



## MULWALA FORESHORE PUBLIC OPEN SPACE MASTERPLAN



## Background

Corowa Shire Council and the Mulwala Progress Association have been working closely in recent years to develop and improve the Mulwala Township.

The development of the Melbourne St Masterplan has been a catalyst for wide ranging works in Melbourne Street and the surrounding area resulting in beautification, traffic and pedestrian flow and safety improvements, encouraging the commercial precinct and enhancing the natural environment of Lake Mulwala.

The acquisition of additional land at Purtle Park and the success of the development of Loughnan Park has provided further impetus for the community and Council to assess potential improvements to the Public Parks on the foreshore of Lake Mulwala.

Council also has a commitment for \$250,000 in funding to upgrade boat launching facilities in Mulwala and the imminent lowering of the Lake levels in 2015 for maintenance purposes provides the opportunity to upgrade the ramps and surrounding facilities.



## Scope of Master Plan

The initial scope of the project was for the provision of a Masterplan for Purtle Park due to the acquisition of additional land at the site. The scope increased as it became apparent that there was a need to integrate and determine the most efficient use of each park within the foreshore precinct.

The formal scope of the Masterplan takes into account four (4) public parks.

1. Miss Ross Hill ( Endeavour Park)
2. Digger Loughnan Park
3. Apex Park
4. Purtle Park.

During the consultation phase four (4) additional sites were identified as having an impact on the master plan.

1. The area of land owned by the RSL fronting Lake Mulwala:

Discussions with the RSL indicated that there is no plan to address this area until such time as a definitive route for the proposed new Lake Mulwala Bridge is determined. At this stage therefore, this parcel of land is not included in the Masterplan and it is recommended further discussion be held with the RSL once a route for the new bridge is finalised.

2. The area of land abutting the Mulwala Channel ( referred to as Channel Park). Due to this area being owned by a private third party, it was not considered appropriate to include this area in the scope of this plan. It is recommended further discussions are held with the owners of the property in regard to its future use.
3. Owen Bridges Park Corowa Rd Mulwala.
4. North St Reserve, Corowa Rd Mulwala.

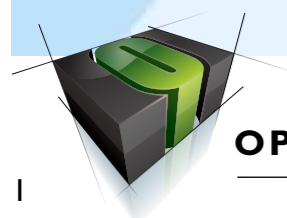


## Context

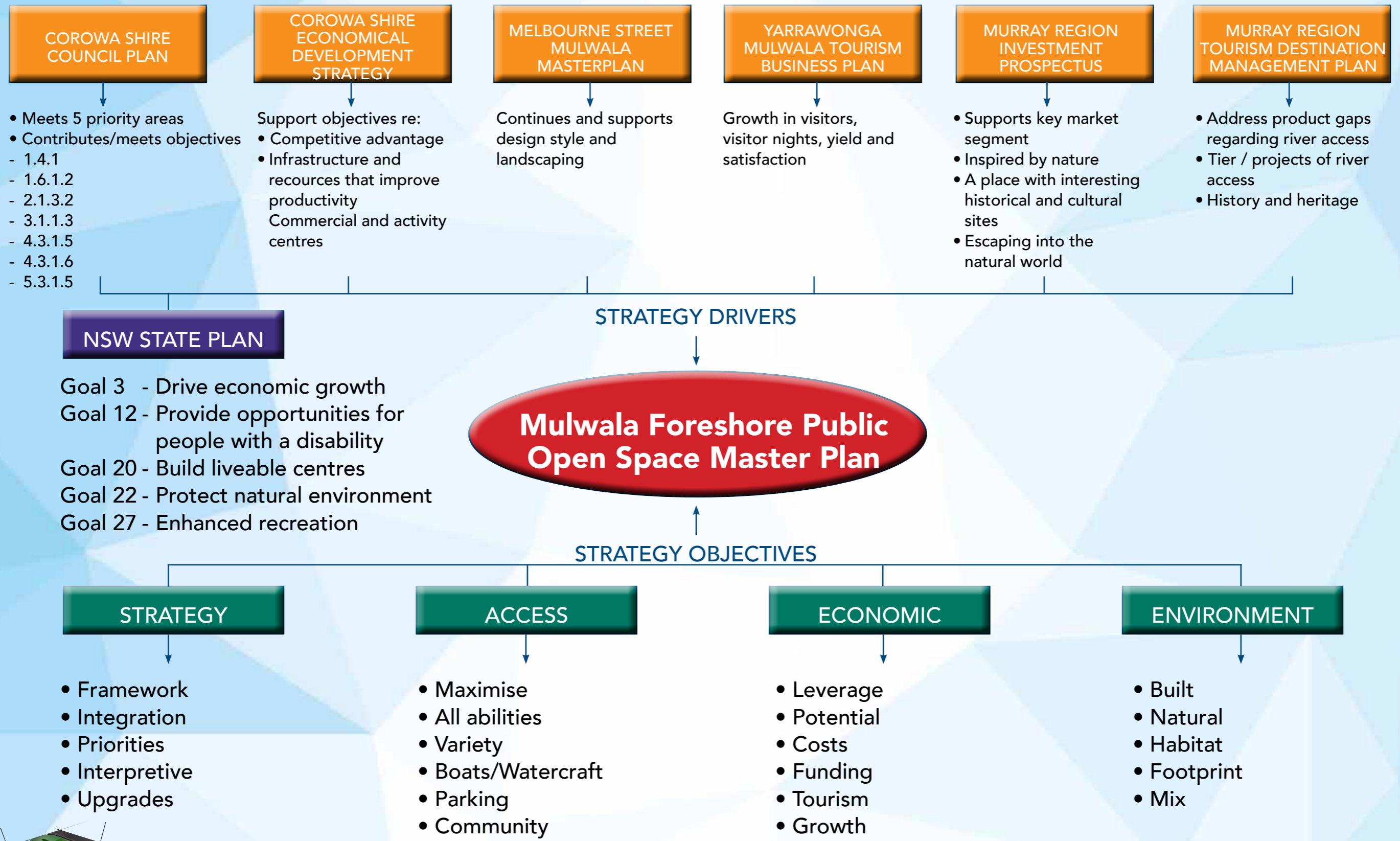
This Master plan has been developed taking into account a number of key documents and drivers of the area. The plan aims to complement and support these key drivers in order to provide an integrated approach to the use, management and development of the sites for the benefit of the residents and visitors to the town.

Key documents addressed and reviewed include:

- Corowa Shire Council Plan
- Melbourne St Mulwala Masterplan 2008
- Yarrowonga to Bundalong Foreshore Masterplan 2008
- Yarrowonga Mulwala Tourism Business Plan 2014-2017
- NSW Visitor Economy Industry Action Plan
- Victoria's Regional Tourism Strategy 2013-2016
- Corowa Shire Economic Development Strategy
- Murray Regional Tourism Board- Murray Region Investment Prospectus
- Murray Region Tourism Destination Management Plan
- NSW State Plan



# Strategic Framework



# Objectives



This plan has the following key objectives:

## 1. Strategy

- Establish a clear strategic framework for the development of each of the parks.
- Integrate the parks to balance the needs of users.
- Provide development priorities for Council and the community.
- Establish an interpretive framework for the parks.
- Identify key facility upgrades through new or upgraded facilities.

## 2. Access

- Maximise access to the waterfront areas of the parks.
- Ensure all abilities access to key infrastructure and future developments.
- Provide a variety of foreshore and park experiences.
- Improve access and egress for boats.
- Improve parking for vehicles and trailers.
- Improve community access to the water's edge.
- Improve safety and accessibility for boating activities.

## 3. Economic

- Leverage the attraction of the current sites for existing business.
- Provide for potential private business opportunities within the parks.
- Lower or maintain the operating and maintenance costs of the parks.
- Establish key projects for the development of future funding applications.
- Enhance and support the tourism product of the region.
- Cater for growth and future demand.

## 4. Environment

- Ensure the built environment enhances and supports the natural environment.
- Provide for enhanced vegetation and habitat areas.
- Minimise carbon footprint of new developments.
- Provide for a mix a natural and built settings within the parks.



# Regional Profile and Demand Drivers



## 1. Mulwala Profile

Mulwala has a population of approximately 2000 people. Census data (2011) indicates that there were 547 families in Mulwala with an average of almost 2 children per family.

The median age of Mulwala residents is 51 years old. There were 282 children aged 14 and under representing almost 15% of the total population. This is slightly lower than the NSW average of 19.2%.

There are no direct statistics available for registered watercraft for Mulwala however the Boating Industry Association statistics indicate that in Victoria 10% of people aged over 14 own a watercraft. Given the proximity to Lake Mulwala and the Murray River it is considered that this level of ownership would be higher in Mulwala.

## 2. Surrounding area profile

Mulwala is one of the many Murray River border "twin" towns and as such the development and growth of Yarrowonga is a key element of all major projects in the area.

