

**SPORT, RECREATIONAL AND OTHER FACILITIES/LAND PARCELS –  
RATIONALISATION OPPORTUNITIES  
COUNCILLOR WORKSHOPS OUTCOMES REPORT  
PREPARED FOR MURRAY RIVER COUNCIL**

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## DOCUMENT CONTROL

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# 1. INTRODUCTION

CT Management Group was engaged by Murray River Council (MRC) in July 2022 to develop a comprehensive list of Council facilities (predominantly parks, sportsgrounds and other land parcels) and buildings for rationalisation, retention or further investigation consideration. Following development of the list of facilities and buildings, and provision of the information to the MRC Councillors for review, a series of Councillor Workshops were held to work through options and scenarios for each town and village within the region. The ultimate goal was to develop a final consolidated list of locations/facilities for potential future rationalisation.

The project was designed to complement the development of the Needs and Demands Assessment for Sport and Recreational Facilities being undertaken by CT Management Group. Additionally, it was also designed to run parallel with and complement the MRC Revenue Task Force deliberations which are also geared towards the provision of rationalisation and disposal recommendations.

Ultimately, the results of the project/body of work will inform many of the final recommendations to be contained in the Needs and Demands Assessment for Sport and Recreational Facilities document.

# 2. EXECUTIVE SUMMARY

The Sport and Recreational Facilities Rationalisation Opportunities Councillor Workshops project consisted of the following general stages:

- **Preliminary details:** Development of town and village facilities summary information packs, including a rationalisation scenario based upon the draft provisioning standards and facilities hierarchy noted in the Draft Needs and Demands Assessment for Sport and Recreational Facilities.
- **Phase 1 - Rules and Hierarchy Standards Workshops:** The first round of Councillor Workshops conducted reviewed the Facilities Provisioning Rules and Hierarchy standards to be used for the respective facilities and Council generally moving forward.

These Workshops provided an overview of the MRC facility types for consideration in the Rationalisation Options Workshops and what they consisted of within the respective towns/villages – i.e., number and type of Parks, Sportsgrounds, Open Space areas, Buildings, Halls, other Council facilities. The hierarchy standards suggested were generally unique to the respective types of facilities – i.e., Parks, Sportsground, Halls, etc. based upon research of neighbouring Councils (and other Council's), known benchmarking standards, knowledge of MRC's existing facilities mix, future needs based upon population and utilisation and other considerations such as economic development opportunities and financial sustainability requirements.

Two (2) Workshops were held to develop the Facilities Provision Rules and Hierarchy standards. The first Workshop was held on 18 July 2022 in Moama. This Workshop primarily focused on Sport and Recreational Facilities. The second Workshop was also held in Moama (on 13 September 2022). This Workshop primarily focused on Buildings Provision Rules and Hierarchy standards, specifically considering locations such Halls and Council Customer Interface locations (i.e., Offices and Libraries).

- **Phase 2 - Town and Village Rationalisation Scenarios Workshops:** The second phase of the project involved holding a series of Workshops focused on discussing the rationalisation options and scenarios for the respective Towns and Villages based upon the earlier rules and hierarchy standards determined during the Phase 1 Workshops.

Each Workshop provided the opportunity for the Councillors to work through the scenarios developed in the previously provided Councillor Information Packs and for the Councillors to provide their position in relation to the proposed rationalisation/disposal options put forward by the CT Management Group Project Manager.

The Councillor Information Packs provided the following information:

- High-level details – number of facilities/buildings etc.
- Population data
- Population growth rate information
- Neighbouring locality population data (if applicable) and Facilities Snapshot

#### **Land Assets**

- Parks and Playgrounds provision
- Sportsground provision
- Reserves provision
- Parks/Sportsgrounds 500m radius distribution map
- Neighbouring locality Facilities Snapshot (if applicable)
- Current Open Space Supply (Hectares)
- Future Open Space Supply based on projected population (Hectares)
- Amount of Parks/Sportsgrounds land by Hierarchy type and compared against 2021 Population data.
- Amount of Parks/Sportsgrounds land by Hierarchy type and compared against the projected Population to 2032.
- Parks/Open Space Land list
- Scenario – Parks/Open Space locations cost savings/sale income
- Reserves Land list
- Sportsground Land list
- QR Code Survey & Utilisation
- Other Council Land locations list

#### **Buildings**

- Consolidated Buildings list
- Buildings list – split into Sub-categories
- QR Code Survey & Utilisation

The following Workshops were held in Moama to work through the preferred rationalisation/provisioning scenarios for the respective towns/villages and Council facilities:

- Workshop 1: Moama – 7 November 2022
- Workshop 2: Greater Murray (Mathoura, Picnic Point, Bunnaloo, Womboota, Caldwell) – 15 November 2022
- Workshop 3: Barham, Wakool, Moulamein, Mallan, Murray Downs, Noorong, Tooleybuc, Goodnight, Kyalite, Koraleigh – 30 November 2022

Each of the above Workshops provided a finalised list of facilities/venues for further consideration for rationalisation, investigation, retention or otherwise based upon robust discussion between the Councillors present, Council Executive Members and officers, and the CT Management Group Project Manager.

It was generally noted by the Councillors in the Workshops, as well as by Council officers, that there will be a strong need for further consultation with the community stemming from this exercise. Council will benefit from working through the recommended rationalisation scenarios with the community so that they have an understanding of the approach that Council is proposing to take. It will be necessary for the community to be involved in the overall process given many of the scenarios involve the improvement of existing locations to bring them up to a higher hierarchy level as part of the need to compensate for some of the rationalisation options.

Community appreciation of the overall approach and desired outcome will be key to the success of the project. Through bringing the community on the journey and helping them to understand the overall intent of the exercise, will be paramount to its' success. Community recognition of the approach being one that is focused on sustainability and improving the overall standard of facility provision, as opposed to simply removing assets will be crucial. Thus, it was understood that the development of a strategic approach and communication plan to implement the next steps of the scenario development

options with the community will be necessary to obtain overall community support and to ensure successful implementation and robust future park improvements/development.

As an example of the above comments in relation to Council seeking to improve the overall level of provision within the Towns and Villages, some discussions centred around ensuring that Council provides a level of equity amongst many of the towns and villages when it comes to park facility provision. This item meant that Council generally supported providing Community hierarchy standard parks in many locations that currently don't have them (i.e., Mathoura, Moulamein and Murray Downs). These developments will further enhance the liveability of those locations and provide valuable spaces that the community will enjoy for many decades.

The outcomes of the Workshops on a Town and Village basis is provided in the following sections of this report.

### 3. HIERARCHY AND PROVISIONING STANDARDS

The following Section and Tables provide an overview of the agreed hierarchy levels and provisioning standards established for the Murray River Council parks and sportsground network. The hierarchy levels and provisioning standards are also contained in the MRC Needs and Demand Assessment for Sport and Recreational Facilities document.

Park Type	Hierarchy	Land area provision (ha per 1000 people)	Min Park Size	Accessibility (catchment)	Land Characteristics
Recreation Parks	Ornamental / Passive recreation	0.4ha	0.5Ha of usable space	1,000m (Population above 1,500). Central location (Population below 1,500).	<i>Shape:</i> Square to rectangular with sides no greater than 2:1. <i>Gradient:</i> Max 1:10 for 80% of park area. <i>Road frontage:</i> 30-50% of perimeter to have direct frontage. <i>Flood immunity:</i> 15% of area above 100-year level and free of hazards.
	Neighbourhood (including Kickabout space)	0.5ha	1-2Ha of usable space (Population above 1,500). 0.25-1Ha of usable space (Population below 1,500).	400m (Population above 5,000). 500m (Population between 5,000 and 1,500). Central location (Population below 1,500).	<i>Shape:</i> Square to rectangular with sides no greater than 2:1. <i>Gradient:</i> Max 1:10 for 80% of park area. <i>Road frontage:</i> 30-50% of perimeter to have direct frontage on a collector road. <i>Flood immunity:</i> At least 25% of total area to be above 50-year level with main activity areas above 100-year level.
	Community (including Kickabout space)	0.6ha	6Ha of usable space	1,000m (Population above 1,500). Central location (Population below 1,500).	<i>Shape:</i> Square to rectangular with sides no greater than 2:1. <i>Gradient:</i> Average 1:20 for main use areas, 1:50 for kick-about area, and variable for remainder. <i>Road frontage:</i> 30-50% of perimeter to have direct frontage on a collector road. <i>Flood immunity:</i> At least 50% of total area to be above 50 year

Park Type	Hierarchy	Land area provision (ha per 1000 people)	Min Park Size	Accessibility (catchment)	Land Characteristics
					level with main activity areas above 100 year level.
<b>Sports-grounds and Courts</b>	<b>Local</b>	0.7ha	3Ha	Preference of 5 minutes' drive for majority of residents within the urban area.	<i>Shape:</i> Square or rectangular. <i>Gradient:</i> Average 1:80 for all playing surfaces. <i>Road frontage:</i> approx. 25% of perimeter to have direct road frontage. <i>Flood immunity:</i> At least 20% of land above 20 year level, with fields and courts above 50 year level. Built facilities to be above 100 year level.
	<b>District</b>	0.8ha	3Ha	Preference of 5 minutes' drive for majority of residents within the urban area.	<i>Shape:</i> Square or rectangular. <i>Gradient:</i> Average 1:80 for all playing surfaces. <i>Road frontage:</i> approx. 25% of perimeter to have direct road frontage. <i>Flood immunity:</i> At least 20% of land above 20 year level, with fields and courts above 50 year level. Built facilities to be above 100 year level.
	<b>Regional</b>	1ha	6Ha (10Ha+ desirable)	Where possible centrally located.	<i>Shape:</i> Square or rectangular. <i>Gradient:</i> Max. 1:100. <i>Road frontage:</i> approx. 25% of perimeter to have direct road frontage. <i>Flood immunity:</i> At least 90% of land above 20 year level, with fields and courts above 50 year level. Built facilities to be above 100 year level.

