

Corowa Riverfront Master Plan Master Plan Report

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Prepared for Corowa Shire Council
by CPG Australia



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Contents

1	EXECUTIVE SUMMARY	1
2	INTRODUCTION	3
2.1	Project Methodology	3
3	REVIEW EXISTING CONDITIONS	4
3.1	POLICY CONTEXT REVIEW	4
3.1.1	Corowa Shire Mission	4
3.1.2	Local Environment Plan	5
3.1.3	Summary	8
3.2	CURRENT PROJECTS FOR CONSIDERATION	9
3.2.1	Corowa Lagoon Redevelopment	9
3.2.2	Corowa Community Precinct Feasibility Report	9
3.2.3	Corowa Main Street Study	9
3.2.4	Ball Park Master Plan – 1989	10
3.2.5	Rail Trail and Wetlands Recreational Area	10
3.2.6	Murray River Revegetation Project	10
3.2.7	Fishing Wharf	10
3.2.8	Development Consent	11
3.2.9	Summary	11
3.3	SITE VISIT AND ASSESSMENT	11
3.3.1	The Site	11
3.3.2	History	12
3.3.3	Entry / Presentation	12
3.3.4	Buildings	13
3.3.5	Vegetation / Fauna	13
3.3.6	Historical Interpretation	13
3.3.7	Sporting Facilities	14
3.3.8	Pedestrian / Vehicle circulation / Car parking	14
3.3.9	Furniture / Equipment	15
3.3.10	Signage	15
3.3.11	Impact of surrounding areas	15
3.4	DEMOGRPAHIC ANALYSIS	16
3.5	PARTICIPATION TRENDS IN SPORT AND RECREATION	17
3.5.1	Broader social trends that impact on leisure	18
4	COMMUNITY CONSULTATION AND ENGAGEMENT	20
4.1	KEY STAKEHOLDER INTERVIEWS	20

4.1.1	Authorities	20
4.2	COMMUNITY AND VISITOR SURVEYS	20
4.2.1	Sporting Club and User Group Feedback	23
4.2.2	Ball Park Caravan Park	24
4.2.3	Schools	24
4.2.4	General	25
4.3	COMMUNITY WORKSHOP	25
4.4	KEY ISSUES AND OPPORTUNITIES SUMMARY	26
<hr/>		
5	MASTER PLAN	27
5.1	PRECINCT ENTRIES	28
5.2	BANGERANG PARK	29
5.3	BRIDGE ROAD	30
5.4	ROWERS PARK	33
5.5	LAGOON – ACCESS ROAD AND RECREATION SPACE	34
5.6	CARAVAN PARK	36
5.7	SPORTING AND CLUB FACILITIES	37
5.7.1	BOWLING GREENS	37
5.7.2	JOHN FOORD OVAL	38
5.7.3	CRICKET and HOCKEY CLUBS	39
5.7.4	NETBALL	40
5.7.5	SWIMMING POOL	41
5.7.6	SCOUT / GUIDES HALL	42
5.7.7	HISTORIC VEHICLE AND MACHINERY CLUB AREA	43
5.7.8	COMMUNITY GARDEN	44
5.8	PEDESTRIAN CONNECTIONS	45
5.9	SIGNAGE	46
5.10	FURNITURE	47
5.11	VEHICLE CIRCULATION / CAR PARKING	51
5.12	NATIVE VEGETATION / FAUNA	52
5.13	TREE PLANTING	53
5.14	GARDEN BEDS	54
5.14.1	RECOMMENDED PLANTING SPECIES	55
5.15	PAVING	56
5.16	COLOUR	57
5.17	LIGHTING	58
5.18	PUBLIC ART	59
5.19	DEVELOPMENT AND TOURISM	60
5.20	MAINTENANCE	60



5.21	RISK MANAGEMENT	61
5.22	MASTER PLAN REVIEW	61
<hr/>		
6	CONCLUSION	62

1 EXECUTIVE SUMMARY

The Corowa Riverfront Precinct provides a variety of recreation and community oriented opportunities for residents and visitors to the Corowa region. The precinct provides excellent public access to the Murray River which is a significant recreation and tourism asset for Corowa. In this sense the precinct also acts as a significant economic driver for Corowa providing momentum for tourism and visitation.

Based on this, a vision for the precinct has been developed and states that...

“The Corowa Riverfront Precinct, with its high scenic, environmental and recreation value, will be protected, conserved and enhanced to provide a focal point for community and visitor activities, enabling optimal community, economic and environmental benefit”

The Corowa Riverfront Master Plan is the outcome of collaboration between Corowa Shire Council, the Corowa community and CPG Australia in the development of a guiding document for the Riverfront Precinct.

The Master Plan is not a detailed project by project implementation document. It is, however, a basis for planning, funding and further design, providing sound direction for future upgrades and development of the Riverfront Reserve Precinct.

The Riverfront Precinct will become the heart of Corowa, particularly with the relocation of the Council building and community facilities to the old Corowa Club. This will provide a community gathering point, and place for community growth and challenge.

CPG has also recently prepared a Master Plan for the Wahgunyah Foreshore, in conjunction with the Indigo Shire Council and the Wahgunyah community. The Wahgunyah Foreshore to Lake Moodemere presents accessible linear riverfront public land which provides for high quality passive recreation within a bushland setting. This environment connects with and complements the setting of the Corowa Riverfront, and also offers users with alternative experiences and opportunities to those provided at Corowa. The Corowa/Wahgunyah complementary areas and facilities offer high quality regional destinations.

An extensive community consultation program was undertaken throughout the development of the Master Plan. This provided a valuable insight into the use and potential of the reserve land and all feedback has been considered and included as appropriate.

The implementation of the recommendations outlined in the Master Plan requires commitment from Council, the Corowa community and support from the state and

Australian Governments. Successful partnerships created to enhance the Riverfront Precinct will provide the region with optimal environmental, community and economic benefit.



2 INTRODUCTION

The Corowa Riverfront Master Plan provides a strategic development program and management guidelines for the protection and improvement of the riverfront area.

The Murray River is recognised as Corowa’s most important natural asset and indeed is the key reason for the development of Corowa/Wahgunyah into a successful regional location.

The tourist appeal of Corowa/Wahgunyah is linked to the riverfront and the way in which the area is protected, improved and enjoyed into the future is a critical aspect in considering ongoing economic and community wellbeing.

2.1 Project Methodology

Project methodology has included clear stages of

- 1 Gathering information (research, site assessment, surveys)
- 2 Analysis and testing of ideas (community workshop, enquiry by design)
- 3 Drafting of conceptual plans for consideration and feedback
- 4 Final development of master plan and report

These four points represent the important milestones achieved in the process of completing the master plan. Specific actions in each of these stages is listed in the table below

Stage	Actions
Review Existing Conditions	Analysis of policy, participation trends and implications, site visit and assessment, preparation of site analysis plan describing physical setting, nodes of activity and patterns of use.
Community Consultation and Engagement	Media releases, community and visitor surveys, web based survey, key stakeholder and informant interviews, community workshop, design workshop
Draft Master Plan	Preparation of Draft Master Plan for display, consideration and feedback
Final Master Plan	Collate and review feedback, finalise all drawings and documentation

3 REVIEW EXISTING CONDITIONS

The following section provides a summary of the background review undertaken in the first phase of the Corowa Riverfront Master Plan project. The background research and analysis included:

- review of relevant policy and strategy
- consideration of current projects
- population projections
- sport and recreation participation trends
- interviews with Council officers and key stakeholders
- community and visitor, sporting club and school surveys and
- detailed site visit and assessment

Information relevant to the project, provided by Corowa Shire Council, included statutory regulations and documents relating to work currently underway within the Master Plan study area. These regulations and documents are summarised below. The full list of documents can be found in the Appendix.

An extensive consultation program was undertaken with Council, key stakeholders, the community, user groups, sporting clubs and visitors to the area. This provided valuable knowledge and insight into the use of the Riverfront Precinct and how the community use and appreciate the area. Community input, along with a detailed review of existing conditions, key issues and opportunities were examined and investigated.

3.1 POLICY CONTEXT REVIEW

The Corowa Riverfront Reserve area is predominantly crown land. The Corowa Shire Council is the manager of this land. The study area included private land and the sports club land. The sports club land is now owned by Council (purchased from the Crown). Statutory regulations and policy govern the use of the Riverfront Reserve land and these are explained further in the following sections.

3.1.1 Corowa Shire Mission

The mission of the Corowa Shire Council is to provide for a range of community needs and encourage environmentally acceptable development in the region.

The Council's key objectives are to:

Administration

- To employ effective management and income generating systems for the benefit of the community.

Community Development

- To provide a safe and healthy living working and recreational environment.

Environment

- To protect and preserve the sensitive environment of the Corowa Shire Council area.

Roads and Transport

- To develop and maintain a safe and efficient road and transport network throughout the Shire Council area.

Tourism

- To promote the development of tourism and tourist facilities, whilst preserving the Tourism features of the Shire Council area.

Economic Development

- to promote economic development in a way that balances development with environmental issues.

3.1.2 Local Environment Plan

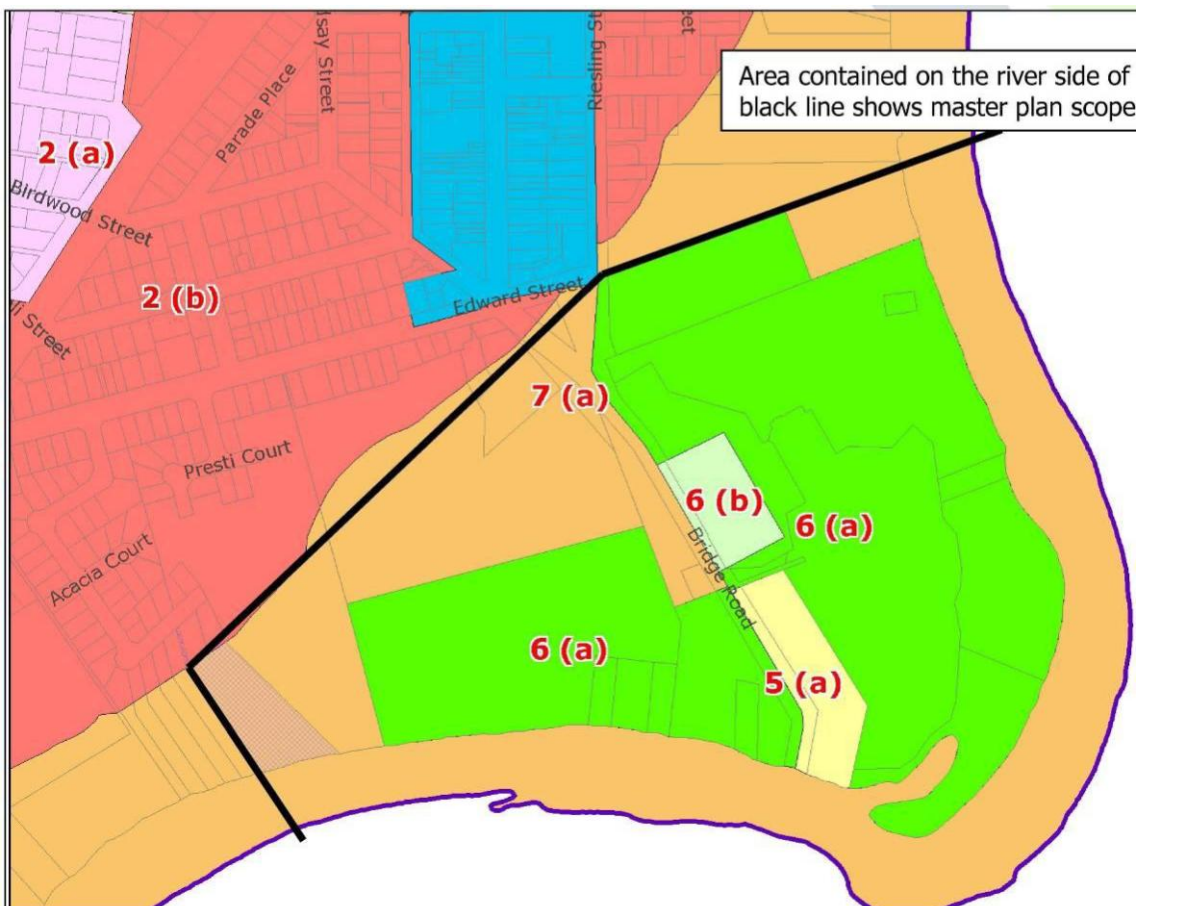
The Corowa Shire Local Environment Plan 1989 (LEP) regulates land use across the Shire and is law made under the Environmental Planning and Assessment Act 1979. The LEP aims to 'encourage the proper management, development and conservation of natural and man-made resources by protecting, enhancing or conserving' its land, and includes 'areas of significance for nature conservation'; 'areas of high scenic or recreational value'; and the bed and the banks of the Murray River.