Yarrowonga has a population of 7057 people with a very similar over 65 age profile as Mulwala. Yarrowonga has a slightly lower median age of 47 and a higher percentage of the population aged under 14 (17.7%) than Mulwala.

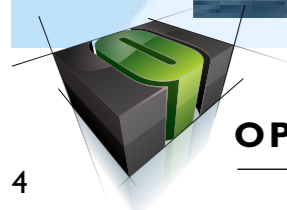
The growth rate across the two towns is currently forecast at 2.8% per annum with some forecasts indicating up to 3.6% per annum. These forecasts are in line with trends from 2001 to 2011 census data.

## 3. Catchment area

The area also has other smaller towns that use Yarrowonga/Mulwala as a community hub for sporting, social and recreational purposes, including:

- Bundalong;
- Tungamah;
- Oaklands;
- Wilby;
- Burramine; and
- Collendina

The total catchment area is approximately 12,000 people with larger regional centres of Shepparton and Wangaratta providing additional catchments within 50 minute drive time of over 80,000 people.



## Tourism Profile of Region



The Tourism Market is one of the strongest economic generators in Mulwala due to a combination of the 3 Major Clubs ( Golf, RSL and Ski ) and the availability of water sports.

Mulwala is part of the Sun Country statistical area that includes the Shires of Corowa, Berrigan and Moira. In the calendar year ended 2014 there were 464,000 domestic overnight visitors to the region, an increase of 7.2% on the previous year. Total visitor nights increased 4.9% to 1.4 Million nights.

Most visitors come from Melbourne (42%) and Regional Victoria (35%) with Regional NSW (12%) the next highest site of origin. Visitors stay an average of 3.1 nights in the area.

Visitors to the area tend to be older with the highest percentage of visitors in the age group 65 and over (28%). Visitors aged 45 and over make up 62% of all visitors to the region.

The average spend by each visitor to Sun Country is \$136 which is slightly lower than the average for the Murray River Region of \$147. A total of \$197 Million was spent by visitors in the Sun Country Region in 2104.

There are relatively few international visitors to the area with 6500 International Overnight Visitors spending an average of \$117 per visit.

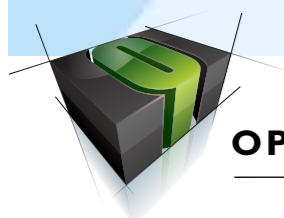
## Summary of drivers and regional profile

Growth in the area both in terms of domestic resident population and tourism will continue to place pressure on infrastructure as demand increases.

The age profile of the region is forecast to continue the trend towards an older community therefore consideration of the needs of this market in terms of active and passive parks needs to be taken into account when assessing future needs.

There will continue to be growth in the number of families in the catchment area and as such the needs of families and children, their safety and access to the water will be paramount in future development.

Tourism is a major local sector and any developments should enhance the day, overnight, domestic and international tourism experience.



# Site analysis

## Facility Framework

Each site has been addressed in accordance with a facility framework that includes.

- Condition reports of existing facilities and structures.
- Key facility upgrades
- New facility requirements
- Access to the Lake
- Treatment of the Lake Edge
- Vision
- Target Market
- Point of Difference
- Interpretive Framework
- Stay times

Each site has been classified in terms of its current and proposed function;

## 1. Passive Site

Characteristics

- Minimal intervention except to enhance natural experience
- Minimal facilities developed
- Low cost maintenance e.g. mowing
- Site for quiet enjoyment.
- Minimal Lake Access
- Short stay cycle (up to 2 hours)
- All abilities access

## 2. Active Site

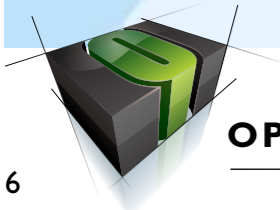
Characteristics

- High level of built environment within the park
- Multiple social and recreational activities undertaken
- Multiple Lake access points for boating and recreational use
- Supports substantial private, commercial and public investment
- Higher cost operating and maintenance for public facilities
- Support high levels of use
- Likely to have higher impact on the natural environment.

## 3. Community site

Characteristics

- Built environment supports community and tourism needs
- Limited or no boat ramp access to water.
- Community facilities support local events, social and recreational users.
- High levels of community access to water
- Activities undertaken are passive in nature such as picnics, BBQ's, walking and smaller playgrounds.
- Supports and enhances the natural environment
- Longer stay profile (2-8 hours)
- Supports visitor parking for extended periods
- Has access for boats to access foreshore areas through treatment of Lake Edge.

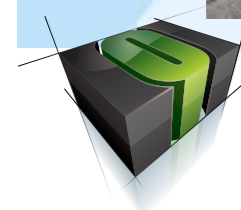
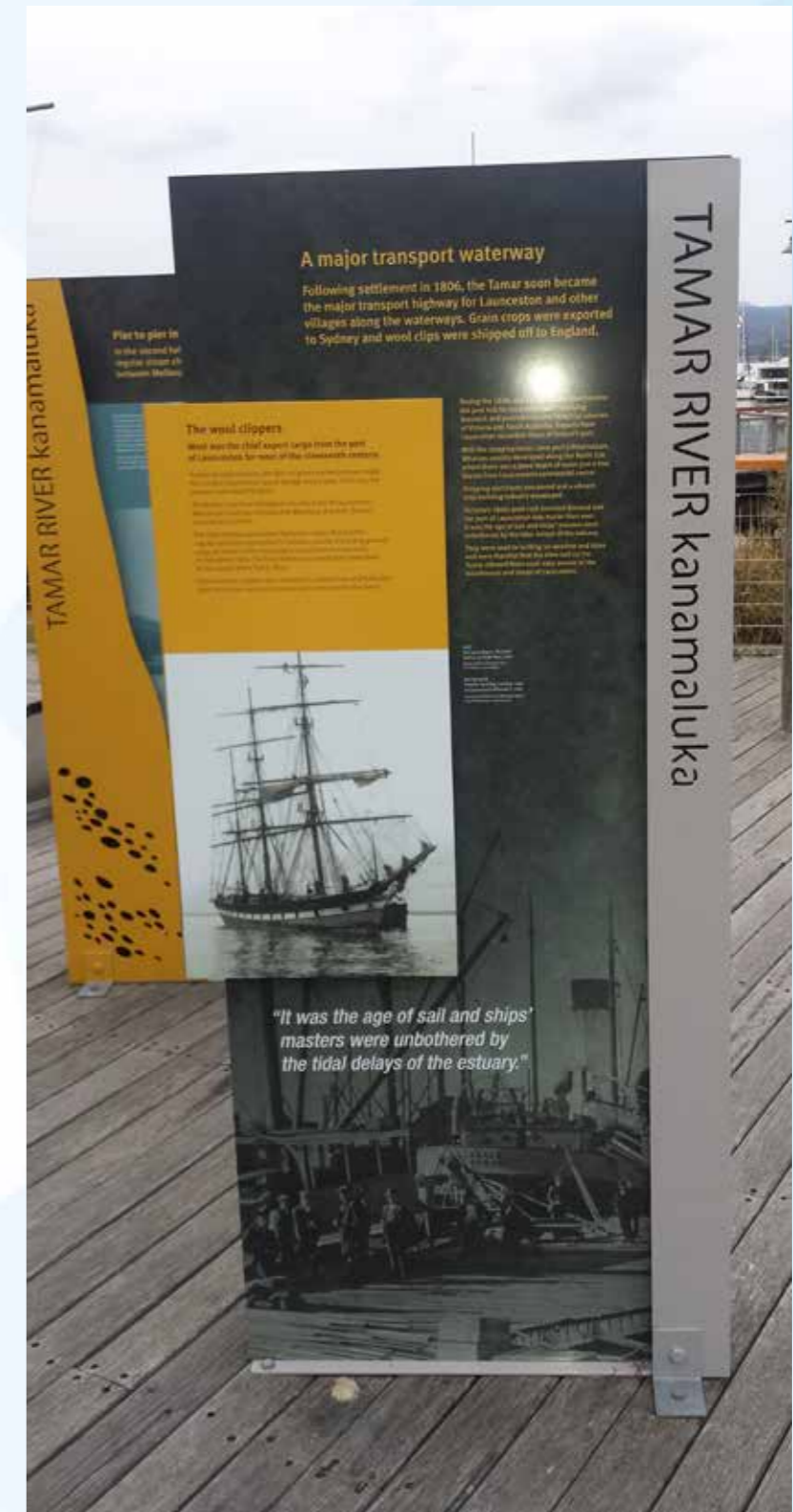


# Cultural and Historical Interpretation of sites



Each of the sites has an extensive history and a story to tell. The Murray Region Tourism Destination Management Plan identifies a number of product gaps within the Murray Region. One of the key product gaps is in the area of interpretive history, heritage and culture. There are untold stories of courage, community, hardship, adversity and victory that the parks could bring to life with the right interpretive framework.