**Table 1: Parks and Sportsgrounds – Hierarchy levels and base levels of provision and service standards**

### 3.1 Parks Hierarchy details

The following elaborates on the inclusions that may accompany the various service standard levels within the Parks Hierarchy. The Parks Hierarchy includes open space areas dedicated primarily to informal recreation as opposed to formal organised sport activities. The landscape of parks will feature irregular spaces with a variety in planting and ground surfaces.

“Parks” are further categorised into a Parks Hierarchy depending on their size, catchment area, and prime function of use.

#### Community Park

A Community Park will generally comprise an area up to 3.0 hectares and has a catchment area of the whole town, and generally beyond. This level of park will generally include limited parking areas, comprise lighting, attractive landscaped areas, a range of pedestrian and cycle way systems, playground structures, a public



toilet, natural shade and shade structures, BBQ's and picnic/visitor facilities. A Community Park could include a sports field suitable for children's use (training and competition) and other low level formal or informal (non-competitive) recreation areas. A Community Park will generally be the Town Park in a rural village, and the size of the village will determine the scale and scope of facilities.

A medium to high level of maintenance is required for Community level parks.

### **Neighbourhood Park**

A Neighbourhood Park will generally comprise an area of 0.25 to 2.0 hectares that predominantly serves a suburb, village or hamlet. They usually cater for a catchment area of between 400m - 1.5km radius which provides a suitable walking distance for community members. This park will typically be serviced by on-street parking, and may comprise a mixture of landscape treatments, natural shade, park benches/seating, a basic playground area, but generally no BBQ's or toilet facilities.

Smaller sized Neighbourhood Parks might contain only limited facilities, such as a seat/s, 1-2 small items of play equipment, and generally be undeveloped featuring at most a scattering of unrelated tree species but often no more than mown grass.

Medium to low levels of maintenance are required.

Where a Neighbourhood Park is of adequate size but has not previously been developed, improvements should generally only consist of the likes of the following, unless specific community input and planning has indicated otherwise:

- Thematic tree planting which relates to the surrounding streets.
- Connections with footpaths, and preferably with the off-road cycle network.
- Adequate provision of basic site amenities, including seats, a drinking water bubbler and litter bins.
- An irrigated turf area.
- Provision of local recreation facilities where there is sufficient space, including as an example the likes of a playground or basketball half court.
- Signage directing users to the cycle network and to other nearby open space areas (e.g. to a Community park), where appropriate.

### **Kickabout space**

A Kickabout space will comprise an area of 0.25 to 2.0 hectares that predominantly serves a suburb, village or hamlet. They usually cater for a catchment area of between 400m - 1.5km radius. Given many parks within the MRC region perform a dual function as a park and a Kickabout space this type of provision has the potential to be combined with the Neighbourhood and Community level parks. This approach provides for efficiency in park space provision. It has the benefit of ensuring that the Neighbourhood and Community level parks provide suitable amenity for passive recreation and play beyond the previously noted embellishments.

Kickabout areas generally comprise a mixture of simple landscape treatments, natural shade, and irrigated and manicured open grass areas to facilitate passive recreation activities. They will generally be undeveloped, featuring at most, a scattering of unrelated tree species but often no more than mown grass.

Medium to low levels of maintenance are required. Maintenance provision will generally reflect that of the Neighbourhood and Community level parks that the area may be situated in.

Where a Kickabout space is of adequate size but has not previously been developed improvement should generally only consist of the following, unless specific community input and planning has indicated otherwise:

- Thematic tree planting which relates to the surrounding streets
- Connections with footpaths, and preferably with the off-road cycle network
- An irrigated turf area
- A drinking water bubbler (optional)

### Ornamental/Passive Park

An Ornamental Park will be a well-developed, formal and highly maintained park with a specific theme, and will generally provide for individuals and small groups seeking solitude and a cathartic experience.

### Undeveloped Open Space

Undeveloped Open Space is parkland zoned for public purposes yet to be developed.

To further support the service standards for land provisioning, the following embellishment standards are provided to guide MRC's development of those areas. These standards will also assist with any new developments such as what may occur in a new subdivision (refer to **Table 2** below).

Embellishment type	Parks/Recreation			Sportsgrounds and Courts		
	Ornamental / Passive	Neighbourhood	Community	Local	District	Regional
Recreation activity area		✓	✓			✓*
Bollard fencing	✓	✓		✓		
Post and rail fencing			✓		✓	✓
Park trees	✓	✓	✓	✓	✓	✓
Bike rack			✓	✓	✓	✓
Small park sign	✓	✓	✓	✓	✓	✓
Large park sign		✓	✓			✓
Water bubbler	✓*	✓	✓	✓	✓	✓
Bench seats	✓	✓	✓	✓	✓	✓
Picnic table		✓*	✓			
Picnic shelter (with table/chairs)			✓	✓*	✓	✓
Bins	✓	✓	✓	✓	✓	✓
Park lighting			✓		✓	✓
Barbecues			✓			✓*
Shade structure			✓		✓	✓
Irrigation	✓*	✓*	✓	✓*	✓	✓
Amenity Block			✓	✓*	✓	✓
Spectator seating					✓	✓
Pathway	✓*	✓*	✓	✓	✓	✓
Carparking		✓*	✓	✓	✓	✓

\*denotes that the item is optional.

**Table 2: Desired standards of service – embellishments**

## 4. MOAMA

Moama is the largest town in the Murray River region and has the highest level of actual and forecast population growth and projected housing demand. A summary of the population figures and facility details for Moama are provided in Table 3 below.

<b>Moama population (2021 Census):</b>	6,930
<b>Estimated population to 2032:</b>	8,615
<b>Land Parcels – total:</b>	171
<b>Community Land parcels:</b>	115 (94 are Council owned)
<b>Operational Land parcels:</b>	56
<b>Parks:</b>	26
<b>Sportsgrounds/Reserves:</b>	1 – Moama Recreation Reserve which consists of the following facilities: <ul style="list-style-type: none"> <li>• 3 Ovals</li> <li>• 1 Rectangular Field</li> <li>• 1 Velodrome</li> <li>• 2 Netball Courts</li> <li>• Dog Park</li> <li>• Adventure Playpark</li> <li>• Botanic Gardens</li> </ul>
<b>Bushland Reserves:</b>	10
<b>Halls/Community Facilities:</b>	2 (Main Oval Pavilion – Moama Recreation Reserve, Moama Indoor Sports Complex)
<b>Buildings:</b>	83
<b>Community Land Parcels (Council owned):</b>	94

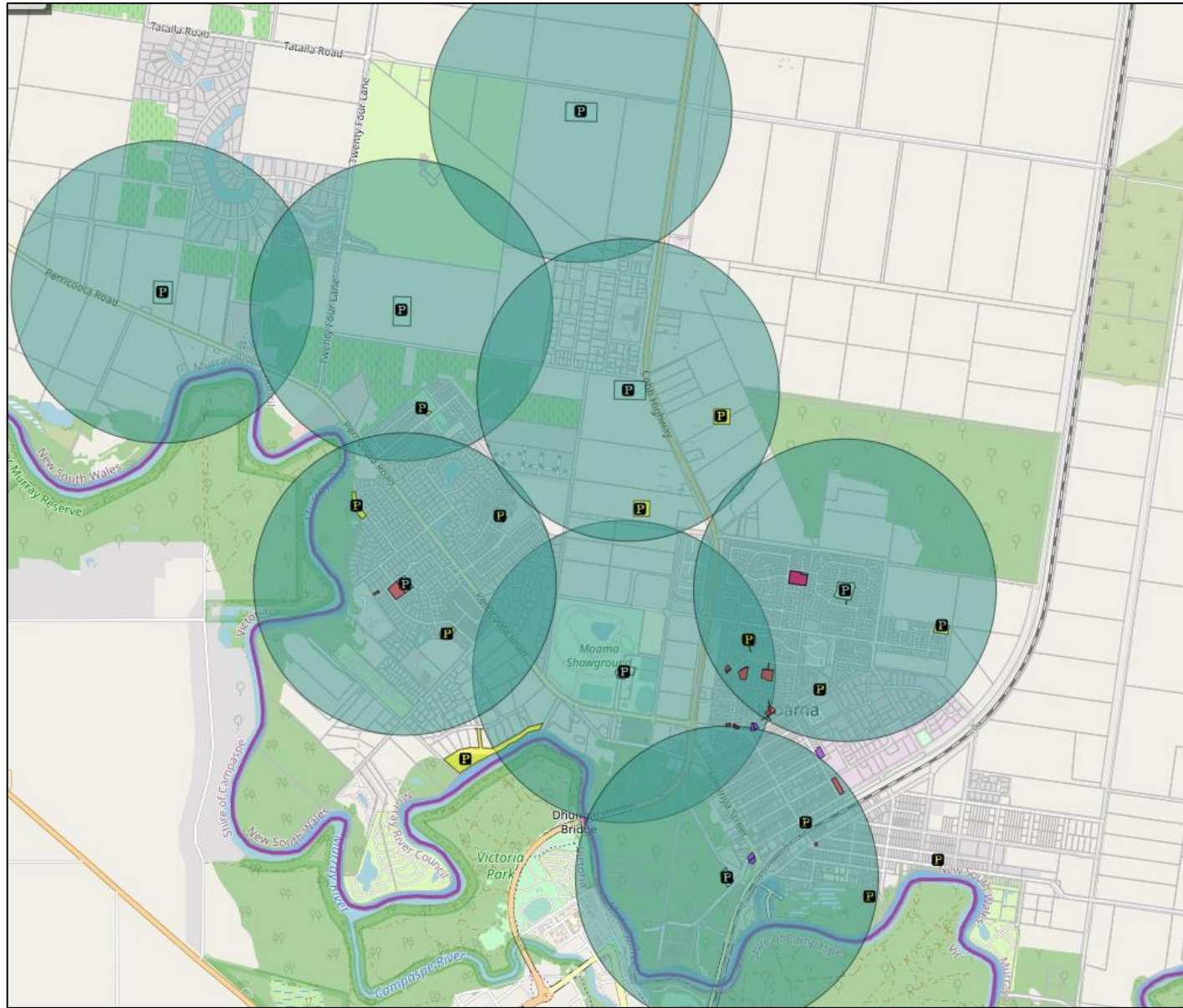
**Table 3: Moama Sport and Recreational Facilities summary information.**

Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) is slightly above that recommended, at 5.47 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 8,615 persons, it is estimated that the level of provision will become 4.4 hectares per 1,000 population.

While the provision of parks and sportsground space within Moama is close to the recommended provisioning standard based upon hectares alone, it was recognised that there is still an oversupply of facilities as well as challenges relating to the distribution of facilities (i.e., too many facilities in close proximity to one another, particularly in the established western part of Moama). Consequently, the Workshop agreed that there is a need to rationalise some of the existing parks given they significantly overlap with one another, many are developed to a low standard, and many don't meet the recommended standards in terms of the amount of space that they provide.

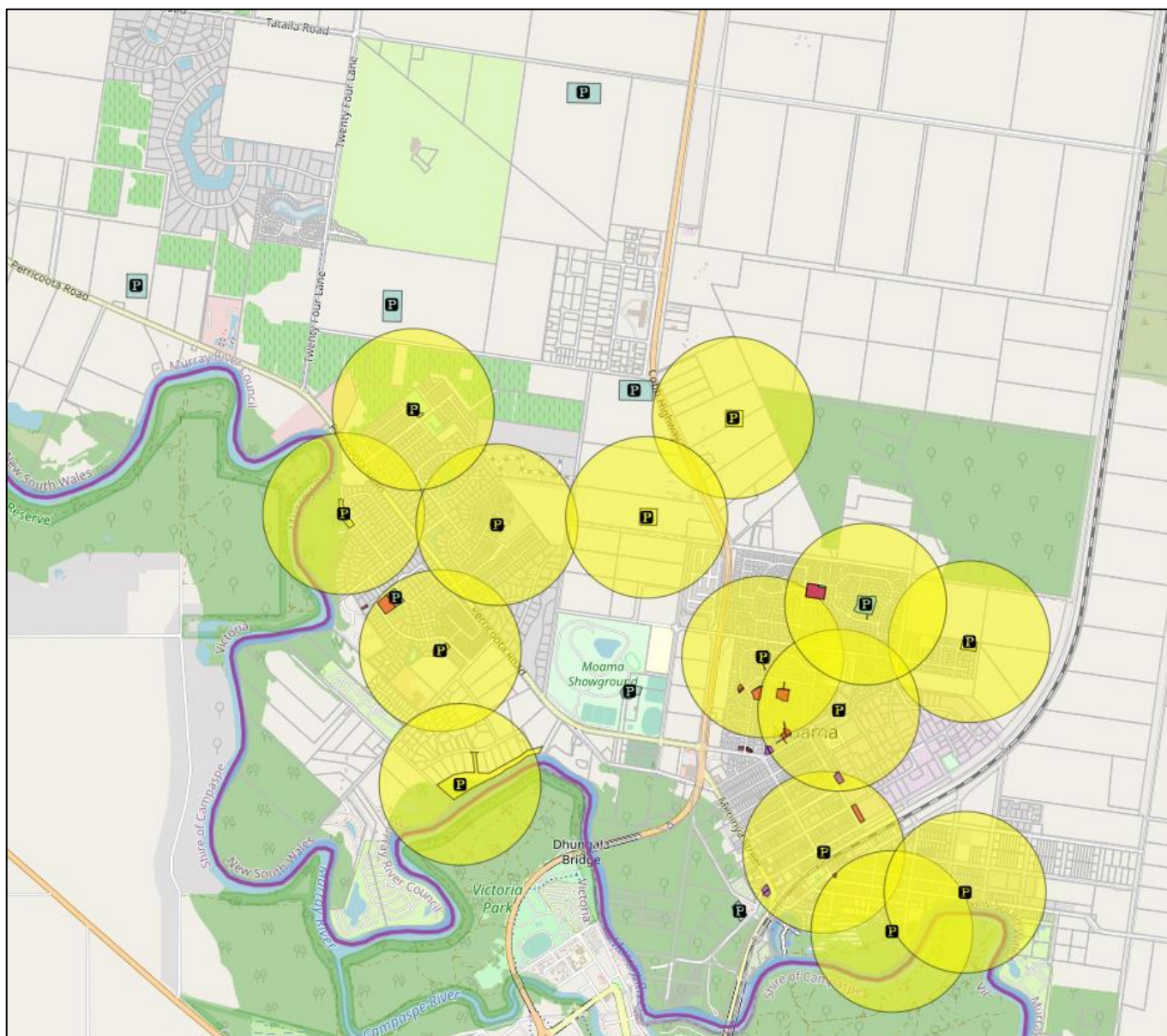
Given the above, the approach for Moama was recommended to be one of seeking quality above quantity, while also recognising that future open space locations will come online in the short and medium term as Moama continues to expand (predominantly in the eastern and northern areas). Those new subdivisions will require new parks which will further add to the overall hectare measurement and level of provision throughout Moama. The development of these new locations will subsequently compensate for those parks that are recommended for rationalisation within the existing network. The overall distribution of the proposed revised parks network is provided in Maps 1, 2 & 3.

The following tables provide a summary of the recommended provisioning standard for the parks network in Moama based upon the Workshop discussions and rules and hierarchy established (see Table 4). Additionally, Table 5 provides information on those open space locations set to come online and be developed into Parks in the future. Table 6 provides information on other locations/facilities discussed in the Moama Workshop and noted for potential rationalisation or further investigation.