The LEP contains the local planning controls for development and divides the land into zones according to use. LEP zones within the Riverfront Reserve Precinct are:

- Special Use
- Public Open Space
- Private Open Space
- Environment Protection Zone
(Riparian and Wetlands Zone)

The Environmentally Sensitive Land Overlay (Clause 31) covers the whole site.

The following image shows the LEP zones, and the extent of the Riverfront Master Plan study area. These zones are discussed further below.



- 6 (a)= Public Open Space
- 6 (b) = Private Open Space
- 5 (a) =Special Uses
- 7 (a)= Environmental Protection Zone

The zones have specific objectives, summarised in the table below.

Zone	Objective
Special Use	- Provision for particular special use (Ball Park Caravan Park)
Public Open Space	- To protect and preserve land in general community recreational usage
Private Open Space	- To provide for private recreational usage (Bowling green)
Environment Protection Zone (Riparian and Wetlands Zone)	- To identify and protect environmentally sensitive land, in particular areas of biological diversity, remnant native vegetation, areas of habitat; and the scenic values of the region

The area of land covered by the Environment Protection Zone (EPZ) is subject to the Corowa Shire Development Control Plan No.7 (DCP). The DCP No.7 provides guidance and policies regarding development and activity on land and rivers to which it applies. The DCP No.7 conforms to the LEP and the provisions of the regional planning controls for riparian lands: the Murray Regional Environment Control Plan No.2 – Riverine Land (MREP).

While a relatively small portion of the study area is covered by the EPZ (which includes the Murray River), the objectives and provisions in the DCP No.7 can provide appropriate guidance for the site as a whole. The Master Plan Vision is in line with the key objectives, and these objectives ought to be considered in any development of the Riverfront Precinct. A summary is provided in the table below.

Provision	Objectives
General	<ul style="list-style-type: none"> - Protect environmentally significant riparian lands - Minimise riverbank erosion - Enhance natural attributes by supporting natural ecosystems, rehabilitating degraded lands and enhancing visual amenity - Provide for all appropriate users, avoiding environmental degradation and conflict between uses and users - Provide for a wide range of recreational and tourist activities and facilities which enhance value - Restrict permissible activities to appropriate locations - Ensure that development does not impede flood flow or flood storage
Height of Buildings	<ul style="list-style-type: none"> - Maintain low rise, small scale rural character - Preserve views to and from the river, foreshore, public reserves whilst maintaining existing vegetation
Riparian Environment	<ul style="list-style-type: none"> - Protection of natural resources for ecological, economic and recreational reasons

Provision	Objectives
	- Ensure conservation, protection and management
Water Quality	- Maintain or improve quality of water, and the attractiveness and recreational value of riparian lands
Flora and fauna	- Ensure protection, conservation and enhancement of flora and fauna which serve important riparian functions
Visual impact	- Maintain and enhance the visual amenity afforded by the river and its environs - Ensure development does not detract from visual amenity - Ensure development is sympathetic to the existing rural character in terms of form, materials, colour and landscape
Recreation and Tourism Development	- Encourage development for tourists and recreation which is sympathetic to natural landforms - Provide for a range of activities that enhance riparian values - Ensure activities have no detrimental impact on the environment
Boat Landing and Water Sport Facilities	- Ensure adequate provision is made for boat landing and water sport facilities, in accordance with river regulations
River Use	- Provide adequately for all appropriate users of the waterways to reduce environmental degradation and minimise user conflicts
Management Plans	- Ensure the establishment and continuation of appropriate management processes for riparian lands

3.1.3 Summary

The LEP and DCP provide a legally recognised framework for protection and development of the Corowa Riverfront. Council has clear directions that:

- have a common objective to 'protect, conserve and enhance' the riverine environment.
- protect natural resources for environmental, community and economic growth.
- provide a solid framework for the development of the Riverfront Master Plan.

3.2 CURRENT PROJECTS FOR CONSIDERATION

Corowa Shire has recently undertaken work relevant to the development of the Riverfront Master Plan. This was reviewed as part of the background analysis.

Projects to be considered in the Master Plan include:

- Corowa Lagoon Redevelopment
- Corowa Community Precinct Feasibility Report
- Corowa Main Street Study
- 1989 Ball Park Master Plan
- Murray River Rail Trail concept
- Murray River Revegetation Project concept
- Development Consent – Private Land (DC 2005/656 – Subdivision)

3.2.1 Corowa Lagoon Redevelopment

This initiative, supported by Corowa Shire Council, NSW Maritime, Australian Government Department of Infrastructure and extensive local community support, is currently underway with

- bank restoration and preservation in and around the lagoon
- duplication of existing boat ramp
- reshaping of the lagoon
- car and boat trailer parking
- access road improvements

The lagoon is a key asset for the region, therefore public access and use of the lagoon forms an integral part of the master plan. The master plan will examine current proposals and make recommendations accordingly.

3.2.2 Corowa Community Precinct Feasibility Report

The unique opportunity to consolidate Corowa Shire community facilities onto one site and within one building is central to the future function and community enjoyment of the Riverfront Precinct.

Clear, direct pedestrian and vehicle access, to and around this facility, the 'heart' of the precinct, will be essential to the functional success of the site. The master plan will examine pedestrian and vehicular circulation and make recommendations, recognising the increased use of the community facility.

It is also noted the proposed colour scheme as outlined in the feasibility report for the building are deemed appropriate.

3.2.3 Corowa Main Street Study

The study identifies opportunities for an improved gateway to Sanger Street and improved connection between Sanger Street and Bangerang Park.

This master plan will make appropriate recommendations in line with the Main Street Study.

3.2.4 **Ball Park Master Plan – 1989**

The Ball Park Master Plan is over twenty years old, and many features and landscape elements within the study area have changed.

The master plan provides a dated, yet detailed and considered approach, which included community consultation. There is a clear environmental focus, however the site development plans present, on the whole, an unrealised plan.

Relevant recommendations have been noted during the development of the current Riverfront Master Plan.

3.2.5 **Rail Trail and Wetlands Recreational Area**

The upgrade of the Corowa Rail Trail and Wetlands Recreational Area will provide a connection loop through Corowa on the recently constructed Murray to Mountains Rail Trail. The trail passes through the Riverfront Precinct to connect with the Wahgunyah link across the John Foord bridge. The concept for the rail trail proposes themed 'stations' at key locations along the trail and around the wetland, which recognise local history through planting, seating and signage. The details for the signage and seating nominate use of red gum and steel posts.

This master plan is guided by environmental values and will seek alternatives to the use of red gum for furniture or other landscape elements.

3.2.6 **Murray River Revegetation Project**

The revegetation project outlines proposed riverbank and terrestrial landscape work between the John Foord bridge and the lagoon. This work is currently underway and includes

- weed removal of poplars and suckers
- erosion control – imported topsoil and geotextile fabric
- path construction – compacted granite
- reform levee and planting
- education area and sign – to match with Corowa Rail Trail and Wetlands
- picnic area – including 'story time' circle of rocks
- installation of bollards, seating and signage – red gum furniture
- garden beds and planting – species include River Bottle Brush (*Callistemon sieberi*) and Weeping Myall (*Acacia pendula*).

At the time of writing, these works had begun. Further planting and furniture proposals ought to be reviewed in the context of the Riverfront Master Plan.

3.2.7 **Fishing Wharf**

Corowa Shire is in the preliminary stages of developing a fishing wharf at Rowers Park, on the downstream side of the John Foord bridge. The plans are for a

simple, wooden structure of two platforms on the riverbank, which will comply with regulations for mobility impaired access.

The proposal will be included in the master plan.

3.2.8 Development Consent

The Development Consent for the proposed subdivision of the land at Banksia Drive provides a condition that 1.63 hectares of river frontage land is “required for public open space ‘Public Access Area’”, for “public access to the Murray River”, and that adjoining residents are to allow the Public Access Area to be used for public recreation.

- The Development consent states that the conditions are imposed to ensure compliance with regulations, minimise environmental impact and provide for a safe, quality environment.

3.2.9 Summary

In brief, the list of projects described in the above section will be recognised and incorporated into the master plan. In particular:

- The lagoon redevelopment and the revegetation project work along the riverbank are important projects and of great value to the Riverfront Precinct.
- Coordination of all of the projects with the Riverfront Master Plan is essential.
- The Riverfront Master Plan will provide a wider context for development of the precinct to ensure coordination and consistency across the site, as projects develop.

3.3 SITE VISIT AND ASSESSMENT

3.3.1 The Site

The Corowa Riverfront Precinct is approx 56 hectares of land, located on the Murray River floodplain and lies to the south of the town centre. The eastern and southern extent of the precinct is defined by a broad meander of the Murray River, which delineates the NSW – Victorian border. The main areas of use over the site include general public open space, including Bangerang Park and Rowers Park, the Ball Park Caravan Park, John Foord Oval, Ball Park Oval, tennis courts, bowling club and greens, swimming pool and car park areas. Private land bounds the north western portion of the land, and is currently used as a market garden.

The Riverfront Precinct is bisected by Bridge Road, which connects Corowa’s main street, Sanger Street, with John Foord Bridge. The bridge is the historic river crossing and previously the only access into Corowa from the south. Federation Bridge, opened in 2005, is now the main river crossing and is located upstream. John Foord Bridge, however, still accommodates significant volumes of light vehicle traffic. Bridge Road provides access to the caravan park and the lagoon on the east, and to John Foord Oval and Rowers park to the west. The

causeway affords views into and across the site, through a mixed canopy of river red gums and exotic tree species.

The dominant character of the area is typically Riverine – provided by the backdrop and canopy of red gums which are dominant along the riparian land. This character is interspersed with exotic vegetation, and vast expanses of manicured, grassed areas in Bangerang Park, Rowers Park, the tennis and bowling clubs, caravan park and the two ovals.

An especially unique feature of the riverfront area is that it caters for a wide range of functions and community facilities within the one precinct. These include high activity sporting facilities, water sports, passive recreation, education, accommodation, fairs and markets. The intensity of use varies throughout the day and seasons, which adds interest and diversity to the site.

3.3.2 History

In pre-European times, the area would have been typical riparian red gum woodland. This type of vegetation is an open eucalypt woodland or forest with high canopy, over a medium to tall shrub layer, with a ground layer consisting of amphibious and aquatic herbs and sedges.

The site has seen much of this vegetation cleared, with the exception of vegetation along the river frontage upstream of the John Foord Bridge, and a forest area west of the John Foord Oval. Typical Red Gum forest includes an understory layer of indigenous grasses and herb species, however this is somewhat degraded.

While the land has been subject to human intervention, there remains a very natural and relaxing atmosphere throughout the Riverfront precinct.

3.3.3 Entry / Presentation

The entry into Corowa from the John Foord Bridge provides a snapshot of the local environment with tall red gums flanking the descent from the bridge. To the west are views through the canopy to the green lawn of Rowers Park, while to the east views into the caravan park are somewhat cluttered with semi permanent lean-to's attached to on-site caravans. Further along, heritage date palm trees highlight the entry into the caravan park.

From the north, the incline from Sanger Street provides views across the site, both for vehicular traffic and pedestrians. Pedestrian entry into the precinct is via a recently constructed ramp which has improved access down the steep topography to Bangerang Park. Palm trees create a sense of arrival into the precinct, while dense shrubs block visual access. Views into Bangerang Park see a mix of shelters and furniture, playground, model train and pedestrian barriers. While functional, these items visually clutter the space. The bowling club building is visible in the distance, its hard lines softened by remnant red gums and plane trees throughout a dominating asphalt car park.

The direct route to the John Foord Oval on the western side of Bridge Road is via a service road passing the wetland and drainage culvert, which presents as functional infrastructure rather than an inviting pedestrian zone.

3.3.4 Buildings

There are numerous buildings of varying style, age and condition scattered throughout the site. Each building performs a specific function and generally associated with specific sporting and recreational activities, such as football club, tennis club, rowing clubs, scout/guide hall and public toilets.

Given the nature of sporting activities occurring at different times, many of the buildings are closed throughout the day and offer inactive frontages to the site.

The former Bowling Club, being the largest building on the site, dominates with its form and location. The Club is now owned by Council, and the relocation of the Bowling Club is imminent.