The building of Lake Mulwala, the construction of the bridge, droughts, floods, steam and barge travel, the Mulwala Channel construction and locals (whom the parks are already named after) are all strong bases from which the rich local history could be enhanced within the parks. Links to "apps" through "QR" codes that further develop each story as part of an integrated tourism marketing project would provide additional value adding for visitors to the area.





# Site analysis

## 1. Miss Ross Hill-Endeavour Park

**Location Description:**

236 – 256 Melbourne Street  
DP752290/Pt323

**Vision:**

A natural environment that provides a positive entry to the southern end of Mulwala.

**Lake Access Proposed:**

Single Jetty

**Point of Difference:**

Historic information and lookout facility

**Park Classification:**

Passive

**General Notes:**

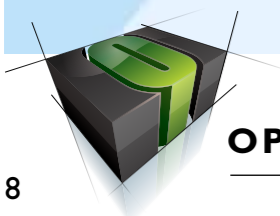
This park and its future is dictated to a greater extent than the other parks by the future of the proposed new route for the Lake Mulwala Bridge. Accordingly developments at this park are scheduled for after 2020 and the expected completion of the bridge.

The park currently has minimal facilities and limited water access.

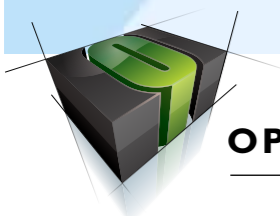
Strategically the park is important as it is the first public park upon entering the town from the south via the current bridge. In the event that the new bridge follows the current route a revision of this plan should take place.

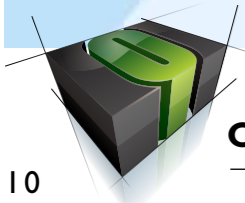
**Action Plan**

1. Determine route of new bridge;
2. Upgrade water edge treatment;
3. Install jetty and lookout; and
4. Upgrade interpretive signs with focus on history of Lake Construction, bridge history and Miss Ross.
5. Extend, seal and formalise car park
6. Landscaping of hill area



DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking	✓	Satisfactory	✓	To be sealed and marked, nominal expansion
Pedestrian Access/Footpaths				No footpaths proposed, other than to access lookout and jetty
Access to Lake		Poor	✓	Single Jetty
Lake Edge Treatment	✓	Poor	✓	Existing edge treatment in poor condition and requiring urgent maintenance and upgrade.
Toilets				
BBQs				
Shelter/Shade				
Playground				
Seating	✓	Good		Existing seating has recently been upgraded. No requirement for further action.
Interpretive Signage	✓	Poor	✓	In accordance with Style Guide.
Boat Ramp				
Boat Mooring				
Landscaping	✓	Satisfactory	✓	Current post an rail boundaries to be replaced with bollards in accordance with style guide, planting on hill slopes.
Special Elements/History	✓	Poor	✓	Improved interpretive signs and installation of lookout facilities on top of hill.





# Site analysis

## 2. Digger Loughnan Park

**Location Description:**  
Crown Land, Located at Eastern end of Bayly Street.

**Vision:**  
Centre of town oasis and access to Lake.

**Lake Access proposed:**  
Single Jetty

**Point of difference:**  
Quiet enjoyment and access to town

**Park Classification:**  
Passive

**General Notes:**  
This park has been recently upgraded as part of the Melbourne St Masterplan works. The park sets the style and design standards for all the parks and establishes a historical interpretive framework for all the parks as part of any developments for the future. (See picture)

Due to the park being very new, there are limited actions proposed for the park except to provide water access via a platform for the purposes of fishing.

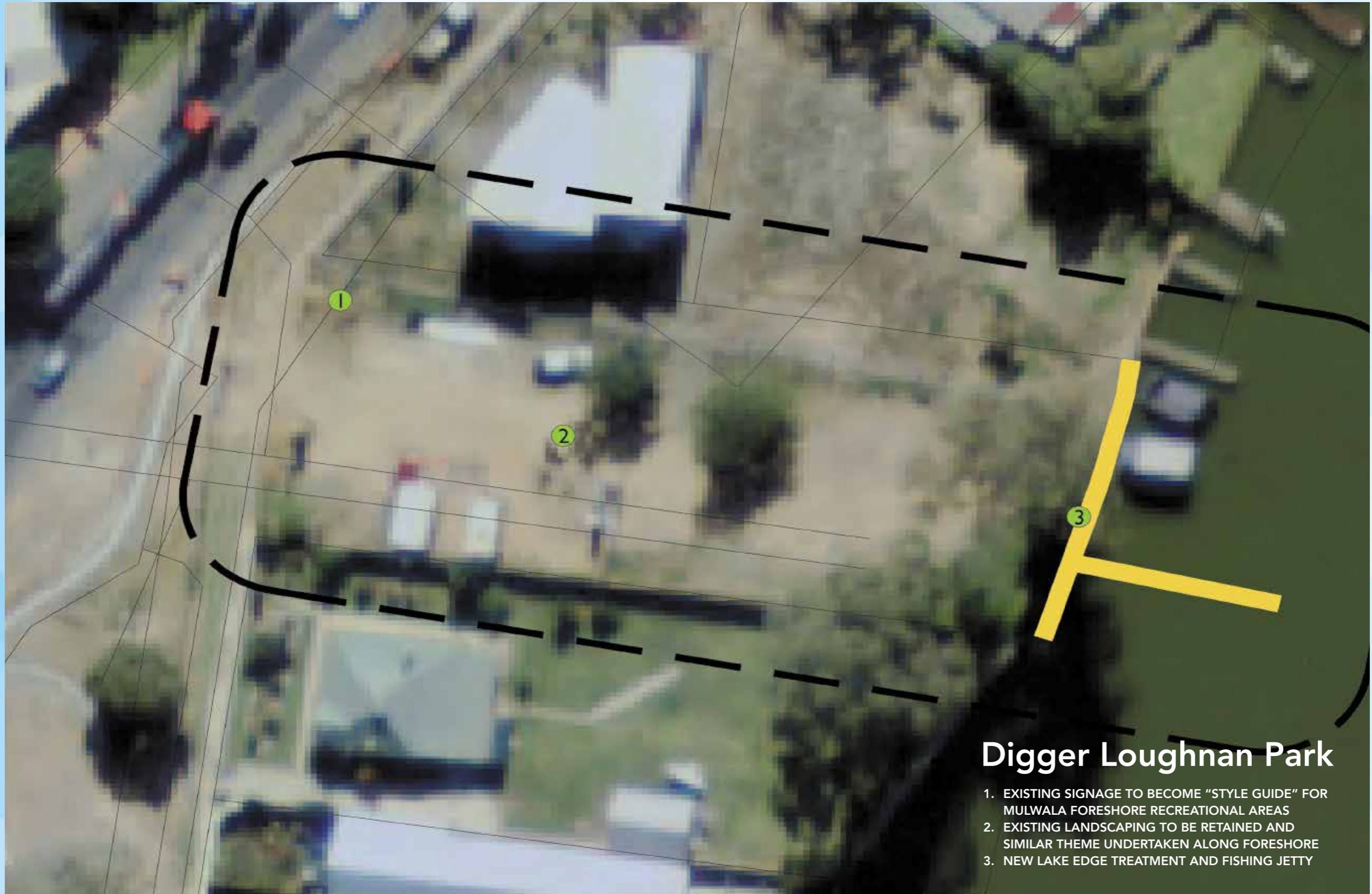
**Action Plan**

- 1. Lake Edge Treatment; and
- 2. Installation of fishing platform



DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking				
Pedestrian Access/Footpaths	✓	Excellent		Current footpaths is new
Access to Lake			✓	Platform for fishing
Lake Edge Treatment	✓	Excellent		Existing edge treatment is relatively new, to be extended across full frontage
Toilets				Not required
BBOs				Not required
Shelter/Shade	✓	Excellent		Existing shade structure is new
Playground				Not required
Seating				Not required, grassed areas considered sufficient, other than associated with jetty/platform
Interpretive Signage	✓	Excellent	✓	In accordance with Style Guide.
Boat Ramp				Not required
Boat Mooring				Not required
Landscaping	✓	Excellent		Currently in accordance with style guide
Special Elements/History	✓	Excellent		No further works proposed except for fishing platform and completion of retaining wall.





## Digger Loughnan Park

1. EXISTING SIGNAGE TO BECOME "STYLE GUIDE" FOR MULWALA FORESHORE RECREATIONAL AREAS
2. EXISTING LANDSCAPING TO BE RETAINED AND SIMILAR THEME UNDERTAKEN ALONG FORESHORE
3. NEW LAKE EDGE TREATMENT AND FISHING JETTY



# Site analysis

## 3. Apex Park

**Location Description:**

Foreshore Area between Erne Street and Inglis Street, Adjacent to Pool Avenue. Also includes the Council Owned properties 11-13 Erne Street (DP2999/10 and DP2999/9)

**Vision:**

A hub of activity catering to the tourism market through the integration of public and private facilities to enhance local economic development.