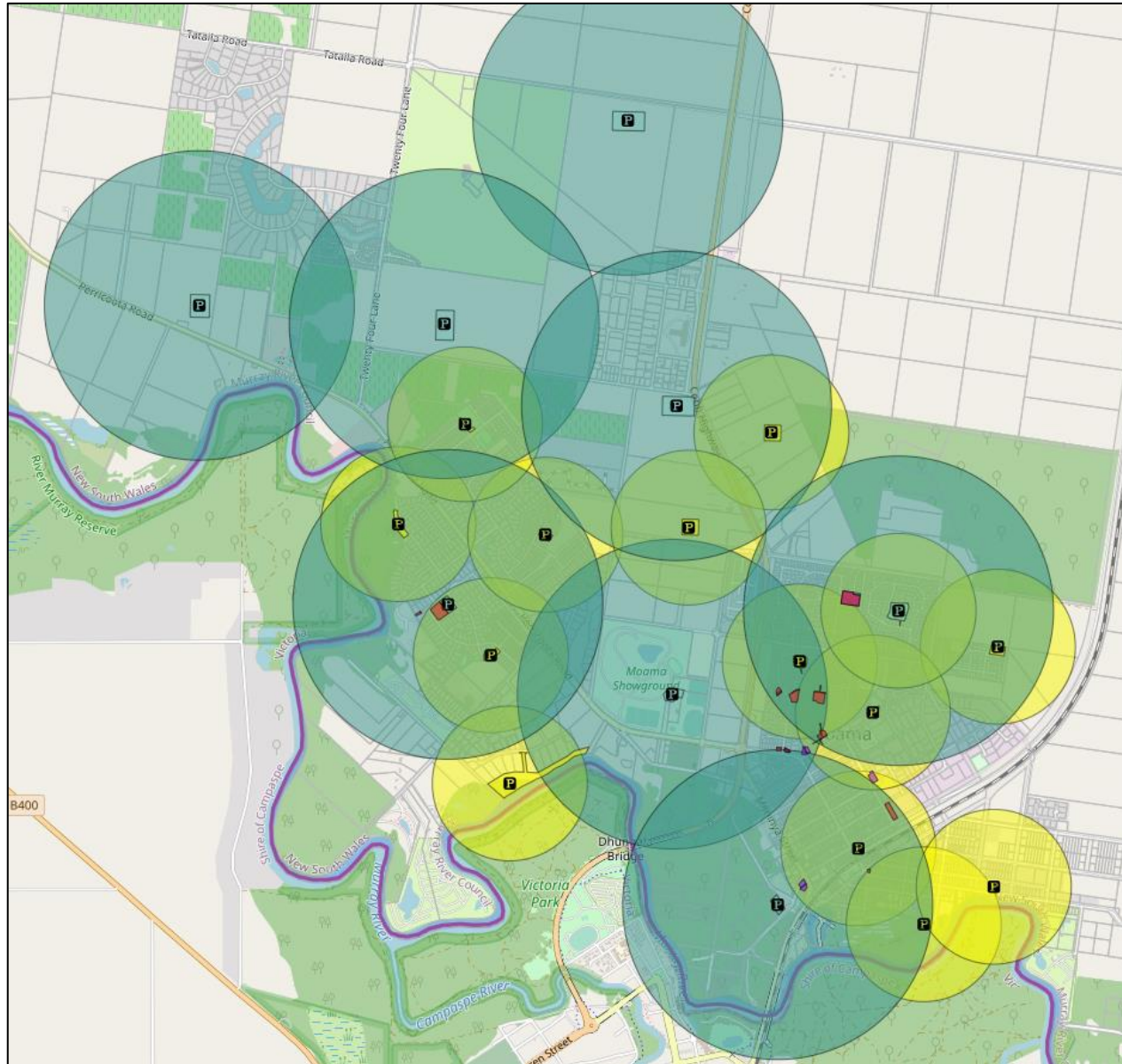


**Map 1: Proposed future distribution of Community Level Parks throughout Moama.**





**Map 2: Proposed future distribution of Neighbourhood Level Parks throughout Moama.**



**Map 3: Proposed future distribution of Neighbourhood and Community Level Parks combined throughout Moama.**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Hickey Park	LAND9	0.37ha	Passive	Dispose
Highlands Park	LAND17	0.97ha	Neighbourhood	Alternative use to be investigated – i.e., options for Seniors housing, Lions Club Units etc.
Ivo Ham Park	LAND19	0.23ha	Neighbourhood	Dispose
McMahon Park	LAND34	0.54ha	Neighbourhood	Dispose
Langwell Park	LAND24	0.57ha	Neighbourhood	Retain as a Neighbourhood standard park
Ruby Court Parkland	LAND26	0.12ha	Kickabout space	Dispose
Lawry Park South	LAND353	1.5ha	Neighbourhood	Investigate alternate uses and activation – convert to Operational Land - i.e., Emergency Services precinct area. use
Brian Sharp Park	LAND42	0.7ha	Neighbourhood	Retain – upgrade standard to that of a Community Park
Regent Street Park	LAND61	0.29ha	Neighbourhood	Retain as a Neighbourhood standard park
Moama Beach (and Bushland)		See Reserves	Neighbourhood	Retain as a Neighbourhood standard park
Moama Botanic Gardens and Adventure Playground*	LAND359	2.75ha	Community and Passive	Retain as a Community standard park
Berryman Park	LAND346	0.04ha	Neighbourhood	Disposal of part of the area and/or convert to a low maintenance landscaped area
Lions Park	LAND348	0.7ha	Neighbourhood	Retain – redevelop as an Ornamental Park/Business space as part of the Meninya Street Precinct masterplan.
Kerrabee Soundshell (Soundshell area - Crown Land / Cenotaph area - MRC Community Land)	LAND153 (Kerrabee Soundshell) LAND37 (Moama Cenotaph)	0.76ha	Neighbourhood	Retain as a Neighbourhood standard park/investigate the potential for development of a multi-purpose facility
Moama Skate Park	LAND39	0.58ha	Neighbourhood	Retain – upgrade standard to that of a Community Park
Nicholas Park (Lawry Park North)	LAND25	4.4ha	Neighbourhood	Convert to an Ornamental Park (and retain as a Tourist information site) / Irrigated area to be reduced to around the dam, town entrance and Tourist information sign area



Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Murray Shire Reserve	LAND7 & 8	0.14ha	Passive	Eastern block – investigate options for the development of carparking, or disposal if services realignment options allow. Western block – Dispose.
Apex Park	LAND110	0.34ha (includes Pool)	Neighbourhood	Retain as a Neighbourhood standard park
Lakeview Park (drainage basin)	LAND413 (part)	1.14ha	Passive	Convert to Operational Land / Cease irrigation
Lakeview Park	LAND413 (part)	0.37ha	Neighbourhood	Retain as a Neighbourhood standard park
Rivergums Drive Parkland	LAND56 (part)	0.64ha	Neighbourhood	Retain – upgrade standard to that of a Community Park
Rivergums Drive Parkland (remaining section of the above parcel)	LAND56 (part)		Neighbourhood	Disposal – convert to Residential land
Rivergums Drive - adjacent 93 River Gums Drive	LAND56 (part)		Buffer	Disposal
Dungala Estate (drainage basin) – southern side of Brolga Ave	LAND354	0.78ha	Passive	Convert to Operational Land / Cease irrigation
Dungala Estate Park	LAND352 (part)	0.20ha	Neighbourhood	Retain as a Neighbourhood standard park
Barbers Paddock suburb park (drainage basin)	LAND355	0.58ha	Passive	Convert to Operational Land, noting that the buffer area within the location is to be developed at an Ornamental Park standard / Cease irrigation
Murray Banks Reserve	LAND391	0.63ha	Passive	Retain as a Neighbourhood standard park
Perricoota Run Reserve (drainage basin – Cabernet Drive)	LAND49	1.19ha	Passive	Convert to Operational Land / Cease irrigation
Winbi Playground	LAND397	0.49ha	Neighbourhood	Retain as a Neighbourhood standard park
Barbers Paddock Public Reserve 2 (Firefly Crt)	LAND357	0.55ha	Undeveloped	Develop into a Neighbourhood standard park
Maidensmith Drive Reserve	LAND30	4.45ha	Reserve/Undeveloped	Develop into a Neighbourhood standard park
Horseshoe Lagoon Reserve (Murray Street)	LAND151	0.19ha	Reserve	Develop into a Neighbourhood standard park

**Table 4: Moama Parks Network - recommended provisioning standards**



Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Moama - The Range	TBA	2.22ha	Undeveloped	Develop into a Community standard park in the future as urban expansion occurs
Perricoota Rd/Myall Way area	TBA	1.82ha	Undeveloped	As above
Beer Rd/Cobb Hwy area	TBA	2.54ha	Undeveloped	As above
Tataila Rd area	TBA	2.54ha	Undeveloped	As above
Cobb Hwy East area	TBA	1.07ha	Undeveloped	Develop into a Neighbourhood standard park in the future as urban expansion occurs
Kiely Rd Nth area	TBA	1.07ha	Undeveloped	Develop into a Neighbourhood standard park in the future as urban expansion occurs

**Table 5: Moama Parks Network – new locations recommended to be added to the park network in the future**

Park Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Rivergums Drive (adjacent to 93 Rivergums Drive)	LAND56	0.05ha	Undeveloped/buffer	Dispose
Chanter Street Floodway	LAND71	0.20ha	Undeveloped	Develop into a Neighbourhood standard park
Martin Street Buffer Zone	LAND32	0.35ha	Undeveloped	Dispose for the purpose of Business or Light Industrial use
Ivo Ham Park Walkway	LAND63		Walkway	Dispose
Council Office – Meninya Street	LAND35	0.15ha	Shire Office & Gardens	Dispose / Redevelop (investigate options for multiuse community space/drop-in centre in the vicinity of the site)
Council Office – Meninya Street	LAND38	0.11ha	Shire Office & Gardens	Dispose / Redevelop (investigate options for multiuse community space/drop-in centre in the vicinity of the site)
Moama Martin Street Building	LAND91	0.26ha	Senior Citz. rooms & Dr's surgery	Investigate alternate use (options for doctors surgery or HACC Services full use of site)
Moama Pre School	LAND112	0.11ha	Moama Pre School	As above
Moama Pre School	LAND111	0.09ha	Moama Pre School	As above

**Table 6: Moama – Non-Park locations considered for disposal or alternative use**

## 5. MATHOURA

Mathoura is another MRC town forecast to receive continuing population growth, albeit moderate. A summary of the Mathoura area population and facility details is contained in Table 7 below.