Current Council plans include renovation of the bowling club into a new Council office, which includes a new exterior colour theme of subtle green tones, which will blend well with the native vegetation.

3.3.5 Vegetation / Fauna

An existing relatively continuous canopy of indigenous vegetation covers the site. Generally along the river frontage there is good Red Gum canopy cover, a mix of remnant indigenous and planted indigenous, with some discontinuity in canopy vegetation at the lagoon and Rowers Park. There is generally no understorey vegetation with weeds and grass species dominant.

The bowling greens offer a vast expanse with no canopy.

Along the river bank there is a lack of adequate riparian sedges and grasses as an adequate buffer to the waters edge. Recent erosion control measures, undertaken by NSW Office of Water, have been implemented between the John Foord Bridge and Scout Hall. The method of tethering logs to the bank, supplemented with ephemeral planting, has provided improved bank stabilization too minimise impact of erosion.

There is exotic vegetation scattered throughout site, with denser 'avenue' plantings focussed around and through the caravan park and bowling club car park. There is some historical value to these plantings which should be considered in future proposals.

3.3.6 Historical Interpretation

The Corowa Riverfront presents a unique and layered history, visible in various forms and elements which are scattered throughout the site. These include a Canoe Tree, historical signage, past flood level highs painted on the front of the

rowing clubs, disused log piles in the river, and the entrance gates to John Foord Oval.

Other larger historical features include the still functioning Water pump adjacent the caravan park, and the John Foord Bridge itself.

The Wetland provides an historical reminder of the original function of the site as part of the Murray River floodplain system.

3.3.7 Sporting Facilities

The site provides for a range of sporting activities, of which the variety of facilities present in varying condition.

Community response indicated that the playing surface of John Foord Oval is in reasonable condition, however the club house, score board and grand stand facilities require some upgrade. The perimeter fence and bench seating is aged, however the original concrete posts and entry gates provide historical points of interest. The existing sheds and shipping containers provide a poor visual aesthetic in the environment, especially against the backdrop to the oval of River Red Gums, which provides a noteworthy valuable connection with the surrounding landscape.

The Rowing Sheds at Rowers Park dominate the river frontage with their form and exterior finishes. Suitable landscape treatments and colour schemes would soften the visual impact of these large buildings.

Recent community and Council support has seen new lighting and synthetic courts provided at the Tennis Club, and the club house is less than 20 years old. Improvements, such as fresh paint, could be made for a more contemporary exterior.

The Bowling Greens have seen a decline in use over recent years and the Bowling Club will be relocating to the RSL Club. The hockey club currently use two unused bowling greens for practice.

The swimming pool and pool pump house are beyond repair and reconstruction is required. The entry building to the pool is in good order, however the exterior could be enhanced with painting.

Similarly, the Scout / Guide hall is in good condition, but looks dated and an enhanced exterior paint finish in suitable colour tones would improve the appearance.

3.3.8 Pedestrian / Vehicle circulation / Car parking

Walking paths throughout the riverfront precinct currently provide a reasonable network, however poor connections create conflict with vehicles at intersections and within car parks. Pedestrians should have priority on the site with cars given

good access to car parks and restricted from other areas. Designated crossing points throughout the site with appropriate signage would improve pedestrian safety and amenity. Given the vast expanse across the precinct, pedestrian orientation could be improved through the use of wayfinding signage – ‘you are here’ type signs.

Pedestrian connectivity should be improved between the bowling club, rowers park and Bangerang Park. While existing infrastructure allows this to an extent, clear and direct connections are required, along with prevention of pedestrian access within the road reserve on Bridge Road.

The River walk could be enhanced with a continuous and connected path network, ensuring separation of cars and pedestrians, and inclusion of seating areas, signage, bicycle racks etc.

3.3.9 Furniture / Equipment

The riverfront precinct is home to a range of furniture, bins/seats/shelters, of mixed vintages and materials, even within contained areas. The use, and placement, of large green bins in areas of the landscape offer a poor visual aesthetic and may be inappropriate. More seating, sequentially placed, should be provided along river frontage upstream of the lagoon.

3.3.10 Signage

Signage across the site is a vast mixture of age, condition, themes and usefulness. For example, there exists a “do the right thing” sign with no further detail or graphic.

Promotional and sponsorship signage at the John Foord Oval dominates the view. Similarly, temporary board signage located against light poles advertising local events (such as at the Sanger Street roundabout) detracts from the streetscape and should be regulated in line with RTA laws.

3.3.11 Impact of surrounding areas

- **Main street** – the connection to the city centre from the precinct is not immediately apparent and could be enhanced.
- **Residential areas** – opportunity exists to create links for nearby residential areas into the riverfront reserve precinct.
- **Bushland areas** – important from an environmental perspective and visually appealing, the vegetation sets the character which is highly valued by residents and visitors.
- **Camping areas** – Caravan Park lacks visual amenity due to semi permanent annexes but serves an important tourist/economic role. The road through the

Caravan Park provides access to the lagoon, and while this is perceived as a public road, it is actually a private road of the Caravan Park.

- **Wahgunyah** – provision of infrastructure at Corowa should complement the facilities at Wahgunyah, and enhance the opportunity to cross promote regional facilities.

3.4 DEMOGRAPHIC ANALYSIS

To provide further context for the master plan it is important to understand what is likely to occur to the surrounding population in the short to medium term.

The 2006 ABS census indicates that the population of Corowa (Corowa Shire) was 5,628 people. The following figures in major age groups were recorded.

1093 people aged 0-14, 1451 people aged 15-39, 1741 people aged 40-64 and 1343 people aged 65+.

The Corowa Shire's growth rate in 2006 was 1.17% and the projected growth rate is expected to lower to 0.89% in 2011 and 0.64% in 2016, decreasing from then on at a constant rate until 0.22% in 2036¹.

The population projection for Corowa in 2036 is a total 13,400 people.

Population projections for 2036 indicate the age group to increase significantly are those aged 65+, with a constant rise from 2,500 in 2006 to 5,200 in 2036. Other figures show that 36% of Corowa's population is aged over 55 years versus 24.3% as the national average. Based on current trends, it is like that 58% of the Corowa community will be aged over 55 years by the year 2031.

Population projections for 2036 indicate a decrease amongst those aged 15-39 (2,900 in 2006 to 2,400 in 2036).

The population aged 0-14 will also decrease (from 2,200 in 2006 to 1,800 in 2036). The population aged 40-64 will increase between 2011 and 2021 (4,200 people). This will be followed by a slight decrease from 2026, reaching 4,000 people in 2036. This is in line with the increase in over 65's.

Notwithstanding the decrease for some age groups, the Corowa Shire is amongst the Local Government Areas with the highest population growth rate projection, in New South Wales.

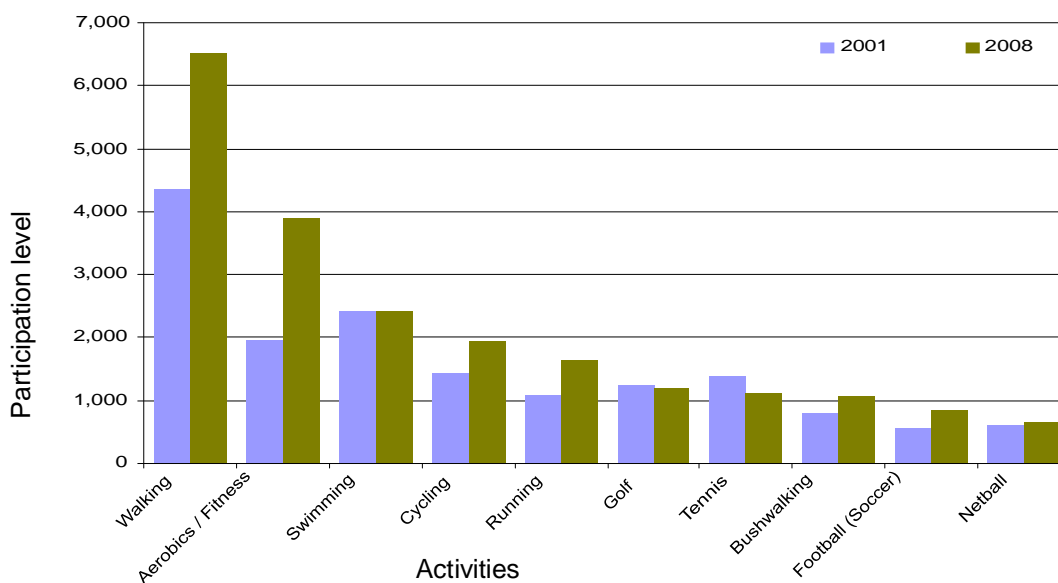
It is clear that the population in Corowa is aging and is expected to continue to age over time. This will impact on the master plan with regard to ensuring good access to areas is maintained with consideration of ramps, rails and high quality trail surfaces.

¹ New South Wales Statistical Local Area Population Projections, 2006-2036
<http://www.planning.nsw.gov.au/LinkClick.aspx?fileticket=yvzXybG72TA%3d&tabid=124&language=en-AU>

3.5 PARTICIPATION TRENDS IN SPORT AND RECREATION

The graph below shows the 10 most popular activities nationally with changes that have occurred from 2001 to 2008.² Some key trends over time include:

- Only 3 of the 10 activities are team sports. This demonstrates the shift towards individual and informal participation and away from team sports.
- Walking is clearly the highest participatory activity in comparison to all others.
- Cycling, Bushwalking, Football (Soccer), Walking, Running and Aerobics / Fitness have experienced the most significant rates of growth between 2001 to 2008



² ERASS Report 2008

3.5.1 Broader social trends that impact on leisure

An aging population, major advances in technology and changes in work practice influence leisure behaviour and provision.

Providing leisure opportunities for all sectors of the community will also continue to be a challenge for local government. Traditional weekend leisure timeslots have been supplanted as a more consumer driven society demands 24/7 access to goods and services. This has major impacts on families, in particular, parent's leisure time and their ability to provide for their children's leisure needs.

Societal issues that impact leisure participation have been categorised into five specific issues listed below:

- **Technology engineers a lifestyle that is more sedentary** and has contributed to a marked increase in home-based leisure options such as subscription television and use of the internet. Local government can play an instrumental role in planning community spaces and environments that promote both deliberate and incidental activity (see box).
- **A rise of the self, the promotion and pursuit of self interest** has emerged as a clear character of contemporary life. With this comes the rising trend for people to seek more choice and diversity of individual recreation activities. This trend may also be contributing to the decline of team-based leisure activities, although, this would seem to have more to do with the spread of working hours over weekends, than any rise in self interest over community interest. A further decline in volunteerism is also expected with this trend, with compensation being sought for work/service in leisure groups and organisations.
- **There is a growing sense of community awareness of improved conservation and bio-diversity and environmental ethic.** Indeed, participation trends identify that more people seek natural environments within their leisure activity, as does the growth of nature – based tourism markets. Conflict between recreation users and other users is a core planning issue for government and other land managers, with overuse of environmental areas causing damage to the ecology.

What do we mean by incidental activity?

Incidental physical activity is activity undertaken as part of daily life. It is principally about providing the settings that allow for people to volunteer to walk or cycle as a form of transport. By doing so, the motivation is not centred on the activity per se, but as a means to a destination. Factors that contribute to a greater propensity to walk or cycle include the quality and connectivity of trail systems, the perceived levels of risk and safety associated with the journey, and direct paths that link destinations and origins.



- **Work patterns are more individualised and less predictable with the working week now covering seven days and 24 hours.** The 'weekend' is being eroded and as a consequence there is less time for traditionally structured sport and recreation activities. There is a rising demand for flexibility in the timing and structure of recreation opportunities, which reflect both the rise in individualistic, consumer-driven leisure behaviour and the need to fit in leisure time within an increasingly 'time-poor' society. People will be more willing to pay for a quality service where the time commitment is limited, and will be less likely to volunteer time to activities, such as club administration.
- **Our society is getting older and Corowa's is ageing significantly above state and national averages.** This will have a marked impact upon physical activity levels where low impact pursuits will increase in demand. Providing for the leisure needs of older citizens will be a challenge for local government and aged support services as demand continues to accelerate for accessible, low impact recreation options.

What does this mean for the Corowa Riverfront Master Plan?