**Lake Access Proposed:**

- Boat ramp and associated facilities to be maintained;
- Boat mooring;
- Commercial operator mooring;
- Jetty;
- Swimming Pool; and
- Improved car and trailer parking.

**Park Classification:**

Active

**General Notes:**

This site is the closest to the centre of the town and is currently an active site with multiple facilities, some of which are new whilst others are reaching the end of their useful life.

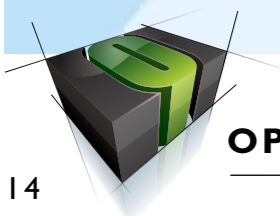
The site is currently dominated by a large water slide. Most of the site appears to have developed in an ad-hoc manner and prior to further development is recommended for detailed design.

This park is considered ideal to be developed as an active site with proposed renewal of a number of facilities and the development of a range of new facilities.

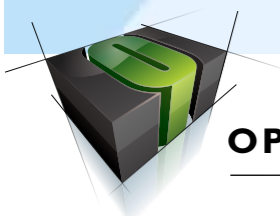
Current private and public amenities at the park including the proximity of commercial café and relatively modern public amenities block enables new social and recreational developments to be integrated at lower cost than the other parks.

**Action Plan**

1. Maintain the ramp status and improvement of associated parking;
2. Removal of Water Slide and replacement of with improved and enhanced commercial hub supporting on water Lake Mulwala business (long term);
3. Removal of current commercial sites and replacement with commercial activities centre hub for water sports;
4. Design and development of boat mooring jetties to service commercial operators for embarking onto tourist/commercial style vessels;
5. Upgrade of sewerage facilities to enable commercial operators accessible dump points;
6. Review the potential for a 'beach' at the northern end of the site reclaiming some of the area;
7. Design and upgrade of amenities such as seating, shade and BBQ areas in accordance with the Mulwala Melbourne St Master plan style guide;
8. Incorporate hire/commercial opportunities for water sports e.g. canoe hire, paddle boats; and
9. Upgrade interpretive and directional signs within the park.



DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking	✓	Poor	✓	To be upgraded and formalised as part of the first stage development plan
Pedestrian Access/Footpaths	✓	Poor	✓	Internal footpath network to be established linking activity nodes/zones
Access to Lake	✓	Poor	✓	Edge Treatment upgrades and boardwalk with boat mooring structures to be constructed.
Lake Edge Treatment	✓	Poor	✓	Existing edge treatment in poor condition and requiring urgent maintenance and upgrade.
Toilets	✓	Good	✓	Existing amenities in good condition and capable of supporting new development
BBQs	✓	Good	✓	Numerous existing BBQs, possibilities for relocation to activity nodes.
Shelter/Shade	✓	Satisfactory	✓	New shade to be constructed in accordance with style guide at activity nodes.
Playground	✓	Satisfactory	✓	Playground is in good condition, proposed to enhance on water play activities as part of commercial activities.
Seating	✓	Satisfactory	✓	Existing seating to be upgraded/replaced in accordance with style guide at activity nodes.
Interpretive Signage	✓	Poor	✓	In accordance with Style Guide. New directional, interpretive and informative signage installed.
Boat Ramp	✓	Poor	✓	Existing ramp to be upgraded, improved turning, wait and parking zones to be developed.
Boat Mooring	✓	Poor	✓	Current mooring is informal and inadequate. To be upgraded as part of new lake edge treatment and boat ramp facilities.
Landscaping	✓	Satisfactory	✓	Current layout is ad-hoc. Full Landscaping design required to ensure consistency with style guide.
Special Elements/History	✓	Poor	✓	A range of initiatives to establish this area as the primary “active” park within Mulwala. Reclaiming an area of land at the northern end.





## Apex Park

- 1 - UPGRADED BOAT RAMP - LOCATION AND NATURE TO BE DETERMINED
- 2 - BOAT HOLDING STRUCTURE
- 3 - TRAILER PARKING FOR BOAT RAMP
- 4 - COMMERCIAL ACTIVITY ZONE
- 5 - EXISTING TREE TO BE REMOVED AND ADDITIONAL FORMALISED VEHICLE PARKING PROVIDED
- 6 - BBQ FACILITIES TO BE UPGRADED
- 7 - EXISTING AMENITIES TO BE RETAINED (MINOR MAINTENANCE REQUIRED)
- 8 - OPEN RECREATION AREA
- 9 - COSMETIC UPGRADES TO EXISTING SWIMMING STRUCTURE
- 10 - PROSPECTIVE SITE FOR FUTURE LAND RECLAMATION
- 11 - ANGLE PARKING



# Site analysis

## 4. Purtle Park

### Location Description:

Foreshore Reserve between Edward and Havelock Streets. Also includes Council/Community purchased land at 20 Melbourne Street (DP771161/1).

### Vision:

A relaxed and safe park to pull up boats and spend the day by the water with family.

### Lake Access Proposed:

- Boardwalk;
- Jetties; and
- Boat Mooring Areas.

### Park Classification:

Active

### General Notes:

The park appears to have developed in an ad-hoc manner with multiple facility instalments at various scattered locations throughout the Park. Access to the water is provided for boats via a narrow ramp that leads into deep water and can potentially be a risk.

The edge treatment along the lake edge is currently a mix of timber sleeper retaining wall and natural surface. The timber edging is showing significant signs of failure and requires remedial works to ensure continued effectiveness and minimize hazard potential.

The overall park area has recently increased as a result of the community and Council purchase of adjoining vacant land.

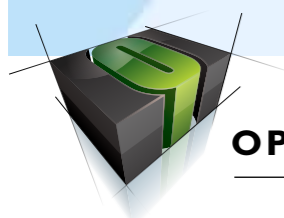
Public facilities at the site are generally aged, and new amenity facilities will be required to maximise the potential of the park. Anecdotal reports suggest that the existing Willow trees lining the water's edge are in poor condition and will require replacement with a suitable species.

### Action Plan

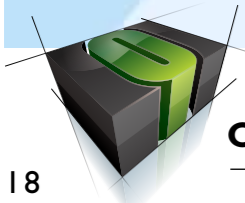
Establish detailed design and landscape architecture plan incorporating:

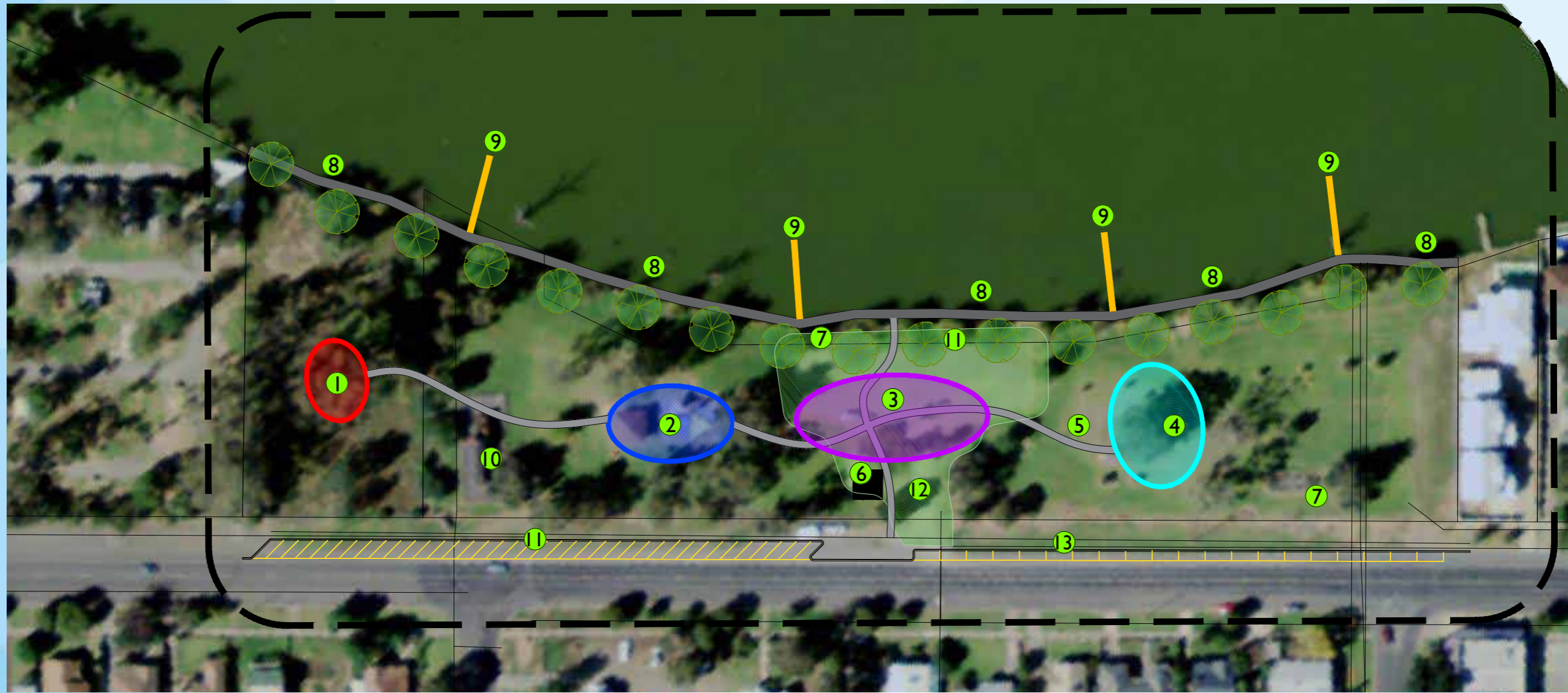
- Removal of Boat Ramp and associated car parking areas;
- Removal and relocation of rose garden to court house;
- Removal and relocation of Train to elsewhere within Mulwala, subject to further community consultation;
- Removal and replacement of Willow's with suitable tree species;