<b>Mathoura population (2021 Census):</b>	1,002
<b>Estimated population to 2032:</b>	1,151
<b>Land Parcels – total:</b>	39
<b>Community Land parcels:</b>	16
<b>Operational Land parcels:</b>	23
<b>Parks:</b>	7
<b>Sportsgrounds/Reserves:</b>	1 – Mathoura Recreation Reserve which consists of: <ul style="list-style-type: none"> <li>• 1 Oval (Australian Rules and Cricket)</li> <li>• Pavilion</li> <li>• Cricket Nets</li> <li>• Netball Courts (1 standalone court, and 1 court that is part of a multi-use netball/tennis court area)</li> <li>• Tennis Courts (2 tennis courts, that are part of a multi-use area with a netball court marked on them also)</li> <li>• Amenities block</li> <li>• Playground area</li> <li>• Toilet block</li> </ul>
<b>Bushland Reserves:</b>	3
<b>Halls/Community Facilities:</b>	4 locations: <ul style="list-style-type: none"> <li>• Mathoura Hall</li> <li>• Recreation Reserve Pavilion</li> <li>• Community Centre</li> <li>• Mathoura Visitors and Business Centre</li> </ul>
<b>Buildings:</b>	72

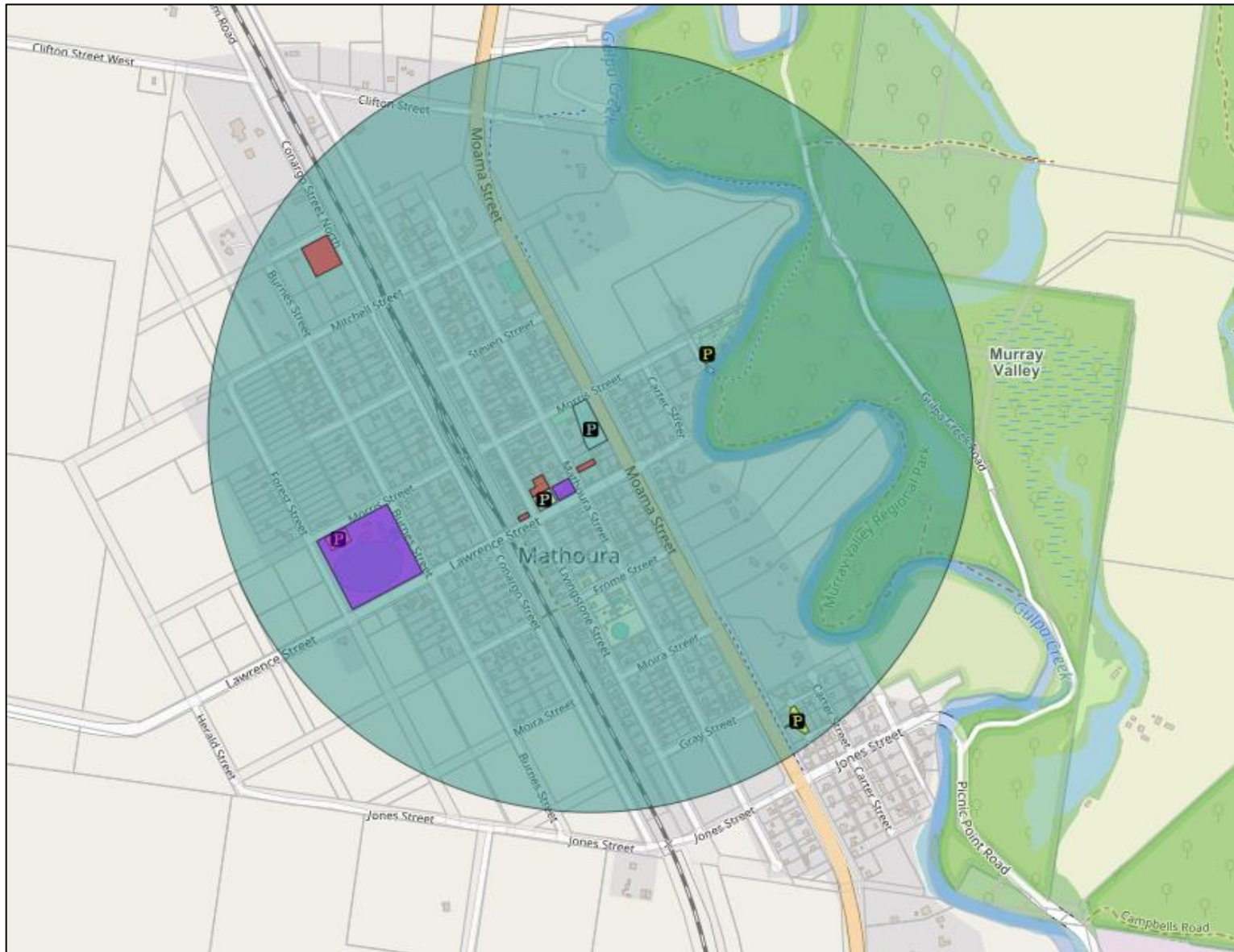
**Table 7: Mathoura Sport and Recreational Facilities summary information.**

Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) exceeds that recommended, and sits at 5.79 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 1,151 persons, it is estimated that the level of provision will become 5.03 hectares per 1,000 population.

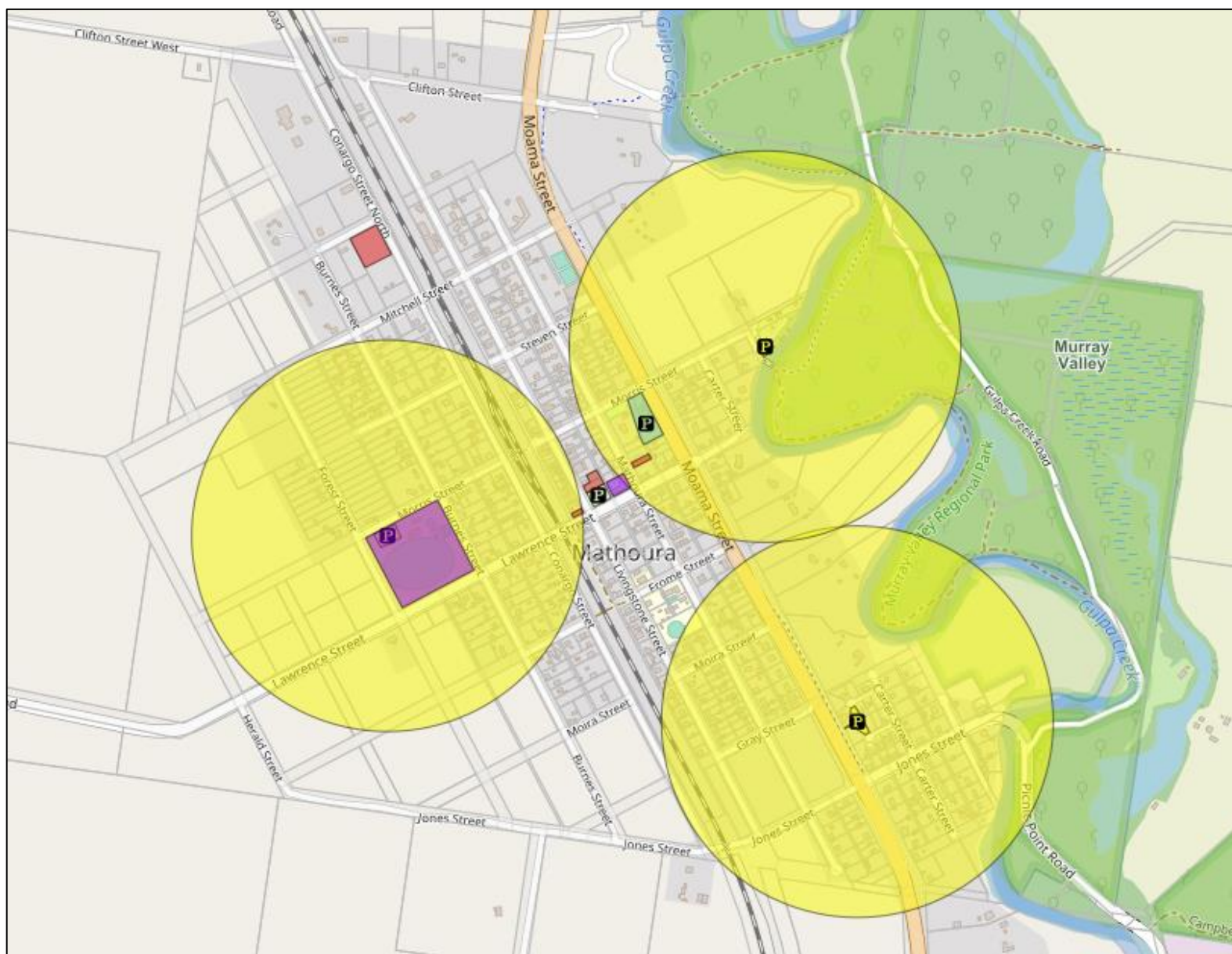
While the provision of parks and sportsground space within Mathoura is slightly above that recommended based upon the provisioning standard for hectares supply, it was recognised that the distribution of parks and playground areas within the town needs to be considered further. The Workshop attendees agreed that there will be benefit in developed a Community-level park at Harry McCormick Arboretum to provide a higher quality play experience for Mathoura residents, while also providing an enhanced location for travellers and tourists to stop at, complementing the Mathoura Visitor and Business Centre.

The approach for Mathoura is based upon providing quality over quantity. The proposed overall distribution of the revised parks network is provided on the following maps (see Maps 4,5 & 6).

The following tables provides a summary of the recommended provisioning standard for the parks network in Mathoura based upon the Workshop discussions, and the established rules and hierarchy standards (see Table 8). Table 9 provides information on other locations/facilities discussed in the Mathoura Workshop and noted for potential rationalisation or further investigation.