- *The Murray River and Corowa Riverfront is an important destination in the area and is well positioned to take advantage of visitor markets that seek nature and water – based tourism experiences, such as bush walking, sightseeing, photography, boating, fishing and water skiing. Infrastructure such as the upgraded boat ramp and accommodation are important assets in supporting this market.*
 - *A growing proportion of active, older adults, will reinforce the requirement for easy trails and slopes for people with limited mobility skills.*

4 COMMUNITY CONSULTATION AND ENGAGEMENT

A range of opportunities were provided during the consultation phase of the project for community engagement in the Riverfront Master Plan project. Information about the project has been distributed via media releases, direct letters, advertisements, posters at information points, Council website and through surveys inviting community for their input and involvement in the project. The surveys were issued to the caravan parks in December 2009 to capture the summer holiday visitors.

4.1 KEY STAKEHOLDER INTERVIEWS

Telephone interviews were held with key stakeholders. These included authorities, facility managers, Council officers, nearby residents and community members.

4.1.1 Authorities

CPG has undertaken contact with key stakeholders and informants as provided through the project steering committee.

Authorities in general were pleased to have been contacted, and while no formal approvals will be required from the authorities for the master plan, they are keen to be informed of the progress and would like to consider the draft master plan. Authorities included NSW Maritime, Department of Environment, Climate Change and Water, NSW Roads and Traffic Authority (RTA), Catchment Management Authority, Land and Property Management Authority, Department of Natural Resources, Murray Darling Basing Authority.

4.2 COMMUNITY AND VISITOR SURVEYS

A community and visitor survey was issued from December 2009 as the next step in the consultation process. The December issue aimed to capture the many visitors and community members present in Corowa during the Christmas holiday period. Further surveys were issued directly to all clubs and community groups, and the wider community in general. These were distributed in a hard copy and web based format.

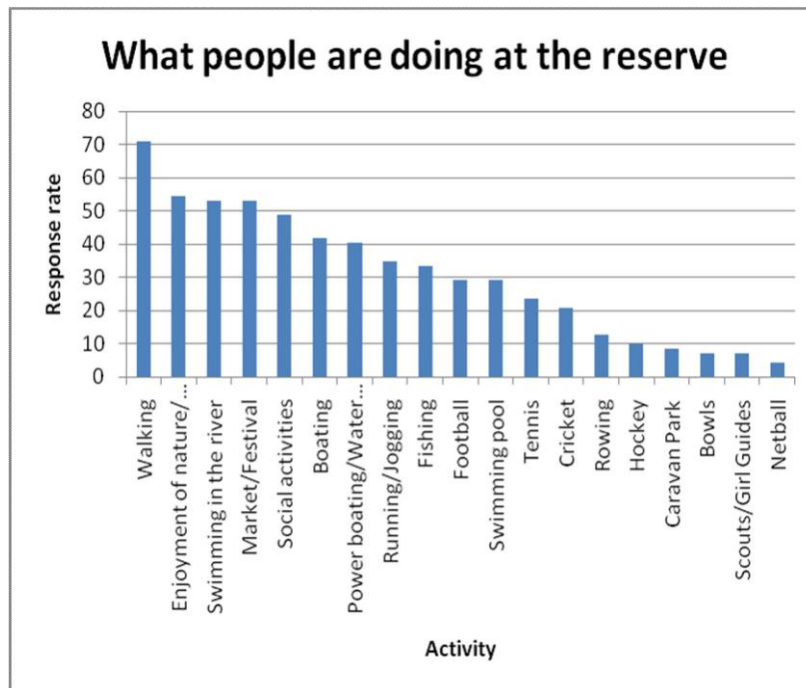
The surveys were distributed to Corowa's four Caravan Parks and were also made available for collection from key businesses. The web based survey was made available on the Council website and email link to the survey was sent via a community distribution list with invitation to complete.

The surveys asked which activities the Corowa Riverfront Reserve is used for, what the community enjoy about the Riverfront, any developments that would not like to be seen, future development opportunities, facility improvements, and any additional information that could be offered.

During the survey period, 18 hard copy surveys and 76 web based surveys were completed.

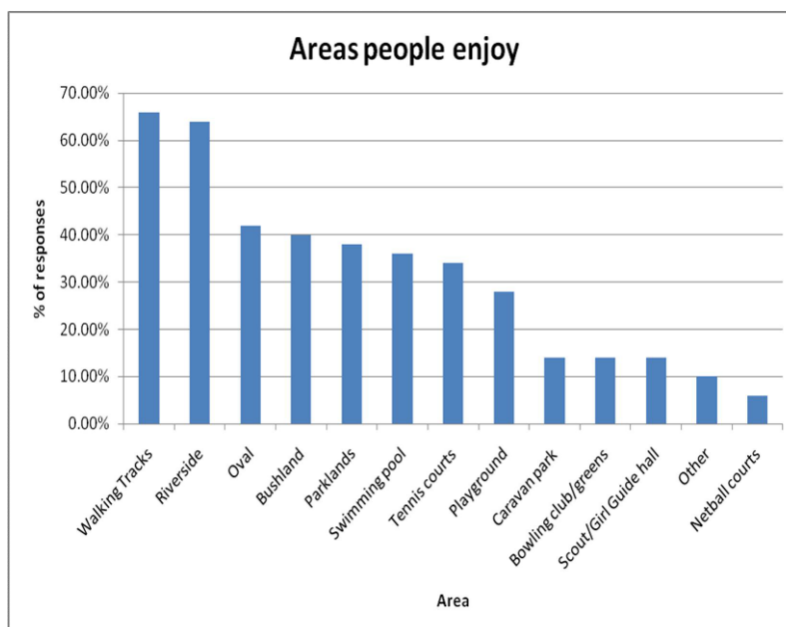
What are people doing at the Corowa Riverfront? Walking, enjoyment of nature and swimming are the most common things people do at the reserve. It is important to note that the area acts as an excellent social node with the market and other social activities also rating very highly.

Boating and fishing are also common activities. Not surprisingly, the structured sporting activities are less commonly undertaken but are undertaken several times a week, by the same group of people.



What areas do people enjoy at the Corowa Riverfront?

This question begins to merge a sense of what people participate in with what they value about the reserve.



The key assets that were most enjoyed included walking tracks and the riverside. These reflect the assets used for those activities with the highest level of participation. Consequently, funds should be channelled toward the improvement of these facilities to ensure they are safe, accessible, well maintained and easy to use.

The comments at right also reflect the importance of the natural setting responsibly managed alongside appropriate development to provide a safe reserve for active sport and tourism.

What improvements do people want?

Key comments regarding improvement included:

- Walking tracks extended along river
- Picnic facilities
- More access to ovals (a further oval?)
- Improved leisure facilities and picnic/toilet facilities around lagoon
- New swimming pool
- More family entertainment (e.g. cinema under the stars)
- An environmentally friendly cafe (otherwise no cafe)
- Improved vehicle access to boat ramp

*People enjoyed...
“...natural areas,
so close to
town..”*

*“Lovely to take
kids for a wander
near the water..”*

*“..scenic place to
play and watch
sport..”*

*“..the natural
setting and
grassed area at
Rowers Park..”*

*“..swimming and
playing with my
dogs..”*

“..freedom..”

- More orderly and structured paths and signage
- Car parking and road access
- Improved natural aspects e.g. revegetation in some areas.

What did people want protected?

The question was asked as to what people did NOT want to see developed along the riverfront. A summary of responses includes the following;

- No more commercial development
- Protection of river gums- no more to be removed
- No exclusion zones or resort style development
- Less concrete and asphalt
- No artificial environments
- No trees removed for parking
- Reduce roads through reserve

4.2.1 Sporting Club and User Group Feedback

Surveys were issued to sporting clubs and user groups in March 2010. The surveys were promoted in the media and distributed to the community groups in hard copy and web based format.

A detailed recording of data collected through surveys and interviews can be viewed in the Appendix. A summary of results used to provide direction for the master plan is provided below.

Corowa Services Bowling Club (Lawn Bowls)

The Bowling Club have responded that they are satisfied with the current situation and expect membership to stay the same. *(Please note the survey was conducted prior to July 2010 discussions regarding relocation of the bowling facilities).*

Corowa Swimming Club

New pool required with heated water. Need for heated water in change rooms was also noted.

Corowa Cricket Club

Would like access to an additional oval (John Foord Oval possibly) as well as some maintenance to Ball Park Oval. The club are looking to develop more appropriate change rooms and a small social area.

Corowa Combined Hockey Club

The Hockey club currently train on the bowling greens adjacent the pool. A synthetic surface is the first priority of the hockey club, however given the pending relocation of the bowling club, the feasibility of hockey training facilities should be subject to further negotiation and discussion between parties. The club are also

looking to develop social rooms and change rooms (potentially shared with cricket, as above).

Corowa Football (AFL) (only juniors commented)

Key requests include use of an extra oval and an upgrade of lighting for training purposes. This could incorporate an upgrade to Ball Park with lighting, however the needs of hockey need to be recognised over the winter period as well. The Ball Park oval is well utilised, while the John Foord Oval is Corowa's least utilised. Expansion of social rooms and associated facilities is also seen as important for the club to be able to continue raising funds, and the club has requested funding support from Council.

Corowa and District Netball Association

The Netball Association mainly have issues with maintenance of roadways into the reserve (Morris Park). Upgrade of lighting for netball is also mentioned. Corowa Rutherglen Netball did not comment during the feedback period, however late comments could be received.

Corowa Girl Guides

The girl guides discourage any upgrade to the road network between the scout hall and Ball Park oval. They believe current facilities are quite adequate for their operations but do not want to see the area around the riverfront developed further or attract more traffic.

Corowa Lawn Tennis Club

A number of tennis courts have been recently upgraded and the club are satisfied with the current condition of their facilities. As with a number of other regular users, traffic management and road closure in order to prioritise pedestrian flow is viewed as particularly important.

Corowa Historic Machinery Club

Improvements to walking track, road closure and some lighting are suggested. Generally the club is satisfied with its facilities. Note that the main club site is near Corowa Airport.

4.2.2 Ball Park Caravan Park

The Caravan Park have requested more privacy and property protection for users, however this creates issues with the existing access through the Caravan Park to the Lagoon.

4.2.3 Schools

Corowa Public School, Corowa South Public School and St Marys Primary School, Corowa both provided feedback for the master plan.

Both schools use facilities at the riverfront including the oval, tennis courts and the swimming pool.

Issues and ideas raised by the schools included:

- Poor condition of some walking tracks - improve and create loops
- Gaining community (school) access to lawn bowls
- Shade in the swimming pool area
- The swimming pool generally in poor condition
- Signage around walking tracks

4.2.4 General

- Maintenance of infrastructure is an issue across the site.
- Use of consistent materials and furniture design is important to “tie together” a site of this magnitude.
- Car parking and roads need more definition to be able to reclaim some areas and create safe pedestrian traffic flows.
- Consistent grade should be established for pedestrian trails and these should be clearly marked.
- Sporting facilities in general are well presented with some individual club improvements requested.
- Vehicle movement particularly getting to and around the boat launching area is a major issue. More formalisation of car park and singular tracks to stop the variety of tracks currently worn and negatively affecting vegetation.
- Connection under John Foord bridge and Bridge Road needs to be stronger and safer.
- The swimming pool is highlighted by residents as needing upgrade. It was noted that upgrade would need to address potential risk issues associated with lifeguard and Occupational Health and Safety requirements.
- Consensus from surveys and interviews is not to do too much but consolidate, enhance, protect and retain the character of the area.

4.3 COMMUNITY WORKSHOP

A community workshop was held on Wednesday 5 May 2010 at the Odfellows Hall, Sanger Street, with over 70 people in attendance.

The workshop was an interactive session, where the consultants presented an appreciation of issues to date under key themes and headings. The key themes were

- Entry / Presentation
- Native Vegetation / Fauna
- Signage
- Furniture / Equipment
- Car Parking / Vehicle Circulation
- Pedestrian Circulation / Walking Paths
- Historical Interpretation
- Sporting Facilities
- Development / Tourism

- Risk Management
- Maintenance
- Partnerships / Funding

The workshop was then invited to write comments relevant to each theme and stick to the relevant poster. Coloured stickers were issued for the community to vote on the comments/ideas they think were the most important.

The results from the workshop were generally consistent with the feedback from the surveys and interviews. The sheets from the workshop are included in the Appendix.

4.4 KEY ISSUES AND OPPORTUNITIES SUMMARY

- Walking and enjoyment of nature are most popular activities.
- Swimming, boating and the market all rate very highly.
- Organised sports are lower on the list of most popular activities.
- Walking trail development and safety for walkers/cyclist is therefore paramount.
- Investigate opportunity for Community Garden.
- Safe swimming areas and reduction of any conflict between boating and walker/swimmers is important.
- Walking tracks and the riverside are the most well used areas so need to have reasonable investment in ensuring conditions are satisfactory.
- Oval and pool are also well used. This highlights need to improve pool and the value of the oval both for sport and unstructured activity.
- Café or opportunity to purchase some food was popular.
- Loop trails, jogging paths are seen as important.
- Restricted “bush zones” to protect vegetation with more developed areas for walking/cycling and other more robust activities.
- More sense of arrival, highlight key entry points and beautify main parkland at riverfront, Bangerang Park, oval and community centre.