- Installation of new water's edge treatment;
- Installation of Lake Edge boardwalk;
- Installation of new internal path network linking nodal points for playground and splash park with new Melbourne St walk/cycle routes;
- Installation of Boat Mooring facilities along the water's edge;
- Installation of Jetty facilities for public access;
- Improved and upgraded public toilet facilities;
- Improved and upgraded public BBQ facilities;
- Refinement of Existing playground/shade area to consolidate equipment into one area;
- Installation of new Interpretive Signage;
- Development of formed/sealed roadside parking;
- Upgrade of Dump Points for commercial/tourism operators; and
- Designated 'Pop-Up' commercial sites high quality operators seeking summer trading opportunities.
- Development of Regional Standard playground and splash park facility.
- Development of outdoor gym facilities.



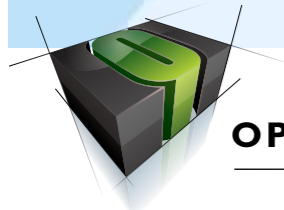
DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking	✓	Poor	✓	To be removed and replaced with formalised roadside parking.
Pedestrian Access/Footpaths	✓	Poor	✓	Internal footpath network to be established linking activity nodes/zones
Access to Lake	✓	Poor	✓	Edge Treatment upgrades and boardwalk with boat mooring structures to be constructed.
Lake Edge Treatment	✓	Poor	✓	Existing edge treatment in poor condition and requiring urgent maintenance and upgrade.
Toilets	✓	Poor	✓	Existing Amenities to be removed and replaced.
BBOs	✓	Good	✓	Numerous existing BBQs, possibilities for relocation to activity nodes.
Shelter/Shade	✓	Good	✓	New shade to be constructed in accordance with style guide at activity nodes.
Playground	✓	Satisfactory	✓	Playground is in satisfactory condition however regional standard playground and splash park is proposed for the site.
Seating	✓	Poor	✓	Existing seating to be upgraded/replaced in accordance with style guide at activity nodes.
Interpretive Signage	✓	Poor	✓	In accordance with Style Guide.
Boat Ramp	✓	Poor	✓	Existing ramp and carpark to be removed.
Boat Mooring	✓	Poor	✓	Current mooring is informal and inadequate. To be upgraded as part of new lake edge treatment.
Landscaping	✓	Poor	✓	Current layout is ad-hoc. Full Landscaping design required to ensure consistency with style guide.
Special Elements/History (Train/Rose Garden)	✓	Poor	✓	Elements to be relocated within Mulwala.





## Purtle Park

1. COMMUNITY RECREATION "EVENT ARENA"/OUTDOOR GYM
2. CONSOLIDATED PLAYGROUND FACILITIES
3. LAKE MULWALA ALL ABILITIES ADVENTURE PLAYGROUND
4. WATER EXPLORATION AND SPLASH PAD
5. CONSTRUCTED PATHWAYS TO CONNECT NODAL POINTS AND BEYOND TO PROVIDE RECREATIONAL WALKING OPPORTUNITIES
6. NEW AMENITIES FACILITY (INCORPORATING EXISTING DUMP POINT)
8. NEW LAKE EDGE TREATMENT AND BOARDWALK
9. BOAT MOORING STRUCTURES
10. TRAIN TO BE REMOVED AND RELOCATED TO ALTERNATIVE SITE WITHIN MULWALA
11. 45° ANGLE PARKING (FULLY CONSTRUCTED)
12. EXISTING GRAVEL CARPARK AND BOATRAMP TO BE REMOVED AND TRANSFORMED INTO LANDSCAPED PARK AREA FOR ADVENTURE PLAYGROUND
13. LONG VEHICLE/CARAVAN PARKING



# Site analysis

## 5. Owen Bridges Reserve

**Vision:**

A regional boat launching facility.

**Point of Difference:**

Capacity to launch and moor boats on the water's edge for extended period of time to enjoy day of boating with family and friends of all ages.

Family friendly park with "pop up" summer time food vans on the water's edge.

**Lake Access Proposed:**

- Boardwalk;
- Jetty's; and
- Boat Mooring bays.
- Boat ramps

**Park Classification:**

Active (Regional Boating Facility)



**General Notes:**

This park has been upgraded over a number of years and has regional boat launching facility status. It is of significant size and forms the northern entry point to the town. Boat launching facilities are adequate however they are not currently supported by defined/formed parking resulting in inefficiencies of parking.

The site benefits from a walking track however there are minimal community facilities such as BBQs and playgrounds. There is little in the way of private commercial activity in the area and activation of the site may be enhanced through the licencing of mobile food vendors during the summer months.

Extension of boat launching facilities, including pontoon mooring adjacent to the boat ramp will maximise the capacity of the site.

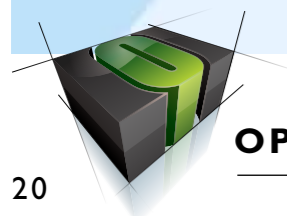
Toilet facilities will be upgraded including childrens and disabled access/use.



**Action Plan**

1 Establish detailed design and landscape architecture plan incorporating.

- Removal and replacement of willows with a suitable species;
- Installation of water's edge treatment;
- Installation of Lake Side board walk and internal pedestrian traffic flow;
- Installation of boat mooring facilities along the water's edge;
- Installation of jetty facilities for public access;
- Improved and upgraded public toilet amenities;
- Improved and upgraded community facilities for BBQ's;
- Installation of new interpretive signage;
- Development of formed car parking including sites for vehicles towing trailers; and
- Designated pop up sites for summer commercial operators.



DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking	✓	Satisfactory	✓	To be upgraded and formalised to provide greater efficiency.
Pedestrian Access/Footpaths	✓	Satisfactory	✓	Internal footpath network to be established linking activity nodes/zones.
Access to Lake	✓	Poor	✓	Edge Treatment upgrades and boardwalk with boat mooring structures to be constructed.
Lake Edge Treatment	✓	Poor	✓	Existing edge treatment in poor condition and requiring urgent maintenance and upgrade.
Toilets	✓	Satisfactory	✓	Existing amenities will require upgrade to support greater volumes of use.
BBQs	✓	Satisfactory	✓	
Shelter/Shade	✓	Poor	✓	New shade to be constructed in accordance with style guides
Seating	✓	Poor	✓	Existing seating to be upgraded/replaced in accordance with style guide.
Interpretive Signage	✓	Poor	✓	Existing signs and information of poor quality. New interpretive and information signs required.
Boat Ramp	✓	Satisfactory		Existing ramp in good condition, however will be duplicated, with pontoon loading provided to improve safety and capacity of use.
Boat Mooring and boat ramp facilities.	✓	Poor	✓	Current mooring is informal and inadequate. To be upgraded as part of new lake edge treatment
Landscaping	✓	Satisfactory	✓	Current layout is ad-hoc. Full Landscaping design required to ensure consistency with style guide.
Special Elements/History	✓	Poor	✓	No immediate requirement for major expenditure except to Lake Edge treatment. Cosmetic upgrades required for interpretive signage.



# Site analysis

## 6. North St Park Reserve

### Location/Description:

The Park is located at the Southern end of North St on the Corowa Rd. The land had residential property either side. On the south side the property utilises space for access to the residence.

### Vision:

A passive Park enabling mooring access and platform fishing.

### Lake Access Proposal

Jetty for docking of commercial boats and fishing.

### Point of Difference

Quiet enjoyment.