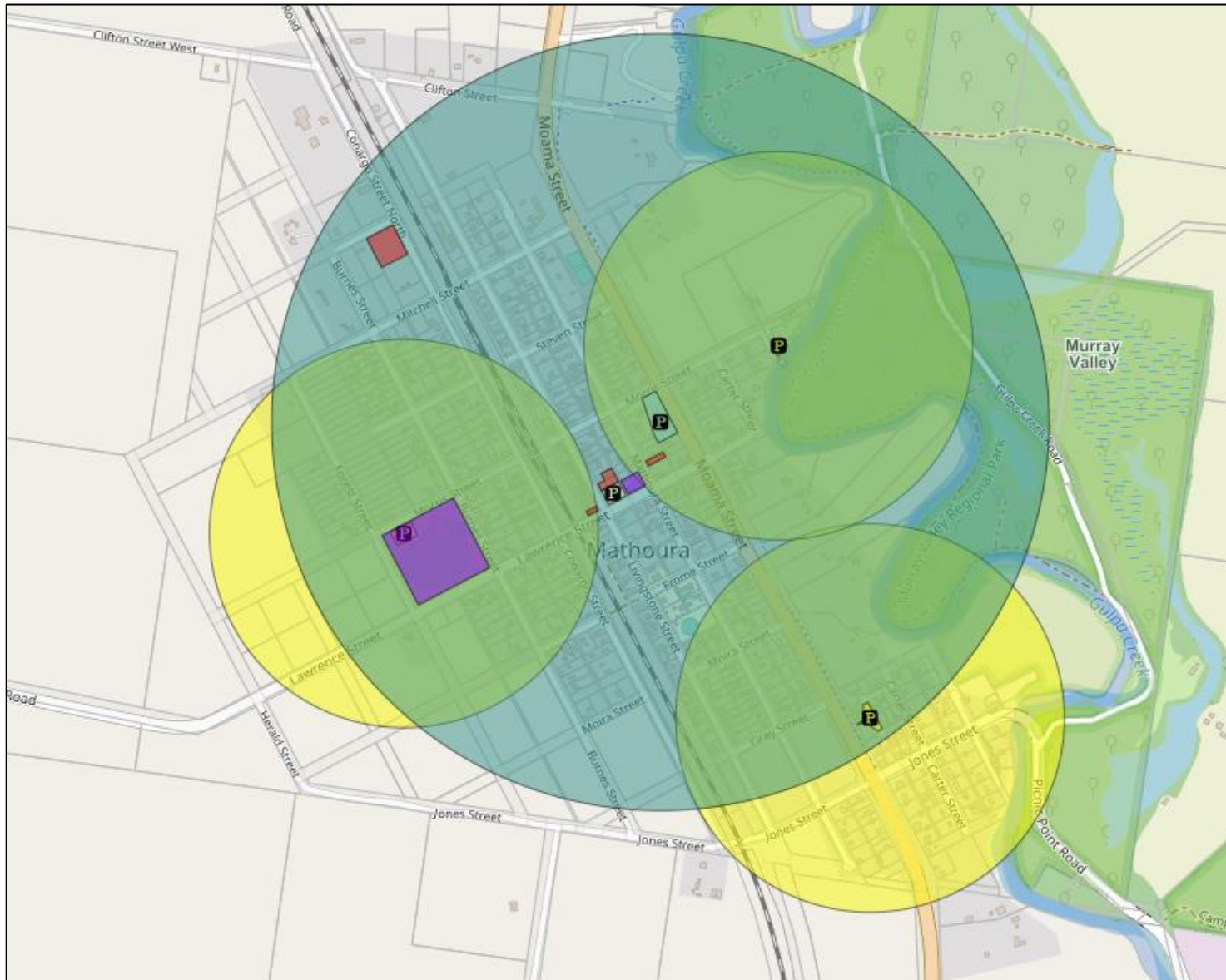


**Map 4: Proposed future coverage of a Community Level Park in Harry McCormick Arboretum, Mathoura.**



**Map 5: Proposed future distribution of Neighbourhood Level Parks throughout Mathoura.**





**Map 6: Proposed future distribution of Neighbourhood and Community Level Parks combined throughout Mathoura.**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
AE Murphy Park	LAND1	0.04ha	Passive	Dispose
Opitz and Dolan Court Park	LAND46	0.19ha	Neighbourhood	Retain as a Neighbourhood standard park
Soldier's Memorial Gardens	LAND59	0.36ha	Neighbourhood / Ornamental	Retain the southern portion of the area. Investigate disposal of the northern "L" shaped area of the site and change to an Ornamental level park only with the provision of public toilets.
Harry McCormick Arboretum	LAND102	0.6ha	Neighbourhood	Develop into a Community standard park
Liston Park	LAND155	0.12ha	Neighbourhood	Retain as a Neighbourhood standard park
Pollys Bridge Road Reserve	TBA LAND119	0.04ha	Neighbourhood	Retain as a Passive standard park
Mathoura Skate Park	LAND160 Note: the Skate Park forms part of the Harry McCormick Arboretum Community Park Precinct.	0.17ha	Neighbourhood	Retain as per Harry McCormick Arboretum
Mathoura Recreation Reserve Park	LAND341	0.22ha	Neighbourhood	Retain as a Neighbourhood standard park

**Table 8: Mathoura Parks Network – recommended provisioning standards.**

Park Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Mathoura Swimming Pool	LAND100	0.07ha	Recreation/Sports Facility	Retain the pool area (facility/assets within the fence/boundary). Dispose of the vacant block to the south of the pool.
Mathoura RTA Depot	LAND94	0.64ha	RTA Yard	Dispose of part of the area.
Mathoura Recreation Reserve (whole area)	LAND341	4.18ha	Sportsground/Recreation Reserve	Retain. Develop a Master Plan for the area to inform the future development and activation of the facilities.
Mathoura Community Centre	LAND33	0.2ha	Community Centre	Investigate options for lease/sale of the area, thus removing Council from management/involvement.

**Table 9: Mathoura – Non-Park locations considered for disposal or alternative use.**

## 6. GREATER MURRAY AREA

The remainder of the Greater Murray area consists of the following villages/locations:

- Picnic Point
- Bunnaloo
- Womboota
- Caldwell

Summary details for each of the above locations is provided in the following tables (see Tables 10 - 13).

<b>Picnic Point population (2021 Census):</b>	Not available (included in the Mathoura population data)
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	4
<b>Community Land parcels:</b>	3
<b>Operational Land parcels:</b>	1
<b>Parks:</b>	1
<b>Sportsgrounds/Reserves:</b>	0
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	0
<b>Buildings:</b>	TBA

**Table 10: Picnic Point Sport and Recreational Facilities summary information.**

<b>Bunnaloo population (2021 Census):</b>	107
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	6
<b>Community Land parcels:</b>	1
<b>Operational Land parcels:</b>	5
<b>Parks:</b>	1 (within the Bunnaloo Recreation Reserve)
<b>Sportsgrounds/Reserves:</b>	1 – Bunnaloo Recreation Reserve consisting of: <ul style="list-style-type: none"> <li>• 1 Oval</li> <li>• 5 Tennis Courts (1 synthetic grass court and 4 hard courts)</li> <li>• 1 playground area</li> <li>• 1 Cricket Nets area</li> <li>• Various amenities/supporting infrastructure.</li> </ul>
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	1 - Bunnaloo Recreation Reserve Pavilion
<b>Buildings:</b>	11

**Table 11: Bunnaloo Sport and Recreational Facilities summary information.**

<b>Womboota population (2021 Census):</b>	90
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	11
<b>Community Land parcels:</b>	4
<b>Operational Land parcels:</b>	7
<b>Parks:</b>	1
<b>Sportsgrounds/Reserves:</b>	1 Reserve – former oval area, now unused/paddocks.
<b>Bushland Reserves:</b>	1 - Womboota Common
<b>Halls/Community Facilities:</b>	1 - Womboota Hall
<b>Buildings:</b>	3

**Table 12: Womboota Sport and Recreational Facilities summary information.**

<b>Caldwell population (2021 Census):</b>	42
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	2
<b>Community Land parcels:</b>	1
<b>Operational Land parcels:</b>	1
<b>Parks:</b>	1
<b>Sportsgrounds/Reserves:</b>	0
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	1 – Caldwell Hall
<b>Buildings:</b>	6