5 MASTER PLAN

The Corowa Riverfront Master Plan has been developed based on the outcomes of research, site assessments and community engagement. The following section details all recommendations categorised by geographical area. The recommendations should be read in conjunction with the plans LMP01-07 which provide an indicative graphical representation of the access, circulation, parking and planting arrangements. Refer to appendix for recommended plant species and signage opportunities.

The Master Plan also outlines project priorities and partnerships to be implemented, along with timeframes for completion.

Time frames listed for action items are as follows:

Short term	within 18 months
Medium term	18 months – 5 years
Long term	5 - 10+ years

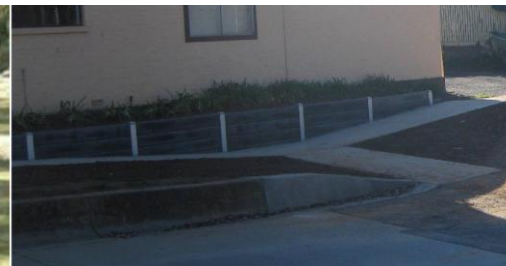
5.1 PRECINCT ENTRIES

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
John Foord Bridge & Sanger Street Roundabout					
<ul style="list-style-type: none"> - Provide improved visual appeal of, and sense of arrival to, Riverfront Precinct entries at John Foord Bridge and Sanger Street / Edward Street roundabout through garden beds, tree avenue planting - Improve pedestrian connections into Rowers Park from John Foord Bridge through continuation of pedestrian path - Provide safe, direct pedestrian connection into Precinct from Sanger Street, both to Bangerang Park, and across Parliament and Edward Streets at roundabout 	<ul style="list-style-type: none"> - Pedestrian refuges and pram crossings (Parliament Street and Edward Streets) - Signage - Garden beds - Tree planting - Public art (consider as an opportunity in Bangerang Park conditional upon Council endorsement and appointment of professional artist/s in line with Master Plan theme) 	- Remove roses beneath existing date palm trees (on top side of retaining wall at roundabout verge) and install consolidated garden bed planting to roundabout verges in line with Master Plan themes. Consider use of native grevilleas (spiky) to deter pedestrian access.	Short term (18 months)	\$5,000	Council
		- Remove signage ('5 Golf Club' and 'Raceclub') from Edward Street splitter island. Relocate signage appropriately as required.	Short term (18 months)	< \$500	Council
		- Install pram crossings to provide designated pedestrian route from Sanger Street to service road. Install pram crossings at Sanger, Parliament and Edward Streets kerbs and splitter islands.	Short term (18 months)	\$4,000	Council, RTA
		- Implement 'Thank you for visiting' signage to rear of Corowa Entry sign at Shire Boundary (in line with Corowa entry signage policy).	Short term (18 months)	< \$1,000	Council



5.2 BANGERANG PARK

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
- Achieve an overall contemporary and functional layout for Bangerang Park, improving pedestrian connectivity, provision of entry node with seating and signage, amphitheatre space, layout of tree planting and open space areas, garden beds, consistent furniture and signage treatment.	- Tree planting - Garden beds - Paving - Grassing - Signage - Furniture - Fencing (drainage line crossings)	- Provide garden bed planting or granitic gravel at Edward Street pedestrian crossing. Use granitic gravel as appropriate for ease of maintenance.	Short term (18 months)	\$2,000	Council
- Enhance visual appeal of Edward Street crossing point.		- Redevelop rose garden area beneath retaining wall (below date palms), with a view to providing future amphitheatre space. Consider open grass embankment for short term visual improvement. Works subject to further design development by Council.	Short term (18 months)	\$10,000 (allowed for in current budget)	Council
- Enhance visual appeal of rose garden area, considering opportunity for amphitheatre space.	- Lighting	- Tidy up shrubs opposite Riesling Street to improve visual permeability into park.	Short term (18 months)	\$1,000	Council
- Achieve consistent and contemporary signage and furniture theme throughout park in line with Master Plan signage and furniture themes.		- Realign fence to topside of retaining wall, in line with fencing themes, to provide open and inviting entry area whilst providing appropriate grab rail to ramp.	Medium term (18 months - 5 years)	\$500	Council
- Provide appropriate surface finish for pathways, using hard paving materials, particularly along floodway.		- Review safety and aesthetic of drainage line crossings in Bangerang Park. Consider replacement of timber post and rail guards or use of flush grates in ground.	Medium term (18 months - 5 years)	\$8,000	Council
- Improve safety and visual appeal of drainage line crossings.		- Supplement existing Plane Tree avenue with avenue of Red Gum trees (retain existing Plane Trees).	Medium term (18 months – 5 years)	\$2,000	Council
- Maintain grassed open space in front of culvert for floodway functionality, personal safety and visual surveillance.					



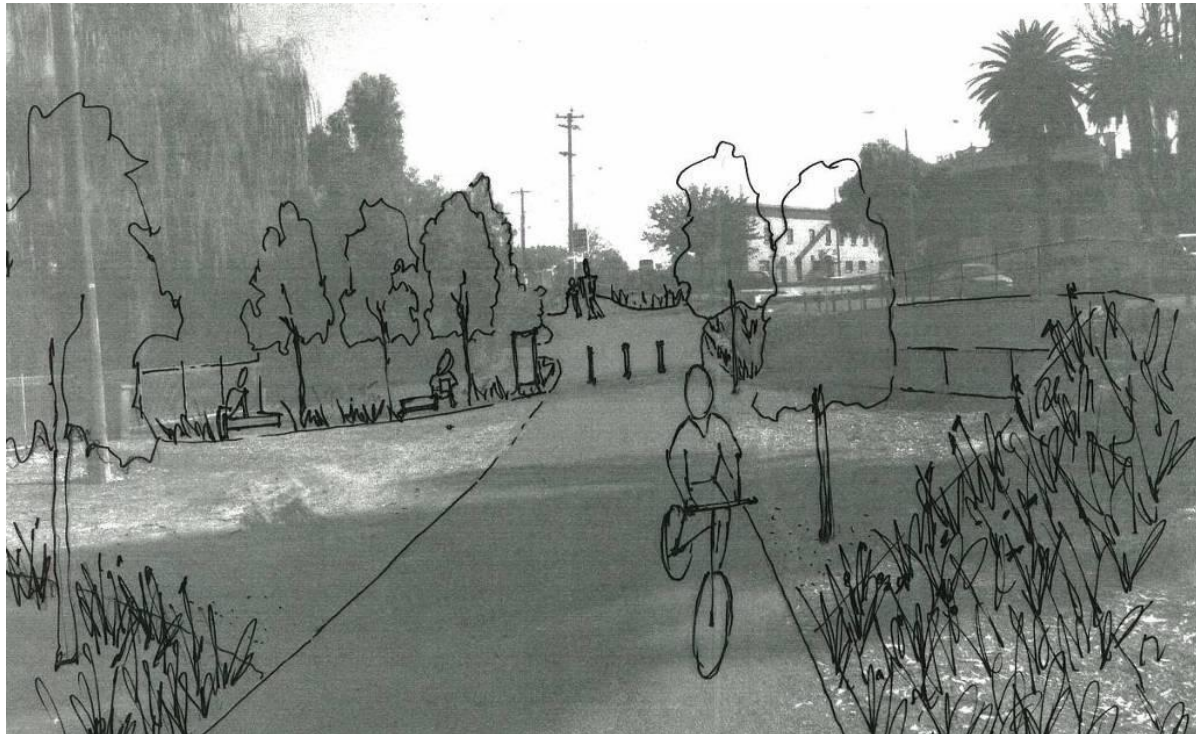
5.3 BRIDGE ROAD GENERAL

Recommendations	Materials	Action / Implementation	Time Frame	Cost Estimate	Funding/ Partnership
<ul style="list-style-type: none"> - Provide consolidated avenue of evergreen trees along Bridge Road. Locate trees to allow views into the site, while retaining existing Red Gums. - Provide consolidated garden beds to road verges to soften interface between road and pedestrian areas. 	<ul style="list-style-type: none"> - <i>Corymbia maculata</i> (Spotted Gum) will be the Bridge Road avenue tree (refer Tree Planting). - Garden bed planting of low level tufted and ground cover plants. Planting should not impede traffic sight lines (refer Garden Beds). 	<ul style="list-style-type: none"> - Further design work and site assessment should be undertaken to confirm the most appropriate locations and methods for tree planting and garden beds. - The planning and execution of this work will require integration into Corowa's road management and maintenance regime. 	Short term (18 months)	\$1,500	Council
		<ul style="list-style-type: none"> - Install tree avenue along both sides of Bridge Road from John Foord Bridge to Sanger Street (approx 75 trees @ tubestock size in locations to be determined on site) 	Short term (18 months)	\$500	Council
		<ul style="list-style-type: none"> - Install garden bed planting along Bridge Road (subject to further determination on site). 	Long term (5-10+ years)	\$80,000	Council



SERVICE ROAD

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding /Partnership</i>
<ul style="list-style-type: none"> - Improve pedestrian safety along service road through creation of a designated 'Shared Zone'. - Improve visual appearance and personal safety issues presented by the culverts. - Provide pedestrian precinct entry node in front of Wetland (similar to image below). 	<ul style="list-style-type: none"> - Tree planting - Garden beds - Paving - Furniture - Signage - Lighting 	- Provide precinct entry node of tree planting, garden beds, seating, bin and way finding signage in front of Wetland (similar to image below). Locate furniture and signage in desirable positions.	Medium term (18 months - 5 years)	\$7,000	Council / community groups
		- Install bollards and signage at each end of service road to define Shared Zone. Ensure bollards are in line with master plan furniture themes.	Medium term (18 months - 5 years)	\$3,000	Council
		- Install pedestrian lighting (solar) to service road, as required, for pedestrian safety.	Long term (5-10+ years)	TBC	Council



COROWA WETLAND

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Improve visual appeal of wetland entry. - Enhance pedestrian connections and experience into, and through, wetland. 	<ul style="list-style-type: none"> - Tree planting - Garden beds - Wetland planting 	<ul style="list-style-type: none"> - Undertake weed management and provide consolidated planting of wetland and ephemeral species around pond areas. 	Short term (18 months)	General maintenance + \$2,000	Council, Community groups
		<ul style="list-style-type: none"> - Provide tree planting, garden bed planting, seating and signage (wayfinding and interpretive) within wetland. 	Medium term (18 months - 5 years)	\$3,000	Council, Community groups

MARKET GARDENS FRONTAGE

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Investigate opportunity for land acquisition of market gardens between wetland and John Foord Oval, for future public open space. - In the short term, improve visual appeal of garden bed along service road frontage 	<ul style="list-style-type: none"> - Garden bed maintenance 	<ul style="list-style-type: none"> - Remove dead shrubs along service road adjacent market gardens (area shown in image below) 	Short term (18 months)	\$2,000	Council
		<ul style="list-style-type: none"> - Land acquisition of market gardens 	Long term (10+ years)	\$TBC	Council