### Park Classification

Passive

### General notes

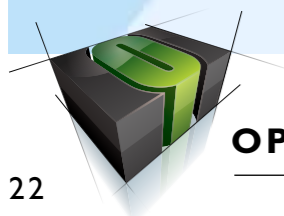
Landscape design consideration will need to include enabling the separation of the site for the existing residential access.

The concrete edge treatment appears in good condition, however should be checked for structural integrity when the Lake is lowered next.

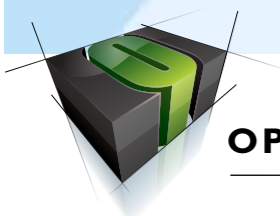
The park lacks any formal name and hence an opportunity presents to name it after a local community member or organisation who has a strong affinity with the area.

### Action Plan

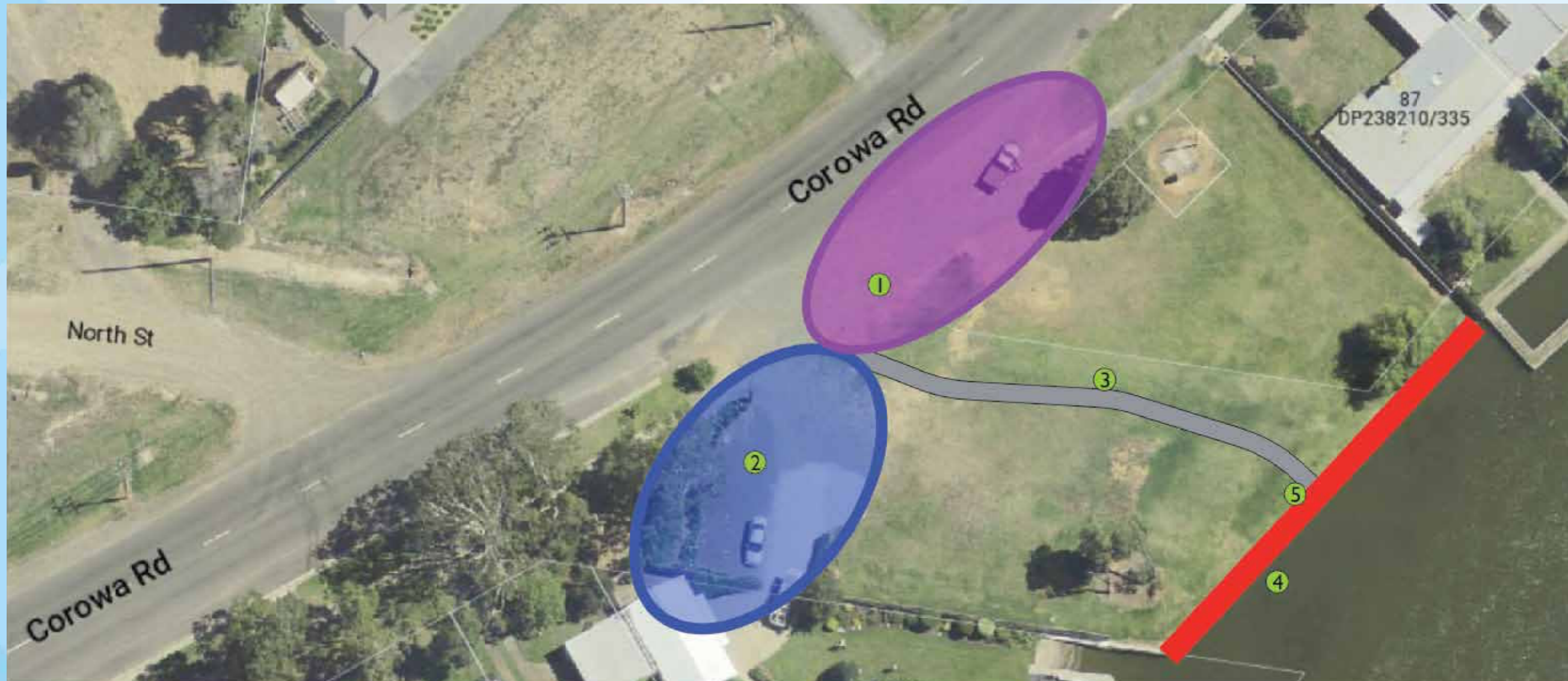
1. Establish detailed walking path and landscaping plan
2. Construct boat mooring and jetty facilities
3. Investigate options for commercial dump point and sewerage connections.
4. Establish formal name for the park and implement interpretive signs in accordance with style guide.



DESCRIPTION	EXISTING	CONDITION	PROPOSED	NOTES
Carparking			✓	Formal car parking access to be subject to detailed design.
Pedestrian Access/Footpaths			✓	Proposed access path in similar style to Digger Laughnan Park
Access to Lake			✓	Single Jetty/pontoon with capacity for fishing
Lake Edge Treatment	✓	Good		Existing concrete edge treatment is in good condition
Toilets				Not required
BBQs				Not required
Shelter/Shade			✓	Similar shade structures in similar style to Digger Laughnan Park
Playground				Not required
Seating			✓	Bench style lake edge seating proposed
Interpretive Signage			✓	In accordance with Style Guide.
Boat Ramp				Not required
Boat Mooring			✓	Boat mooring specifically to enable dump point for boats
Landscaping	✓	Poor	✓	Additional landscaping required to increase attractiveness of park
Special Elements/History			✓	Dump point to be developed for commercial boats. Further consultation with adjoining land owners required.

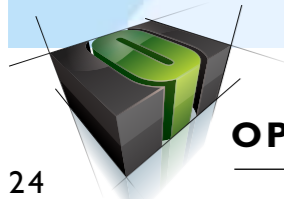






## North St Park

1. CAR PARKING TO BE UPGRADED AND FORMALISED
2. ACCESS TO PRIVATE PROPERTY TO BE ASSESSED AND RESOLVED TO PROVIDE SEPARATION AND DELINEATION OF PRIVATE VS. PUBLIC ACCESS AREAS
3. LANDSCAPING, SIGNAGE AND PATHWAYS TO BE UPDATED IN ACCORDANCE WITH STYLEGUIDE, WITH SIMILAR THEME UNDERTAKEN ALONG FORESHORE
4. LAKE EDGE TREATMENT TO BE ASSESSED FOR INTEGRITY AND UPGRADED AS LAKE WATER LEVELS PERMIT
5. MARINE DUMP POINT INSTALLATION OPPORTUNITIES AND DEMAND TO BE INVESTIGATED



# Finance, Expenditure and Project Plan

The development of the total project has been planned to take place over a 10 year period.

Initial estimates indicate that to complete all works across the identified parks a total spend of approximately \$3.868 million will be required. Sources of these funds are anticipated to come from three core areas.

## 1. Council Funding

The projects fulfil a wide range of Council Corporate plan initiatives as identified in the strategic framework. Council will have key role in providing leadership and in-house resources to co-ordinate the projects. Funding requirements in the first year are limited to Council in house resources for design and project management.

## 2. Community fundraising

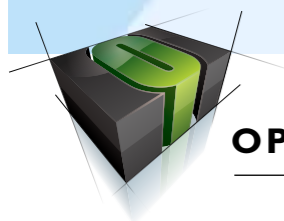
There is currently an active community based progress association that have a history of supporting local projects often in partnership with Council, local clubs and community organisations. Community fundraising has already taken place for a potential playground and splash park facility.

## 3. Grant funding

There are multiple State and Federal funding opportunities through grants for community based projects, tourism, economic development, all abilities access, environmental, water quality protection and infrastructure that the projects within the Masterplan would qualify.

There is capacity to leverage these funding opportunities to enable the projects to be implemented in a shorter time frame subject to the relevant detailed planning, design and commitment from the community and Council.

If each of the funding streams were divided equally in terms of contribution the annual commitment from each organisation would be approximately \$125,000 per annum. It is however considered that both the Council commitment (some of which could be through in-kind support) and the community commitment could be significantly reduced with a targeted grants program.