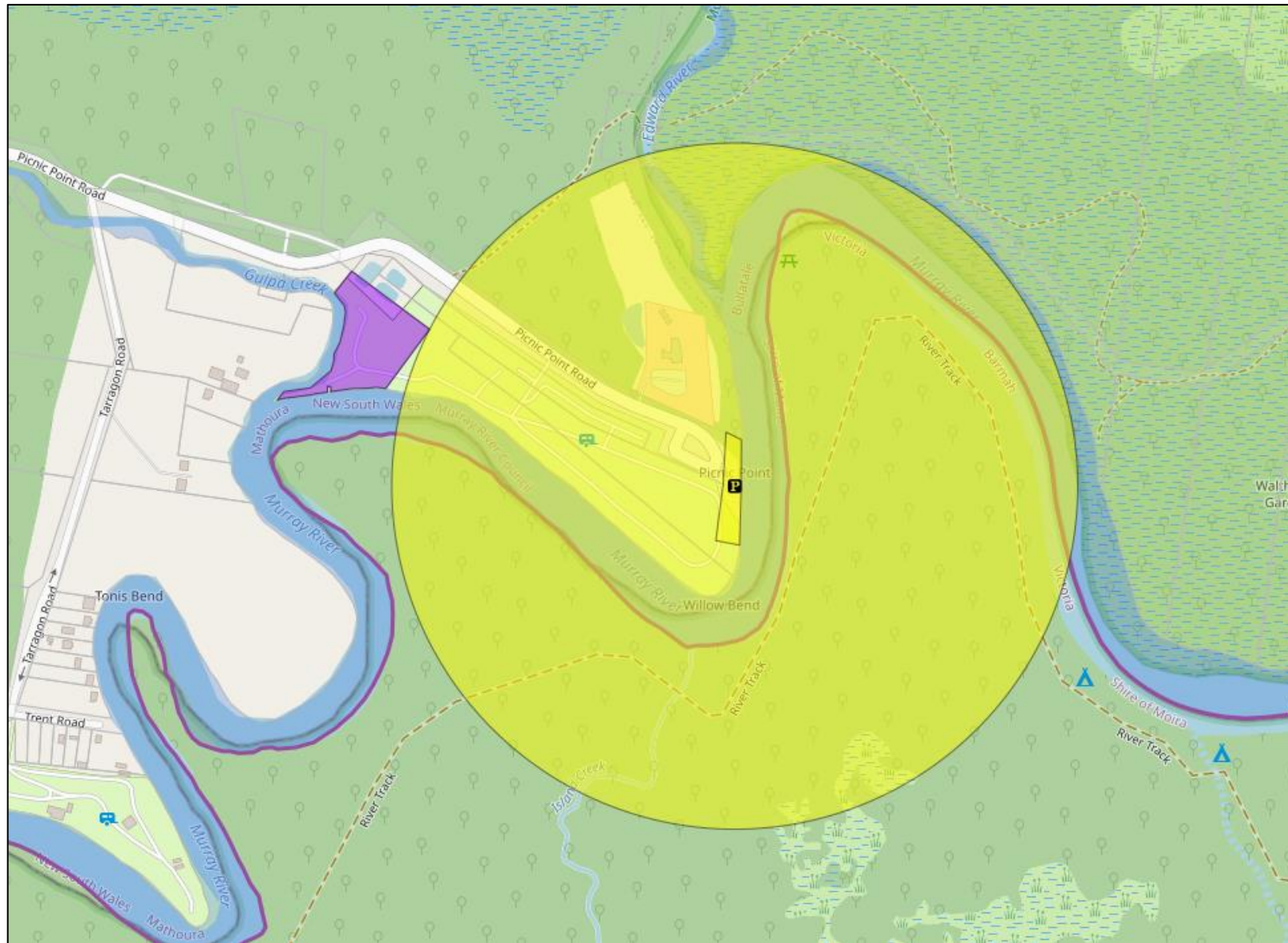
**Table 13: Caldwell Sport and Recreational Facilities summary information.**

The recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population is generally greatly exceeded at each of the village locations given the small population numbers. Nevertheless, MRC considers it important to ensure that village and rural residents still have reasonable access to park facilities beyond those available in the large towns and villages. As such, MRC supported the continuation of provision of these facilities at Picnic Point, Bunnaloo, Womboota and Caldwell.

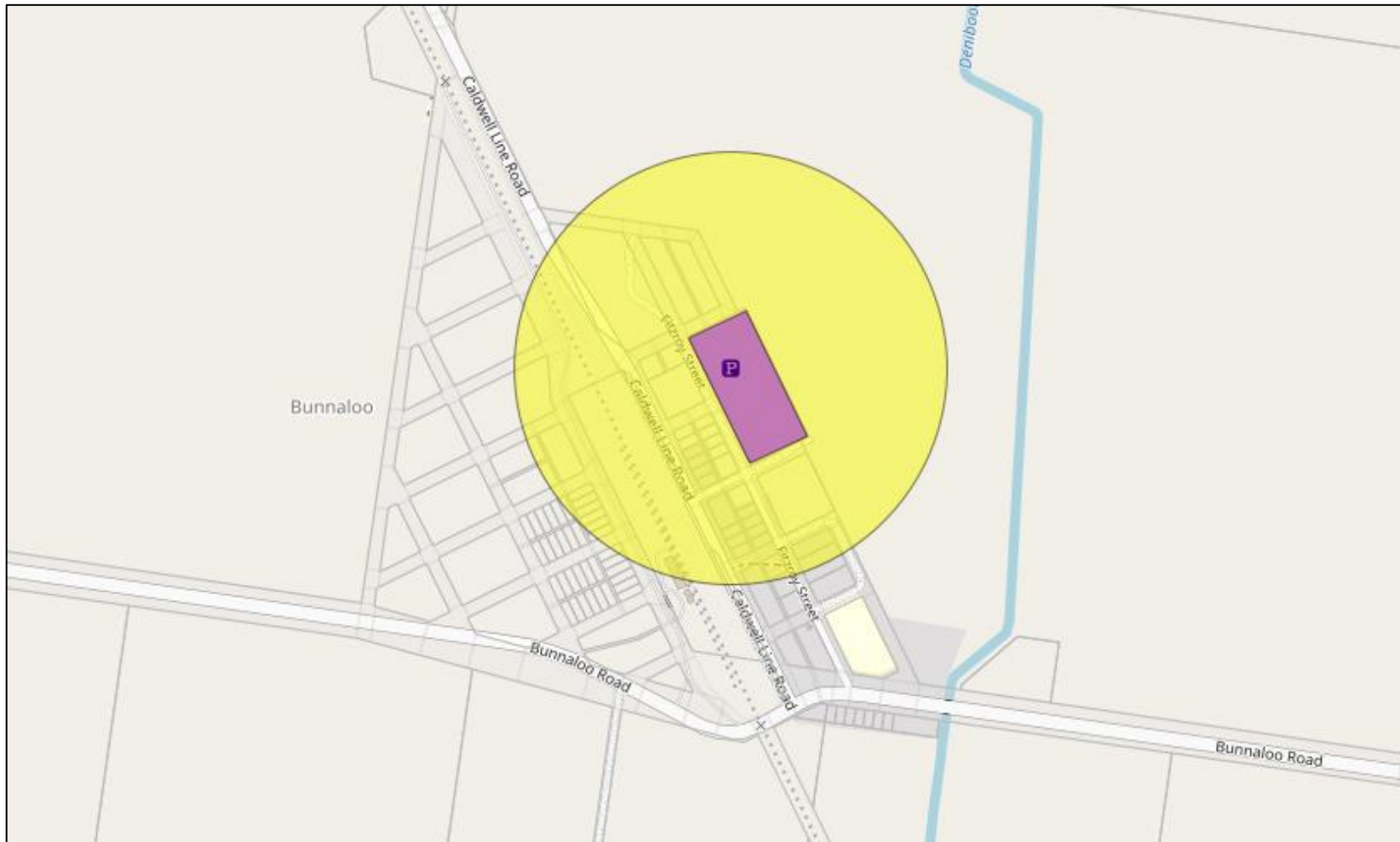
Facility distribution maps are provided for the 500m coverage radius for Picnic Point and Bunnaloo (see Maps 7 & 8 following). A map is not provided for the Womboota and Caldwell areas given the recommendations to hand the locations back to the respective Committees of Management.

Tables 14 & 15 provide a summary of the recommended provisioning standards for the respective locations based upon the Workshop discussions and the rules and hierarchy levels previously established.





**Map 7: Neighbourhood Level Park distribution map for Picnic Point.**



**Map 8: Bunnaloo map noting the location of the Bunnaloo Recreation Reserve and park**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Bert Dolan Reserve (Picnic Point Boat Ramp and Reserve)	LAND178	0.44ha	Neighbourhood	Retain as a Neighbourhood standard park
Bunnaloo Recreation Reserve	LAND140	4.74ha	Park – Neighbourhood Sportsground - Local	Retain. Develop a Master Plan for the area to inform the future development and activation of the area.
Womboota Hall	LAND185	5.76ha	Park – Neighbourhood Hall	Handover full management of the Hall to the Hall Committee so that they work directly with Crown Lands.
Caldwell Hall and RFS	LAND343	0.82ha	Park – Neighbourhood Hall	Hold discussions with the Hall Committee about them taking over ownership of the area directly with Crown Lands.

**Table 14: Picnic Point, Bunnaloo, Womboota & Caldwell Parks Network – recommended provisioning standards**

Park Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Picnic Point Caravan Park	LAND117	0.16ha	Operational	Investigate options for lease/sale of the area, thus removing Council from the management of the area and involvement with the lessee.
Womboota Vacant Land - Womboota Rd	LAND367	0.09ha	Operational	Dispose
Womboota Vacant Land - Womboota Rd	LAND368	0.09ha	Operational	Dispose
Womboota Vacant Land - Womboota Rd	LAND369	0.09ha	Operational	Dispose

**Table 15: Picnic Point & Womboota – Non-Park locations considered for disposal or alternative use**

## 7. BARHAM

Barham is the second largest town in the Murray River region and has forecast population growth and projected housing demand. A summary of the Barham area population and facility details is provided in Table 16 below.