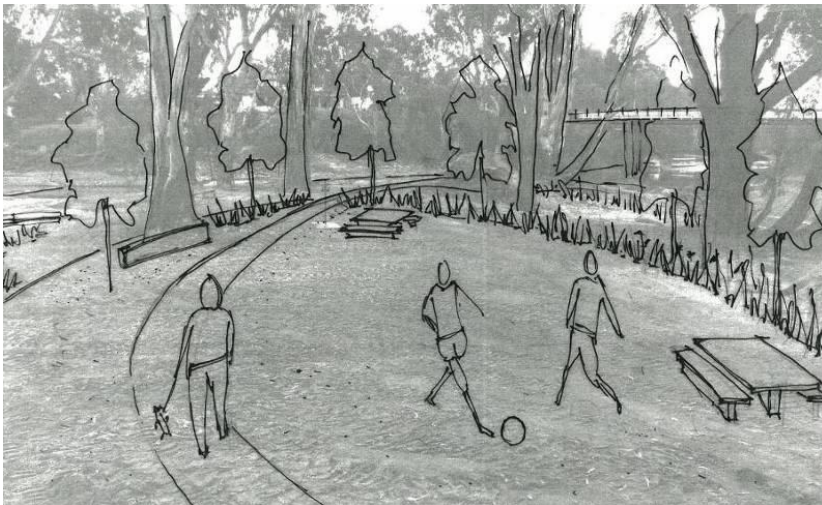
5.4 ROWERS PARK

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Achieve an overall contemporary, functional and sustainable layout for Rowers Park to address issues such as riverbank rehabilitation, swimming area, launching facilities / platform for rowing boats, shelter, furniture locations, walking track alignment, car park arrangements, mobile coffee van, proposed Corowa Rowing Club extension, weed management, garden bed and tree planting, and other elements as required. - Provide parking area for potential mobile coffee van business, ensuring access, view to river, power and water connections as required. Negotiate with Rowing Club. - Allow opportunity for contemporary designed shelter at Rowers Park within close proximity to proposed coffee van location, bridge and proposed wharf 	<ul style="list-style-type: none"> - Tree planting - Garden beds - Walking track - Signage - Furniture - Shelter - Car park - Launching facilities - Wharf - Lighting - Bank rehabilitation works - Mobile Coffee Van 	- Undertake feature and level survey for Rowers Park	Short term (18 months)	\$4,000	Council
		- Undertake detailed design for Rowers Park to address recommendations. Detailed design to include estimate of construction cost.	Medium term (18 months - 5 years)	\$10,000	Council, Community Groups
		- Upgrade car park facilities in line with approved detailed design (sealed surface finish)	Medium term (18 months - 5 years)	\$100,000	Council
		- Riverbank rehabilitation	Medium term (18 months - 5 years)	\$30,000	Council, State Government
		- Launching facilities / platform for rowing boats	Medium term (18 months - 5 years)	\$TBC	Community Groups
- Shelter (near bridge / proposed wharf)	Long term (10+ years)	\$TBC	Community Groups		



5.5 LAGOON – ACCESS ROAD AND RECREATION SPACE

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Plan for new direct, navigable and sealed access road to the lagoon from Bridge Road, generally to the alignment shown on the plans along northern boundary of Caravan Park. - Provide open grassed area and native garden beds at lagoon ‘peninsula’ as passive recreation space. Enhance with tree planting to define area and frame views to John Foord Bridge. Provide furniture, signage and irrigation. - Improve pedestrian access from Rowers Park to Lagoon as part of riverside walking track works - Provide public amenities at Lagoon 	<ul style="list-style-type: none"> - Civil works - Pedestrian paths - Fencing - Garden bed planting - Furniture - Signage - Tree planting - Irrigation 	- Improve signage to lagoon and maintain existing designated route to lagoon via Ball Park Oval / Scout Hall	Short - Long term (5+ years)	General maintenance	Council
		- Support community assisted implementation of passive recreation space at lagoon peninsula. Undertake site assessment and prepare concept plan for implementation of recreation space which includes irrigated grassed area, garden bed and tree planting, furniture, walking track and signage. Refer conceptual image below.	Short term (18 months)	\$25,000	Community Groups
		- Construct riverside walking track from John Foord Bridge to lagoon, in consultation with Caravan Park.	Short term (18 months)	\$10,000	Council, Caravan Park, Community Groups
		- Confirm maintenance of the lagoon area and encourage potential maintenance partnerships between Council, community and Caravan Park.	Short term (18 months)	NIL	Council, Community Groups, Caravan Park
		- Provide public rest room facilities within close proximity of Lagoon, on top of embankment near Caravan Park	Medium term (18 months - 5 years)	\$80,000	Council, Community Groups, Caravan Park



<ul style="list-style-type: none"> - Undertake detailed feature and level survey and prepare detailed design and costing for lagoon access road, including relevant authority approvals. - Ensure detailed design addresses road and intersection alignment, speed restrictions, safety, hours of access, boom gates, fencing and appropriate vehicle and pedestrian entry into Caravan Park and safe pedestrian connections to Rowers Park 	<p>Medium term (18 months - 5 years)</p>	<p>\$10,000</p>	<p>Council, Community Groups</p>
<ul style="list-style-type: none"> - Provide new lagoon access road in line with other recommendations and actions outlined in this plan. - Investigate funding and partnership opportunities for cost effective and community endorsed implementation. 	<p>Long term (10+ years)</p>	<p>\$200,000</p>	<p>Council, Community Groups</p>

(Note: A feasibility study to determine the most appropriate lagoon access route was completed by the project steering committee during the development of this Master Plan)



5.6 CARAVAN PARK

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Support current Caravan Park lease - Consult with Caravan Park leaseholders regarding recommendations of this plan which will have implications for the Caravan Park - Maintain current lagoon access through Caravan Park as existing alternative - Encourage improved visual appeal of Caravan Park, particularly views from Bridge Road - Permit semi transparent security fence around Caravan Park, generally to alignment shown on plans. - Permit boom gate to Caravan Park entrance (for after hours access initially, then permanent following opening of new lagoon access road) - Allow lighting of Caravan Park in areas where there is minimal passive surveillance 	<ul style="list-style-type: none"> - Annexes for semi permanent on site vans in olive green to blend with surrounding vegetation - Fencing / boom gate 	<ul style="list-style-type: none"> - Include appropriate amendments to Caravan Park lease, prior to next tender of lease, to ensure the tender is let on the basis of proposed new lagoon access road. - Ensure any future planning and detailed design for future lagoon access road considers the impacts upon the Caravan Park, particularly storage and service yard, maintenance vehicles, and access to the swimming pool for chemical drops / truck deliveries etc. - Maintain terms and conditions of the current Caravan Park lease. - Allow existing access to the lagoon through Caravan Park as per current lease. 	<ul style="list-style-type: none"> Medium term (18 months - 5 years) Medium term (18 months - 5 years) Medium – Long term (5+ years) Long term (10+ years) 		<ul style="list-style-type: none"> Council, Caravan Park Council, Caravan Park Council, Caravan Park Council, Caravan Park



5.7 SPORTING AND CLUB FACILITIES

5.7.1 BOWLING GREENS

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Plan for future opportunities provided by pending relocation of bowling club and ensure Council decision for the future use of the area. - Consider possible uses by Council / community or conducting commercial 'expressions of interest' in line with current zoning. 	<ul style="list-style-type: none"> - Investigations and discussion 	<ul style="list-style-type: none"> - Investigate and plan for future use of bowling greens as high quality accessible community space. 	Medium term (18 months - 5 years)	Council resource	Council



5.7.2 JOHN FOORD OVAL

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Support efforts by Football Club to improve visual appeal of John Foord Oval entrance - Support efforts by Football Club to improve social rooms, change rooms and kitchen/kiosk for main pavilion at John Foord Oval subject to community partnership. - Support efforts by Football Club to consolidate coaches boxes, shelters and storage facilities. 	<ul style="list-style-type: none"> - Tree planting - Garden beds - Furniture - Signage 	<ul style="list-style-type: none"> - Remove shipping containers, coaches box and replace with appropriate and contemporary facilities through new club house 	Long term (10+ years)	\$350,000 (Club house)	Community groups



5.7.3 CRICKET and HOCKEY CLUBS

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Allow current initiative by cricket club for development of playground adjacent to swimming pool building. - Support current use of disused bowling green as hockey training ground for the short to medium term. - Following development of approved plans for new swimming pool, consider extension of swimming pool building to accommodate storage and changing facilities for cricket and hockey clubs, subject to community partnership. - Provide improved pedestrian, spectator and sports club amenity between swimming pool building and Ball Park Oval, subject to community partnership. 	<ul style="list-style-type: none"> - Tree planting - Garden beds - Paving - Furniture - Signage 	<ul style="list-style-type: none"> - Maintain hockey training on disused bowling green, until an agreed arrangement for the bowling green area is reached by Council (due to the pending closure of the bowling greens). - Liaise with hockey club regarding future training ground opportunities 	Medium term (18 months - 5 years)		Council, community groups
		<ul style="list-style-type: none"> - Subject to design for new swimming pool, investigate community partnerships for extension to swimming pool building to cater for cricket and hockey clubs. 	Long term (5-10+ years)	\$350,000 (building extension)	Community groups
		<ul style="list-style-type: none"> - Subject to design for new swimming pool, consider hard stand spectator and bbq paving between oval and pool building 	Long term (5-10+ years)	\$15,000	Council, community groups
		<ul style="list-style-type: none"> - Install additional tree and garden bed planting to Ball Park oval boundary. 	Long term (5-10+ years)	\$8,000	Council, community groups



5.7.4 NETBALL

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Support community efforts to enhance netball court area for improved pedestrian and spectator amenity and safety, and parking area. - Manage vegetation adjacent netball courts for safety. 	<ul style="list-style-type: none"> - Vegetation management - Fencing 	<ul style="list-style-type: none"> - Formative pruning to existing native trees to address safety issues (limb drop). No removal of trees to occur. - Vegetation management adjacent netball courts to remove woody weeds. - Support continuation of fence from John Foord Oval to market gardens fence line 	<p>Short term (18 months)</p> <hr/> <p>Medium term (18 months – 5 years)</p>	<p>\$1,000</p> <hr/> <p>\$1,500</p>	<p>Council</p> <hr/> <p>Community Groups</p>



5.7.5 SWIMMING POOL

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Improve pedestrian and vehicle circulation and car parking to swimming pool frontage, ensuring safe, direct pedestrian access to swimming pool entrance and adjacent pedestrian connections. - Provide swimming pool facilities of a high standard which meet appropriate safety and sporting requirements. - Consider water play area and possible water slide in swimming pool design to provide additional community play space. 	<ul style="list-style-type: none"> - Civil works - Tree planting - Garden beds - Paving - Furniture - Signage - Shade 	- Remove senescent pine trees adjacent tennis courts	Short term (18 months)	\$5,000	Council
		- STAGE 1: Undertake detailed survey and prepare design plans for new car park to ensure safe passage of pedestrians, provide suitable parking arrangements and through traffic road to scout hall and lagoon.	Short term (within 24 months)	\$5,000	Council
		- Retain existing red gum vegetation within car park (subject to arborist assessment).			Council, arborist
		- STAGE 2: Construct new car park	Medium term (18 months – 5 years)	\$150,000	Council, community groups
		- Continue to investigate community and government partnership opportunities for redevelopment of swimming pool.	Short term (12 months)		Council, community, government
- Undertake design plans for redevelopment of swimming pool, water play area, filtration and pipework to appropriate standards.	Medium term (18 months – 5 years)	\$4.6M (new swimming pool)	Council, community, government		



5.7.6 SCOUT / GUIDES HALL

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Improve pedestrian safety at scout hall frontage. - Improve all weather access and parking to river frontage on river bank near scout hall. 	<ul style="list-style-type: none"> - Pedestrian path - Bollards / fencing - Signage - Seating - Parking areas 	- Delineate scout hall car parking area for improved traffic management, pedestrian safety and protection of existing trees.	Short term (18 months)	\$8,000	Council, community
		- Provide safe pedestrian access path/ crossing point from scout hall to river and oval. Consider fencing to scout hall frontage for safety of users.	Short term (18 months)	\$5,000	Council, community
		- Provide all weather gravel road access to river	Short term (18 months)	\$8,000	Council, community



5.7.7 HISTORIC VEHICLE AND MACHINERY CLUB AREA

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Improve visual appeal of, and pedestrian access through, public open space area currently fenced by Historic Vehicle and Machinery Club. - Rationalise use of fencing at Tractor Pull area to ensure clear pedestrian passage east towards river. - Achieve a consistent furniture suite within tractor pull area in line with master plan themes for furniture. - Provide additional tree planting of Red Gums to enhance area and river access road. 	<ul style="list-style-type: none"> - Tree planting (Red Gum) - Furniture - Signage 	- Remove north – south arm of fencing adjacent tennis courts to allow for clear pedestrian passage east towards river.	Short term (18 months)	\$2,000	community
		- Remove tree guards no longer required for establishment of healthy specimens.	Medium term (18 months – 5 years)	\$1,000	Council, community
		- Implement tree planting as appropriate to supplement existing native revegetation. Undertake site assessment to confirm tree planting locations along northern site boundary fence line (adjacent private land) and to east of tractor pull area.	Medium term (18 months – 5 years)	\$2,000	Council, community