# MULWALA FORESHORE PUBLIC OPEN SPACE MASTERPLAN

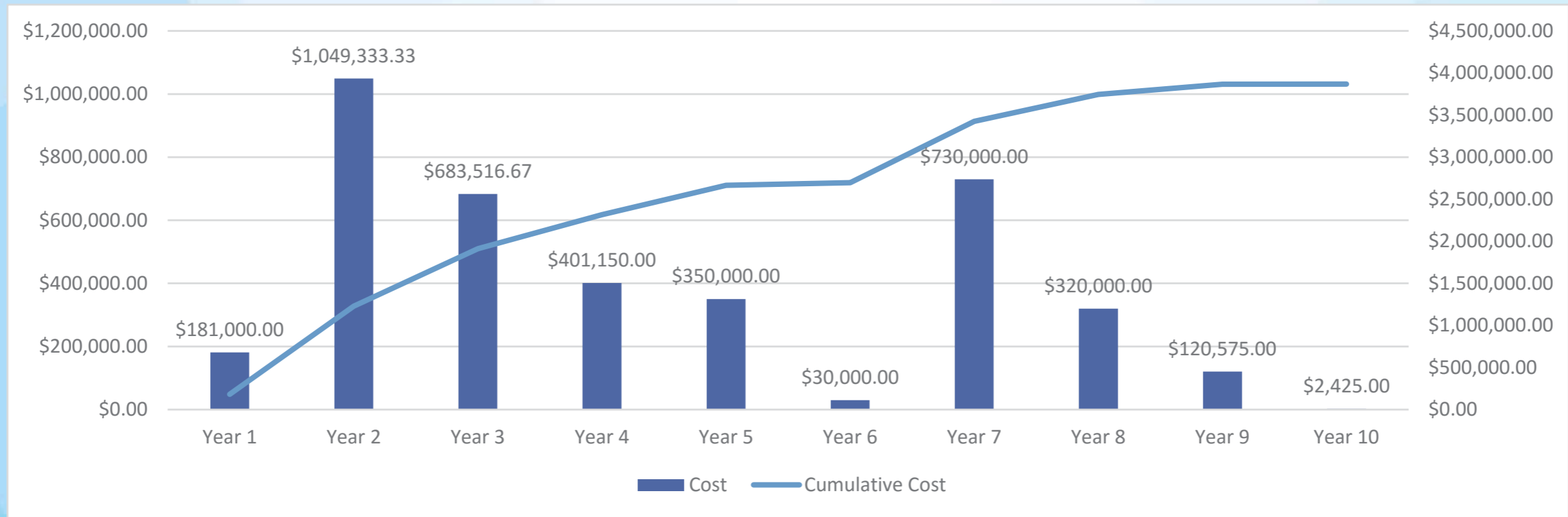
## Recommendation Summary

Recom. #	Description	Classification	Category	Estimated Cost
<b>1. Miss Ross Hill</b>				
1.1	Finalise route for Yarrowonga-Mulwala Bridge Replacement	Planning	Administrative	\$0
1.2	Detailed Landscape/Layout Design (including Interpretive Signage)	Planning	Administrative	\$25,000
1.3	Sealing/Reconstruction of Carpark	Upgrade	Civil	\$45,000
1.4	New Lake Edge Treatment	New	Marine	\$40,000
1.5	Construction of "Large Boat" Mooring Structure	New	Marine	\$40,000
1.6	Minor Park Furniture Repairs and/or Replacement	Renewal	Civil	\$10,000
1.7	Viewing Area on Elevated Portion of Park	New	Civil	\$20,000
1.8	Construction of Footpaths	New	Civil	\$25,000
1.9	Installation of Interpretive/History Signage	New	Civil	\$15,000
1.10	General Landscaping	Upgrade	Civil	\$25,000
<b>Sub-Total</b>				<b>\$245,000</b>
<b>2. Digger Loughnan Park</b>				
2.1	New Lake Edge Treatment	New	Marine	\$30,000
2.2	Construction of Fishing Jetty	New	Marine	\$15,000
<b>Sub-Total</b>				<b>\$45,000</b>
<b>3. Apex Park</b>				
3.2	Detailed Landscape/Layout Design	Planning	Administrative	\$35,000
3.3	Upgrade Existing Ramp Facility, including trailer parking and vehicle parking	Upgrade	Civil	\$80,000
3.4	Determination and Implementation of Future Commercial Leasing arrangements, including removal of slide	Planning	Administrative	\$5,000
3.5	Removal of Existing Slide	Renewal	Building	\$5,000
3.6	Minor Upgrades/Maintenance of Existing Amenities	Renewal	Building	\$15,000
3.9	Cosmetic Upgrades to Existing Swimming Pool Area	Renewal	Marine	\$50,000
3.10	Repairs/Upgrade to Lake Edge Treatment	Renewal	Marine	\$90,000
3.11	Upgrades to BBQ Areas	Renewal	Building	\$20,000
3.12	New Boat Mooring Facilities	New	Marine	\$80,000
3.13	Land Reclamation "Beach Area"	New	Civil	TBA
3.14	Installation of Interpretive Signage	New	Building	\$5,000
3.15	General Landscaping	Upgrade	Civil	\$25,000
<b>Sub-Total</b>				<b>\$410,000</b>
<b>4. Purtle Park</b>				
4.1	Detailed Landscape/Layout Design	Planning	Administrative	\$35,000
4.2	Construction of a Community Events Area / Outdoor Gym	New	Building	\$75,000
4.3	Consolidation of Playground Area	Renewal	Recreation	\$15,000
4.4	Upgrades and Maintenance of Family BBQ and Shade Area	Renewal	Building	\$15,000
4.5	Footpath Construction	New	Civil	\$25,000
4.6	New Amenities Facility (Including Caravan Dump Point)	Renewal	Building	\$325,000
4.8	New Lake Edge Treatment and Boardwalk	Upgrade	Marine	\$225,000
4.9	New Boat Mooring Structures	New	Marine	\$125,000
4.10	Relocation of Train to new location within Mulwala	Renewal	Recreation	\$15,000
4.11	Reincorporation of Existing hardstand carparking area into landscaped park area	Renewal	Civil	\$70,000
4.12	Construction of Formalised Roadside Parking (45° and Parallel)	Upgrade	Civil	\$180,000
4.13	Installation of Interpretive Signage	New	Building	\$5,000
3.7	Construction of "Adventure" component of All Abilities Playground	Upgrade	Recreation	\$750,000
3.8	Construction of "Splash Pad" component of All Abilities Playground	New	Recreation	\$450,000
4.14	General Landscaping	New	Building	\$25,000
<b>Sub-Total</b>				<b>\$2,335,000</b>
<b>5. Owen Bridges Reserve</b>				
5.1	Detailed Landscape/Layout Design	Planning	Administrative	\$30,000
5.2	Formalisation/Sealing of Carparking	Upgrade	Civil	\$200,000
5.3	Upgrade/Repairs to Lake Edge Treatment	Renewal	Marine	\$150,000
5.4	Upgrade to Amenities	Upgrade	Building	\$290,000
5.5	Renewal of Park Furniture	Renewal	Civil	\$15,000
5.6	New BBQ Facilities	New	Building	\$15,000
5.7	Installation of Interpretive Signage	New	Building	\$5,000
5.8	General Landscaping	New	Building	\$25,000
<b>Sub-Total</b>				<b>\$730,000</b>
<b>6. North Street Park</b>				
5.1	Detailed Landscape/Layout Design	Planning	Administrative	\$10,000
5.2	Formalisation/Sealing of Carparking	Upgrade	Civil	\$45,000
5.5	Renewal of Park Furniture	Renewal	Civil	\$5,000
5.6	Footpath Network Construction	New	Building	\$20,000
5.7	Installation of Interpretive Signage	New	Building	\$3,000
5.8	Investigation and Installation of Boat Pump Out Facility	New	Civil	\$10,000
5.9	General Landscaping	New	Building	\$10,000
<b>Sub-Total</b>				<b>\$103,000</b>
<b>Total Development Cost</b>				<b>\$3,868,000</b>

# Projected Cash Flow

Projected Development Cost

**\$3,868,000.00**



Facility/Location Name	Cost
Miss Ross Hill / Endeavour Park	\$245,000.00
Digger Loughnan Park	\$45,000.00
Apex Park	\$410,000.00
Purtle Park	\$2,335,000.00
Owen Bridges Reserve	\$730,000.00
North Street Park	\$103,000.00



