note:** Costs for identified works are indicative only and are based on 2020 prices and may be subject to change at time of project commencement.

Indicative costs listed as TBC (to be confirmed) 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 Master Plan is provided below:

- Jamey Mullen – 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
- Toney Hurley – Merbein Football Netball Club
- Peter Mangan – Meringur Football Netball Club
- Marianne Glover – Merbein Development Association
- Brian Munro – Rotary Merbein
- Max Long – Merbein Bowling Club
- Ian Landsdown – Merbein Community Rodeo
- Marlon Fraser – Merbein South Cricket Club
- Aaron Walder – Merbein South Cricket Club
- Joe Wright – Rotary Merbein
- Vince Burgoyne – Mildura City Soccer Club
- Stephen Bennett – Kenny Park Tennis Club

## **A – 1.2 Literature Review**

- Kenny Park Master Plan 2009-2019
- Mildura Recreation Assessment 2013
- Recreation Strategy 2008
- Public Open Space Strategy 2004