5.7.8 COMMUNITY GARDEN

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Investigate opportunity to provide community garden space within a suitable location in Corowa as a place to connect, grow and learn 	<ul style="list-style-type: none"> - Garden beds - Parking - Storage shed - Policies and guidelines manual 	<ul style="list-style-type: none"> - Establish policies and guidelines to make community gardening an enjoyable experience and to manage garden site safely 	Long term (5+ years)	\$TBC	Council, community
		<ul style="list-style-type: none"> - Provide visually appealing storage shed for equipment and structures. Ensure storage shed is screened from general view 	Long term (5+ years)	Included above	Council / community
		<ul style="list-style-type: none"> - Undertake policy and guideline documents for establishment of community garden 	Long term (5+ years)	Included above	Council / community
		<ul style="list-style-type: none"> - Refer to http://communitygarden.org.au - Refer to http://www.cityofsydney.nsw.gov.au/Environment/documents/CommunityGardens.pdf 	Long term (5+ years)	Included above	Council / community



5.8 PEDESTRIAN CONNECTIONS

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Provide safe, direct and aesthetic pedestrian connections throughout the Riverfront Precinct. - Ensure separation of pedestrian access ways and paths from roads and car parks. - Provide designated pedestrian crossing points to all road crossings, in car park areas and lagoon access road. - Provide riverside walking track throughout the precinct from Scout Hall to Public Open Space adjacent John Foord Oval. - Ensure grades of paths meet Australian Standards for mobility impaired persons. - Provide signage and furniture appropriately for pedestrian safety, amenity and way finding. - Investigate future pedestrian links from Banksia Drive to John Foord Oval and Bridge Road service road. 	<ul style="list-style-type: none"> - Concrete, asphalt or granitic gravel surface finishes to pathways - Riverside walking track to be granitic gravel - Boardwalks / viewing platforms - Signage - Furniture - Bollards 	<ul style="list-style-type: none"> - Upgrade existing paths, and install new pathways generally in accordance with layout shown on Master Plans. Include boardwalks across drainage lines as appropriate. - Undertake weed removal & vegetation maintenance to forest area with a view to providing safe pedestrian circuit link through bushland - Install pedestrian path, boardwalks, seating & signage, open space areas in natural clearings within Forest Area - Undertake detailed site investigation to determine layout & detailed design for boardwalks within Forest Area - Install new pathways in conjunction with park and car park upgrades. - Ensure pedestrian links to Banksia Drive are addressed in relevant Development Approvals - Provide pedestrian lighting for safety along paths and at road crossing points. - Provide hard paving surface finishes to high traffic pedestrian areas and gravel paths through natural bushland areas (such as the riverfront walking track). 	<ul style="list-style-type: none"> Short - Medium term (18 months-5 years) Long term (5-10+ years) Long term (5-10+ years) Long term (5-10+ years) Long term (5-10+ years) Long term (5-10+ years) As required As required 	<ul style="list-style-type: none"> \$150,000 (approx 2.5km) \$50k per year \$50,000 Forest Area (includes tidy up) Included above Included above Included above TBC 	<ul style="list-style-type: none"> Council, community groups, government Council, government, community groups Council, community groups Council, community groups Council, community groups Council Council, community groups Council, community groups


5.9 SIGNAGE

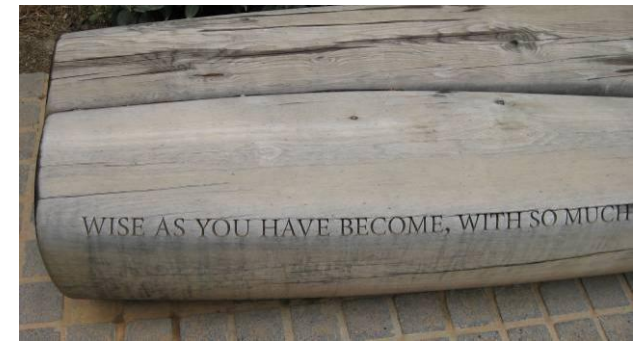
<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding /Partnership</i>
<ul style="list-style-type: none"> - Consolidate existing relevant signage to reduce visual / physical clutter - Provide a new suite of wayfinding and interpretive signage blades throughout the site - Signage will be a clear, recognisable suite of products - Provide a hierarchy of directional signage, consistent with Corowa Shire brand signage styles and principals, and with considered detailed designs that define appropriate signage locations - Temporary signage boards advertising local events will be restricted to locations agreed by Council. - Liaise with Indigo Shire Council regarding opportunity for wayfinding signage to promote natural attractions and trails in Wahgunyah. - Provide signage capturing the historical values of the precinct. 	<ul style="list-style-type: none"> - Limited installation of directional and information signage in the Corowa Shire signage suite - at key locations / elements, such as activity nodes, historical areas - pedestrian scale signage where directions to significant destinations are required - signage to adopt the branding and format of the Corowa roadside signage, with appropriate variation for pedestrian areas 	<ul style="list-style-type: none"> - Remove superfluous signage and unused signage poles. Retain signage with historical value (as appropriate) - Consolidate signage / signage poles where possible (ie provide multiple signage on one pole where appropriate). - Implement new wayfinding signage suite. Wayfinding signage to include graphical area map, points of interest, distances (scale), 'you are here' location. - Implement new interpretive signage suite. Interpretive signage to include information on key features / locations, history, historical photos or sketches. - A staged signage installation and replacement program should be implemented. - Installation of signage must be in accordance with design plans that take account not only of appropriate positions and numbers of elements, but also fixing and foundation aspects in relation to paving, garden beds, power supply (where illumination is required), and underground service locations. - Liaison with Indigo Shire Council (ISC) in relation to promotion of Wahgunyah attractions to be included in signage at Corowa. 	<p>Short term (18 months)</p> <hr/> <p>Medium term (18 months - 5 years)</p> <hr/> <p>Short term (18 months)</p>	<p>\$2,000</p> <hr/> <p>\$30,000 (new signage)</p>	<p>Council</p> <hr/> <p>Council</p> <hr/> <p>Council, ISC</p>







5.10 FURNITURE

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding /Partnership</i>
<ul style="list-style-type: none"> - The Master Plan refers to future elements commonly described as ‘street furniture’ (seats, picnic settings, bins, bollards, bike racks, tree guards/grilles and so on) - Furniture design and placement will need to support the themes of the Master Plan and will distinguish Corowa as the heart of the Shire. - Street furniture elements used in the Riverfront Precinct will be proprietary items potentially selected from local commercial manufacturers and chosen on the basis that the items will harmonise in the area to form a recognisable family of durable contemporary designs. - Street furniture will primarily feature unpainted galvanised steel or other metals, with unpainted seat timbers from sustainable sources. 	<ul style="list-style-type: none"> - The Master Plan recommends the following products (or equal and approved proprietary products). Products should be made from sustainable sources. 	<ul style="list-style-type: none"> - A staged furniture installation and replacement program should be implemented in line with park upgrades, garden bed and path construction, and other work. - Installation of street furniture must be in accordance with design plans that take account not only of appropriate positions and numbers of elements but also fixing and foundation aspects in relation to paving and underground services. 	<p>Long term (progressive over 10+ years)</p>	<p>\$300,000</p>	<p>Council, community groups</p>

SEATING	<i>Materials</i>	<i>Action / Implementation</i>
	<ul style="list-style-type: none"> - Free standing seats will be made from 'raw' materials- generally timbers and metals unpainted but durable and sustainable. - Free standing seats will be Botton and Gardiner Urban Seat 1 (US1) with cast aluminium (polished) frame, mixed Red Hardwood (exterior oil) and armrests - Supplementary seating will be provided throughout the precinct, with a focus on riverfront bushland settings. Supplementary seating will be rough sawn timber bench / log seating and be a reference to the local environmental history. 	<ul style="list-style-type: none"> - Seats should generally be located at activity nodes, adjacent car park areas, and within an appropriate vicinity of public and community facilities. - Seats to be installed at appropriate distances to meet desired codes, and face towards pedestrian activity or key views. - Seats to be installed appropriately in riverfront bushland areas and parks to provide for mobility impaired persons. - Seats locations are to consider and take advantage of views to water, views across the site, provision of shade, amenity and safety - Riverfront bushland seating will supplement proprietary seats and be located at appropriate locations within the Riverfront Precinct which take into consideration views to water, provision of shade, amenity and safety



BINS	<i>Materials</i>	<i>Action / Implementation</i>
	<ul style="list-style-type: none"> - Bins will be stainless steel, of durable finish and consistently themed throughout the reserve - Bins will be Furphy Foundry Darebin Litter Receptacle 120Ltr GOV 170 in stainless steel/plain galvanised finish with Corowa Shire branding 	<ul style="list-style-type: none"> - Bins should generally be located at activity nodes, adjacent recreation areas, and within appropriate vicinity of public and community facilities - Bins will be located at appropriate key points for ease of pedestrian access and garbage collection, and out of pedestrian travel zones - Bin locations are also to be located toward the edges of open space areas / pedestrian paths
BICYCLE RACKS	<i>Materials</i>	<i>Action / Implementation</i>
	<ul style="list-style-type: none"> - Bicycle racks will be Furphy Foundry Single Bike Rack GOV102 in stainless steel 	<ul style="list-style-type: none"> - Bicycle racks should generally be located at activity nodes, adjacent recreation areas, and within appropriate vicinity of public and community facilities - Bicycle racks are to be installed parallel to kerbs, buildings, and out of pedestrian travel zones
BOLLARDS	<i>Materials</i>	<i>Action / Implementation</i>
	<ul style="list-style-type: none"> - Bollards will be of timber and steel, and of a contemporary and simple design - Bollards will be designed specifically for the Corowa Riverfront as a distinguishable feature of the precinct. These will be a combination of timber and bare metal, contemporary and simple in design. Production is to ensure simple cost effective replacements are made available. 	<ul style="list-style-type: none"> - Bollards will be located to separate vehicle and pedestrian circulation areas, and to highlight pedestrian crossing points - Bollards will be located to restrict vehicle movement to roads / parking areas

FENCING	<i>Materials</i>	<i>Action / Implementation</i>
	<ul style="list-style-type: none"> - Fencing will generally be semi transparent and unobtrusive, located as protective measures only for pedestrian safety - Balustrade fencing will include bollards with galvanised pipe rails - Caravan park fencing will be galvanised chain mesh, with top and bottom rails and covered with suitable, maintained climbing plants. - Fencing to caravan park will need to allow for free passage of flood water through the use of 'flip up' panels 	<ul style="list-style-type: none"> - Fencing will be completed in line with pedestrian path works where protection from drainage lines is required - Allow fencing to caravan park in line with master plan themes

5.11 VEHICLE CIRCULATION / CAR PARKING

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding /Partnership</i>
<ul style="list-style-type: none"> - Improve vehicle circulation and parking throughout the site, considering pedestrian safety, traffic sight lines and functionality - Provide clear, designated access road to Lagoon - Improve car parking arrangements for Bangerang Park car park, swimming pool car park, and Rowers Park. Potentially increase parkland area at Rowers Park with formalised vehicle circulation. - Provide appropriate car parking area/s to allow views to river from parking bays. - Delineate parking areas to defined bays and allow for long vehicle parking areas where appropriate. - Incorporate Water Sensitive Design into new car park areas, capturing stormwater runoff and divert to garden bed areas and tree pits where possible. - Provide garden bed areas and tree planting within car parks to avoid large expanses of asphalt. - Provide lighting to car park areas in line with Australian Standards. 	<ul style="list-style-type: none"> - Civil works - Water Sensitive Design - Bollards - Logs as vehicle barriers (within riparian bushland zones) - Lighting - Appropriate sealed surface finishes (asphalt / gravel) 	<ul style="list-style-type: none"> - Car parking and traffic circulation upgrades to be completed in conjunction with specific area upgrades as listed above 	Long term (5-10+ years)	Included elsewhere	Council, community where possible

5.12 NATIVE VEGETATION / FAUNA

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>	<i>Time Frame</i>	<i>Cost Estimate</i>	<i>Funding/ Partnership</i>
<ul style="list-style-type: none"> - Protect, conserve and enhance native vegetation throughout the precinct - Develop a management plan for the ongoing protection and conservation of native vegetation throughout the site. 	<ul style="list-style-type: none"> - Planting of indigenous trees, shrubs, grasses, herbs and aquatic plant species - Recommended garden bed and revegetation plant species provided below 	<ul style="list-style-type: none"> - Implement Vegetation management plan - Implement Weed management plan - Implement Vehicle management plan 	<p>Short – Medium term (18 months – 5+ years)</p>	<p>Council resource</p>	<p>Council, community groups, authorities</p>
		<ul style="list-style-type: none"> - Continue removal of Elm suckers throughout the site and remove senescent exotic trees over time as appropriate 	<p>On going</p>	<p>Council maintenance</p>	<p>Council</p>





5.13 TREE PLANTING

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Provide a signature evergreen avenue tree for Bridge Road. - Provide a signature evergreen tree for all other areas within the Riverfront precinct. - In order to ensure longevity and reduce maintenance obligations, all tree planting will be provided with appropriate sub surface growing conditions, appropriate surface and above surface treatments and wherever feasible WSUD should be incorporated into tree planting designs / areas. Trees in car park areas / road way pavements are to be protected from vehicular traffic. 	<ul style="list-style-type: none"> - <i>Corymbia maculata</i> (Spotted Gum) will be the signature evergreen avenue tree for Bridge Road. This is a tall growing tree with distinctive spotted trunk and dark green foliage which forms a good canopy. Spotted Gum is in keeping with the existing Shire town entry themes and Riverine themes of the Master Plan - <i>Eucalyptus camaldulensis</i> (River Red Gum) will be the signature tree for park areas and all river frontage open space areas. These trees are indigenous to the Murray River region and grow to provide distinctive landmarks which supplement the existing riverine character and adequate shade while also attracting native fauna. - Materials used in the creation of appropriate growing conditions may include structural soil, root barriers, gravel or grated surfaces, bollard and / or kerb protection. 	<ul style="list-style-type: none"> - Further design and trial work should be undertaken in order to confirm the most effecting method of combining an overall Water Sensitive Urban Design (WSUD) approach with tree planting. - Install River Red Gums throughout the precinct, subject to further detailed design to determine quantity and locations (as per recommendations above).