# Project Timelines

Description	Duration	Start	Finish	03	1/03	11/02	21/01	1/01	11/12	21/11	1/11	11/10	21/09	1/09	11/08																
				W-53	W-29	W-5	W20	W44	W68	W92	W116	W140	W164	W188	W212	W236	W260	W284	W308	W332	W356	W380	W404	W428	W452	W476					
<b>Mulwala Foreshore Masterplan - Project Plan</b>	<b>2276 days</b>	<b>Thu 14/05/15</b>	<b>Thu 1/02/24</b>	[Gantt bar]																											
<b>Miss Ross Hill / Endeavour Park</b>	<b>821 days</b>	<b>Thu 14/05/15</b>	<b>Thu 5/07/18</b>	[Gantt bar]																											
Yarrowonga-Mulwala Bridge Route Finalised	150 days	Thu 14/05/15	Wed 9/12/15	[Gantt bar]																											
Detailed Landscape/Civil/Structural Design	88 days	Thu 10/12/15	Mon 11/04/16	[Gantt bar]																											
Carpark Sealing/Reconstruction Works	48 days	Tue 12/04/16	Thu 16/06/16	[Gantt bar]																											
New Lake Edge Treatment	181 days	Fri 17/06/16	Fri 24/02/17	[Gantt bar]																											
Construction of "Large Boat" Mooring Structure	78 days	Mon 27/02/17	Wed 14/06/17	[Gantt bar]																											
Construction of Viewing Area	88 days	Thu 15/06/17	Mon 16/10/17	[Gantt bar]																											
Footpath Network Construction	42 days	Tue 17/10/17	Wed 13/12/17	[Gantt bar]																											
Interpretive Signage	146 days	Thu 14/12/17	Thu 5/07/18	[Gantt bar]																											
Minor Park Furniture Replacement/Repairs	44 days	Thu 14/12/17	Tue 13/02/18	[Gantt bar]																											
General Landscaping	42 days	Thu 14/12/17	Fri 9/02/18	[Gantt bar]																											
<b>Digger Loughnan Park</b>	<b>259 days</b>	<b>Mon 27/02/17</b>	<b>Thu 22/02/18</b>	[Gantt bar]																											
New Lake Edge Treatment	181 days	Mon 27/02/17	Mon 6/11/17	[Gantt bar]																											
Construction of Fishing Jetty	78 days	Tue 7/11/17	Thu 22/02/18	[Gantt bar]																											
<b>Apex Park</b>	<b>1116 days</b>	<b>Thu 14/05/15</b>	<b>Thu 22/08/19</b>	[Gantt bar]																											
Detailed Landscape/Civil/Structural Design	88 days	Thu 14/05/15	Mon 14/09/15	[Gantt bar]																											
Future Leasing Arrangements Finalised	60 days	Thu 9/07/15	Wed 30/09/15	[Gantt bar]																											
Upgrade Existing Ramp Facility	121 days	Tue 15/09/15	Tue 1/03/16	[Gantt bar]																											
Existing Amenity Upgrades/Maintenance	53 days	Tue 15/09/15	Thu 26/11/15	[Gantt bar]																											
Upgrade/Repairs to Lake Edge Treatment	181 days	Tue 15/09/15	Tue 24/05/16	[Gantt bar]																											
Removal of Slide	43 days	Thu 1/10/15	Mon 30/11/15	[Gantt bar]																											
New Boat Mooring Facilities	78 days	Wed 25/05/16	Fri 9/09/16	[Gantt bar]																											
Upgrades to BBQ Areas	88 days	Tue 1/11/16	Thu 2/03/17	[Gantt bar]																											
Installation of Interpretive Signage	146 days	Fri 3/03/17	Fri 22/09/17	[Gantt bar]																											
Cosmetic Upgrades to Swimming Pool Area	181 days	Fri 3/03/17	Fri 10/11/17	[Gantt bar]																											
General Landscaping	42 days	Mon 13/11/17	Tue 9/01/18	[Gantt bar]																											
Land Reclamation "Beach Area"	422 days	Wed 10/01/18	Thu 22/08/19	[Gantt bar]																											
<b>Purtle Park</b>	<b>1730 days</b>	<b>Thu 14/05/15</b>	<b>Wed 29/12/21</b>	[Gantt bar]																											
Discussions with All Abilities Playground Committee	40 days	Thu 14/05/15	Wed 8/07/15	[Gantt bar]																											
Detailed Landscape/Civil/Structural Design	88 days	Thu 9/07/15	Mon 9/11/15	[Gantt bar]																											
Construction of "Adventure" Component of All Abilities Playground	255 days	Tue 10/11/15	Mon 31/10/16	[Gantt bar]																											
Construction of "Splash Pad" Component of All Abilities Playground	255 days	Tue 1/11/16	Mon 23/10/17	[Gantt bar]																											
Consolidation of Playground Area	53 days	Tue 24/10/17	Thu 4/01/18	[Gantt bar]																											
Construction of Community Events Area	88 days	Wed 10/01/18	Fri 11/05/18	[Gantt bar]																											
Construction of New Formalised Car Parking along Melbourne Street	136 days	Tue 9/01/18	Wed 18/07/18	[Gantt bar]																											
Reincorporation of Existing Carpark into Landscaped Park Area	31 days	Thu 19/07/18	Thu 30/08/18	[Gantt bar]																											
New Lake Edge Treatment and Boardwalk	221 days	Fri 31/08/18	Fri 5/07/19	[Gantt bar]																											
New Boat Mooring Facilities	98 days	Mon 8/07/19	Wed 20/11/19	[Gantt bar]																											
Relocation of Train to new location within Mulwala	146 days	Thu 21/11/19	Thu 11/06/20	[Gantt bar]																											
Upgrades and Maintenance of Family BBQ and Shade Area	88 days	Fri 12/06/20	Tue 13/10/20	[Gantt bar]																											
New Amenities Facility (Including Caravan Dump Point)	86 days	Wed 14/10/20	Wed 10/02/21	[Gantt bar]																											
Footpath Network Construction	42 days	Thu 11/02/21	Fri 9/04/21	[Gantt bar]																											
Installation of Interpretive Signage	146 days	Mon 12/04/21	Mon 1/11/21	[Gantt bar]																											
General Landscaping	42 days	Tue 2/11/21	Wed 29/12/21	[Gantt bar]																											
<b>Owen Bridges Reserve</b>	<b>2115 days</b>	<b>Thu 14/05/15</b>	<b>Wed 21/06/23</b>	[Gantt bar]																											
Detailed Landscape/Civil/Structural Design	88 days	Thu 14/05/15	Mon 14/09/15	[Gantt bar]																											
Upgrade/Repairs to Lake Edge Treatment	181 days	Thu 5/11/20	Thu 15/07/21	[Gantt bar]																											
Formalisation/Sealing of Carpark	101 days	Fri 16/07/21	Fri 3/12/21	[Gantt bar]																											
Upgrade to Amenities	68 days	Mon 6/12/21	Wed 9/03/22	[Gantt bar]																											
New BBQ Facilities	88 days	Thu 10/03/22	Mon 11/07/22	[Gantt bar]																											
Renewal of Park Furniture	44 days	Tue 12/07/22	Fri 9/09/22	[Gantt bar]																											
Installation of Interpretive Signage	161 days	Mon 12/09/22	Mon 24/04/23	[Gantt bar]																											
General Landscaping	42 days	Tue 25/04/23	Wed 21/06/23	[Gantt bar]																											
<b>North Street Park</b>	<b>2276 days</b>	<b>Thu 14/05/15</b>	<b>Thu 1/02/24</b>	[Gantt bar]																											
Detailed Landscape/Civil/Structural Design	88 days	Thu 14/05/15	Mon 14/09/15	[Gantt bar]																											
Carpark Sealing/Reconstruction Works	48 days	Thu 22/06/23	Mon 28/08/23	[Gantt bar]																											
Renewal of Park Furniture	44 days	Thu 22/06/23	Tue 22/08/23	[Gantt bar]																											
Footpath Network Construction	42 days	Thu 22/06/23	Fri 18/08/23	[Gantt bar]																											
Installation of Interpretive Signage	161 days	Thu 22/06/23	Thu 1/02/24	[Gantt bar]																											
Pump out Facility for Boats	57 days	Thu 22/06/23	Fri 8/09/23	[Gantt bar]																											
General Landscaping	42 days	Thu 22/06/23	Fri 18/08/23	[Gantt bar]																											



## Key recommendations

1. Detailed design and Quantity Survey should be undertaken for each park prior to commencement of development.
2. Initial priority should be development of Apex Park to Regional Park Status and funding utilised to commence development of the site.
3. No action should be taken on Miss Ross Hill Park until such time as the route for the new Yarrowonga-Mulwala Bridge is determined.
4. All parks should include improved access to the Lake.
5. Lake Edge treatment for erosion, safety and environmental purposes should be undertaken in all parks.
6. An interpretive program to highlight the history and importance of the people and places for each park should form an integral part of the tourism plan for the area.
7. Negotiations with Community Stakeholders to establish a regional playground and splash park at Purtle Park should commence immediately.
8. A local steering committee including and/or comprising of the Mulwala Progress Association and other relevant stakeholders such as Local Service Clubs should be formed to support the actions as described within the report.
9. A total timeline of 10 years for completion of all Parks should be incorporated into Councils strategic planning framework.
10. A strategy to leverage grant funding and local community fundraising with Council funds should be established.

## Disclaimer

In undertaking the formulation of the Lake Mulwala Foreshore Public Open Space Masterplan, Opal Project Solutions have attempted to ensure the accuracy and relevance of the information utilised and presented. Recommendations made in the Plan are done in good faith however, Opal Project Solutions take no responsibility for how this information and the plan are subsequently used by others. The plan site locations are estimates based on aerial and on site photography not on detailed survey. Estimates of costs are based on industry averages and may vary substantially subject to site survey data, geographical location and condition reporting. Costs are therefore provided as estimates and a full Quantity Survey should be undertaken following detailed design. Any future action based on this concept plan should be in conjunction with ongoing research, consultation and professional technical assistance.