**Note: Cost and timeframes for tree planting included in specific item recommendations listed above*



5.14 GARDEN BEDS

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Garden beds throughout the Riverfront Precinct in parks, activity nodes, pedestrian and car park areas are to provide an important, unifying element of the Riverfront Precinct. - Provide new garden beds to enhance parks, activity nodes, pedestrian and car park areas. - Provide new garden beds to enable clear pedestrian and vehicular separation and circulation throughout the precinct. - Provide garden bed / mulched areas under existing red gum trees to ensure long term sustainability and regeneration of trees and understorey planting (Rowers Park, car parks, river frontage). - Provide fenced native revegetation areas beneath existing red gum trees (riparian bushland areas) to prevent car parking under trees and ensure regeneration and provide for future environmental benefits. - The new garden beds will complement recent Council garden bed planting areas with use of native grasses, shrubs and ground covers. The layout of new garden beds will be simple and complement pedestrian and vehicle flows, activity node areas, provide flexible seating opportunities and an appropriate separation between pedestrians and vehicles. - Planting will provide visual impact and recognise the environmental and sustainability themes of the precinct. - Planting areas will provide colour, form and structure to the precinct. 	<ul style="list-style-type: none"> - Mass plantings in appropriate volumes of indigenous / native shrubs, grasses, tufting plants and ground covers chosen for drought tolerance, Water Sensitive Urban Design compatibility and colour and foliage variation. - A full list of species for garden bed development and revegetation areas is provided below. - The execution of garden bed planting should be simple yet striking. - Plant species chosen for roadside garden beds need to meet sight line safety requirements. 	<ul style="list-style-type: none"> - Garden bed works will be undertaken concurrently with new car park, road and pedestrian path works. These works should be carried out in conjunction with a <u>developed and approved WSUD plan for the precinct.</u> - Garden bed areas which are not dependent on new path and road works will be implemented following <u>appropriate design considerations.</u> - Garden bed related research, design and implementation will determine the critical path and dates for many of the works within the precinct. Investigations are required to ensure appropriate WSUD measures can be incorporated into civil car park / road design. A complete understanding of WSUD and precinct planting outcomes are required before civil works begin. 

**Note: Cost and timeframes for garden beds included in specific item recommendations listed above*

5.14.1 RECOMMENDED PLANTING SPECIES

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
AVENUE TREES			
<i>Corymbia maculata</i>	Spotted Gum		
PARK TREES			
<i>Eucalyptus camaldulensis</i>	River Red Gum		
FORMAL GARDEN BED PLANTING		REVEGETATION PLANTING	
<i>Calocephalus citreus</i>	Lemon Beauty Heads	<i>Acacia dealbata</i>	Silver Wattle
<i>Chrysocephalum apiculatum</i>	Common Everlasting	<i>Aristida behriana</i>	Brush Wire-grass
<i>Correa alba</i>	White Correa	<i>Azolla filiculoides</i>	Pacific Azolla
<i>Dianella revoluta</i>	Black-anther Flax-lily	<i>Carex appressa</i>	Tall Sedge
<i>Ficinia nodosa</i>	Knobby Club-rush	<i>Chamaesyce drummondii</i>	Flat Spurge
<i>Hardenbergia violacea</i> 'Happy Wanderer'	Purple Coral-pea	<i>Chloris truncata</i>	Windmill Grass
<i>Leucophyta brownii</i>	Dwarf cushion bush	<i>Cynodon dactylon var. pulchellus</i>	Native couch
<i>Lomandra confertifolia ssp. rubiginosa</i> 'Seascape'	Mat-rush	<i>Eleocharis acuta</i>	Common Spike-sedge
<i>Lomandra longifolia</i>	Long Leaf Mat-rush	<i>Eleocharis sphacelata</i>	Tall Spike-sedge
<i>Poa labillardieri</i>	Common Tussock Grass	<i>Hymenanthera dentata</i>	Tree Violet
<i>Poa labillardieri</i> 'Eskdale'	Common Tussock Grass	<i>Persicaria decipiens</i>	Slender Knotweed
<i>Poa poiformis</i> 'Kingsdale'	Ornamental Tussock Grass	<i>Phragmites australis</i>	Common Reed
<i>Pycnosaurus globosus</i> 'Billy Buttons/Drumsticks'	Lemon Beauty-heads	<i>Poa labillardierei</i>	Common Tussock-grass
<i>Westringia fruticosa</i>	Native Rosemary	<i>Pseudoraphis spinescens</i>	Spiny Mud-grass
		<i>Themeda triandra</i>	Kangaroo Grass

5.15 PAVING

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Provide a consistent paving finishes throughout the Riverfront Reserve precinct - Provide a hierarchy of paving finishes according to location and functional aspects 	<ul style="list-style-type: none"> - Footpath paving will be natural grey plain concrete paving with broom finish - Footpath paving will be used within Bangerang Park, Council building precinct - Feature paving at community facilities will be a combination of plain concrete, exposed aggregate concrete, bitumen and gravel areas with accent lines / tool joints (ie – special paving finish for swimming pool entry, football oval entry, tennis club entry, Council building entry) - Shared path for cycle / pedestrians (service road) will be asphalt finish (strength suitable for maintenance vehicles) - Riverfront walking track paving will be granitic gravel 	<ul style="list-style-type: none"> - Concrete, asphalt and gravel laying specifications are to be resolved prior to implementation in order to confirm desired strength, thickness, colour and finish. Suppliers and installers are to be identified on the basis of ability to conform to specifications. - Paving colours are to be selected on the basis of ensuring adequate tonal difference to meet Australian Standards. - Paving trials are to be undertaken prior to confirming specifications.



5.16 COLOUR

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Provide a distinguishable restrained public element colour theme that is reflective of the natural environment and will primarily manifest itself in paving and street furniture. Colours will generally be of neutral tones and subtle in their impact. This will include paving colours and the unpainted by well finished bare metal and timber finishes of furniture (refer elsewhere for details). - Buildings, both public and private with limited and contemporary public signage, will provide key colour elements to the Riverfront Precinct, and must be subject to appropriate design and approvals. The use of Corowa Shire brand colours of green and blue will be reflected in the public signage suite. 	<ul style="list-style-type: none"> - The selection of paving and furniture materials that will retain their intended colour and finish over acceptable lifecycles - The use of paving materials in shades of grey and furniture consisting of unpainted stainless steel or cast aluminium with any timber used for seat / picnic setting components remaining unpainted - Road lighting poles will be unpainted - Car park lighting poles will be charcoal / black - Corowa Shire corporate colours of green and blue 	<ul style="list-style-type: none"> - The Riverfront Precinct colour theme will be largely achieved through continuity of materials and finishes as carried out in line with the Master Plan recommendations. This will be accomplished through staged paving and furniture replacement and installation programs



5.17 LIGHTING

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Provide an attractive and safe riverfront precinct area at night time. - Provide a consistent and appropriate lighting level in pedestrian areas, conforming to relevant codes. - Respect the natural bushland setting of the river front through appropriate use of lighting. - Use environmentally sustainable light fittings (solar, LED) 	<ul style="list-style-type: none"> - Pedestrian lighting to Council building area, sporting facilities and toilets - Flood lighting of significant trees in Rowers Park, where this achieves both decorative and ambient lighting level without energy inefficiencies and 'light pollution'. 	<ul style="list-style-type: none"> - New pedestrian lighting is required throughout the precinct and is to be considered as part of pedestrian path and car park works. - Incorporate solar lighting where possible to reduce need for power supply - Ensure that a lighting implementation plan is developed for incorporation into other works, considering power supply, metering and connection points



5.18 PUBLIC ART

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Enhance and distinguish the Riverfront Precinct through appropriately commissioned and selected public art installations, based on the theme of the locally indigenous Brolga - Ensure artwork is endorsed by Council and created by accomplished professional artists. 	<ul style="list-style-type: none"> - The materials and form of Public Artworks will be determined by a professional artist in response to location and brief, and should consider use of raw, unpainted materials. - Materials, forms and scale may vary but should convey an impression of professionalism and excellence - Public Art may include temporary installations by professional artists. Installation must be of a robustness appropriate to their locations - Conception of Public Art is to be designed in association with the proposed landscape treatment 	<ul style="list-style-type: none"> - Public Art will be commissioned, selected and managed by an appropriately constituted Council and community panel with access to relevant professional advice. - Priority areas for the installation of Public Art include Bangerang Park, Council building frontage, and Rowers Park entry.



5.19 DEVELOPMENT AND TOURISM

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Promote the attraction of natural beauty of the Corowa Riverfront, and the Corowa / Wahgunyah Region as a whole. - Promote the attraction of a mobile coffee van and associated facilities at Rowers Park - Promote developed bike tracks / walking tracks, including linkages to, and key features at Wahgunyah. - Promote the new Fishing Wharf. - Consider Paddle boats for hire. - Continue to encourage and promote events within the Riverfront Precinct and at Wahgunyah. 	<ul style="list-style-type: none"> - Plans in line with Corowa's Economic and Tourism Plans - Involvement of Indigo Shire Council in promotion of the region. 	<ul style="list-style-type: none"> - Include key attractions of the Riverfront and Wahgunyah regional attractions in Corowa's Development and Tourism Plan - Liaise, and work collaboratively, with Indigo Shire Council to capitalise on joint grant funding opportunities for the benefit of the Corowa / Wahgunyah Region.

5.20 MAINTENANCE

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Undertake routine and regular maintenance within the Riverfront Precinct to ensure a clean, tidy and presentable focal point of Corowa. - Encourage revegetation of understorey plants. - Improve management practice of public toilets, particularly at Rowers Park, to ensure access to facilities on weekends for general public during football season. 	<ul style="list-style-type: none"> - Regular maintenance - Fenced revegetation areas 	<ul style="list-style-type: none"> - Vegetation / Weed Management Plan - Waste Management Plan

5.21 RISK MANAGEMENT

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Provide Emergency vehicle access to sporting facilities and lagoon - Provide fire access to sporting facilities and lagoon - Ensure pedestrian safety is primary concern for Riverfront Precinct and associated events - Provide appropriate lighting to Precinct 	<ul style="list-style-type: none"> - Appropriate access and communication with emergency services - Lighting 	<ul style="list-style-type: none"> - Riverfront Risk Management Plan

5.22 MASTER PLAN REVIEW

<i>Recommendations</i>	<i>Materials</i>	<i>Action / Implementation</i>
<ul style="list-style-type: none"> - Adopt the Corowa Riverfront Master Plan - Retain the relevance and accuracy of the Corowa Riverfront Master Plan 	<ul style="list-style-type: none"> - Recall Project Steering Committee to facilitate review - Up to date documentation of completed and proposed works 	<ul style="list-style-type: none"> - Council endorsement and adoption of the Master Plan - Formal review minimum every three years, or <u>sooner as required.</u> - <u>Revisions require Council endorsement</u> - Annual report on the progress of the Master Plan to be made each year to Council and forwarded to relevant stakeholders.



6 CONCLUSION

The Corowa Riverfront provides high quality recreation and community oriented opportunities, set amongst a significant environmental location. The Riverfront will continue to be a key destination point within the region. As such, the development proposals outlined in the Master Plan provide great opportunity for Corowa Shire Council, with support from the local community and Australian Government, to provide the region with optimal environmental, community and economic benefit.