<b>Barham population (2021 Census):</b>	1,569
<b>Estimated population to 2032:</b>	1,828
<b>Land Parcels – total:</b>	30
<b>Community Land parcels:</b>	14
<b>Operational Land parcels:</b>	16
<b>Parks:</b>	6
<b>Sportsgrounds/Reserves:</b>	1 - Barham Recreation Reserve consisting of: <ul style="list-style-type: none"> <li>• 2 Ovals</li> <li>• 3 Outdoor Basketball Courts</li> <li>• 2 Netball Courts</li> <li>• Skate Park</li> <li>• Playground area</li> <li>• Pony Club/Polocrosse facilities</li> <li>• Various Showground Pavilions</li> </ul>
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	4 locations: <ul style="list-style-type: none"> <li>• Barham War Memorial Hall</li> <li>• BRR Main Oval Pavilion</li> <li>• BRR Sandy Faulkner Pavilion</li> <li>• BRR Lawson Pavilion</li> </ul>
<b>Buildings:</b>	38
<b>Community Land Parcels (Council owned):</b>	6

**Table 16: Barham Sport and Recreational Facilities summary information.**

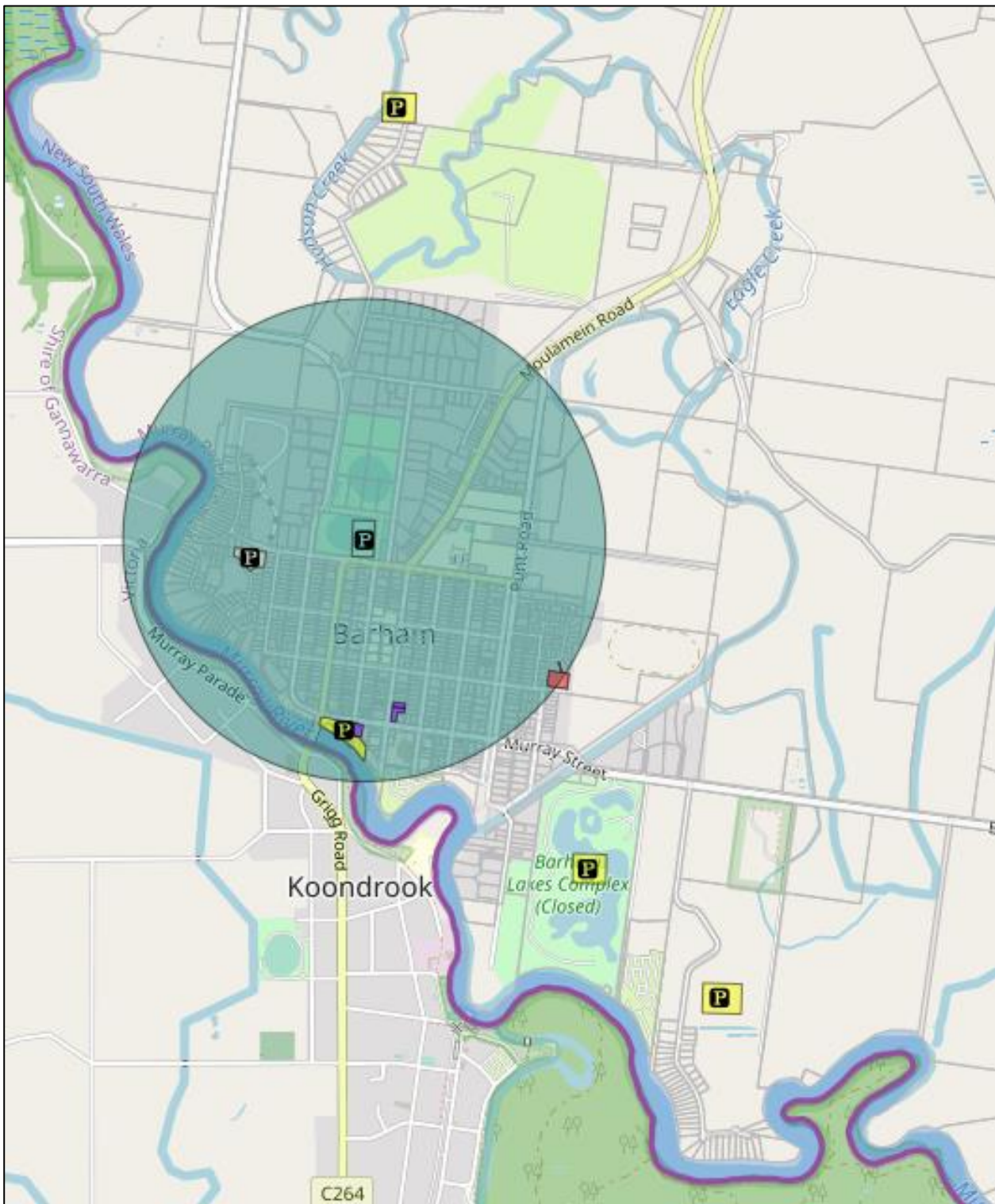
Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) is well above that recommended, sitting at 10.57 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 1,828 persons, the level of provision will become 9.07 hectares per 1,000 population.

While the provision of parks and sportsground space areas within Barham is above that recommended based upon the provisioning standard for hectares supply, it was recognised that there is a lack of developed parks generally, as well as a lack of playgrounds. While it was agreed that there is a need to rationalise many of the existing parks, the Workshop attendees also noted the need to develop and embellish some exiting locations to ensure that there is an equitable supply of facilities throughout the town. The proposed future development locations will ensure provision of reasonable levels of access from a walking distance perspective.

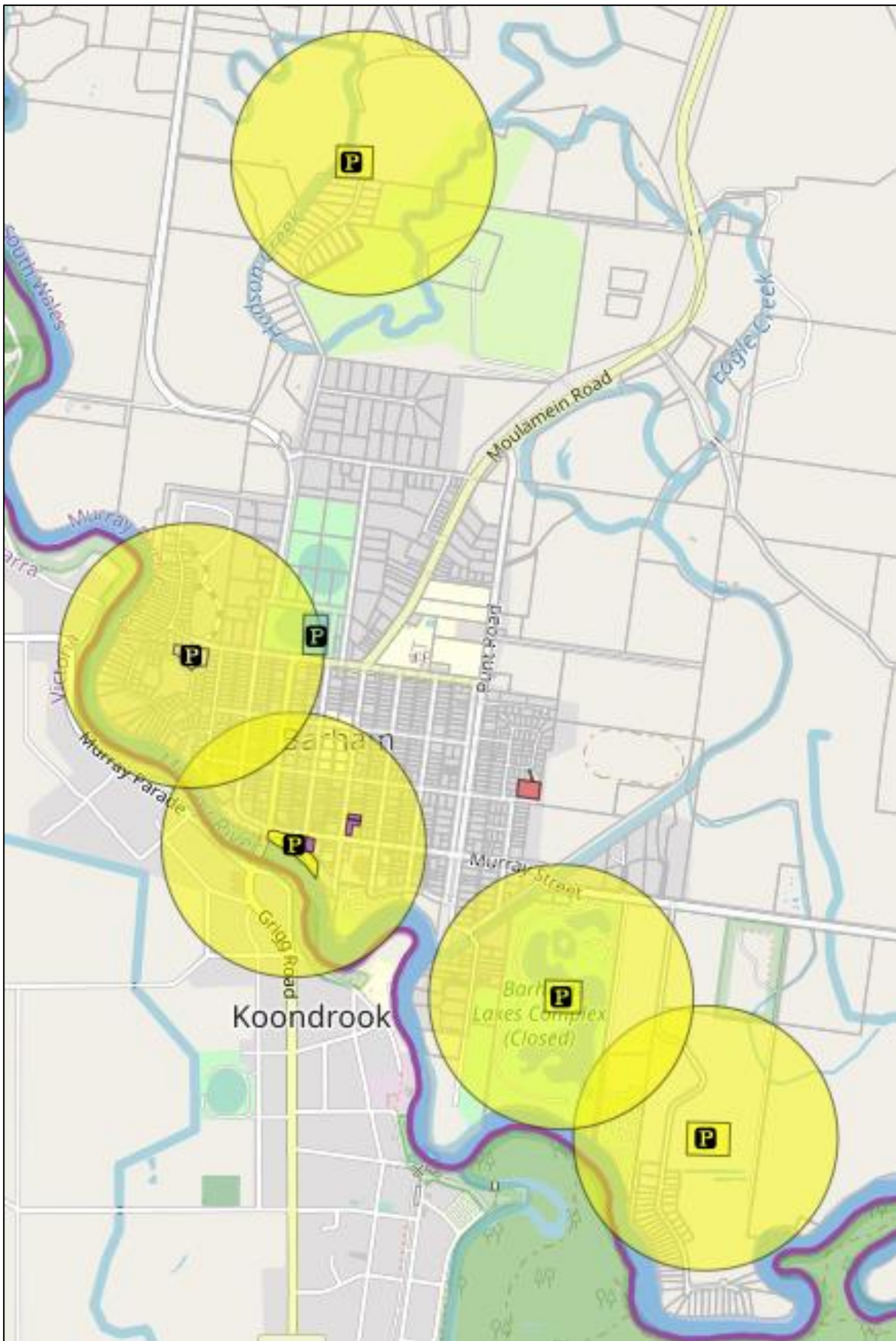
The approach for Barham is based upon quality over quantity, while also recognising that future open space locations will come online in the short and medium term as residential development continues. The new subdivisions (once they reach a critical mass) will require new parks which will further add to the overall hectare measurement and level of provision throughout Barham. The overall distribution of the proposed revised parks network is provided on Maps 9, 10 & 11.

The following tables provide a summary of the recommended provisioning standard for the Barham parks network based upon the Workshop discussions, and the rules and hierarchy standards established (see Table 17). Additionally, Table 18 provides information on those open space locations set to come online and be developed into Parks in the future. Table 19 provides information on other locations/facilities discussed in the Barham Workshop and noted for potential rationalisation or further investigation.



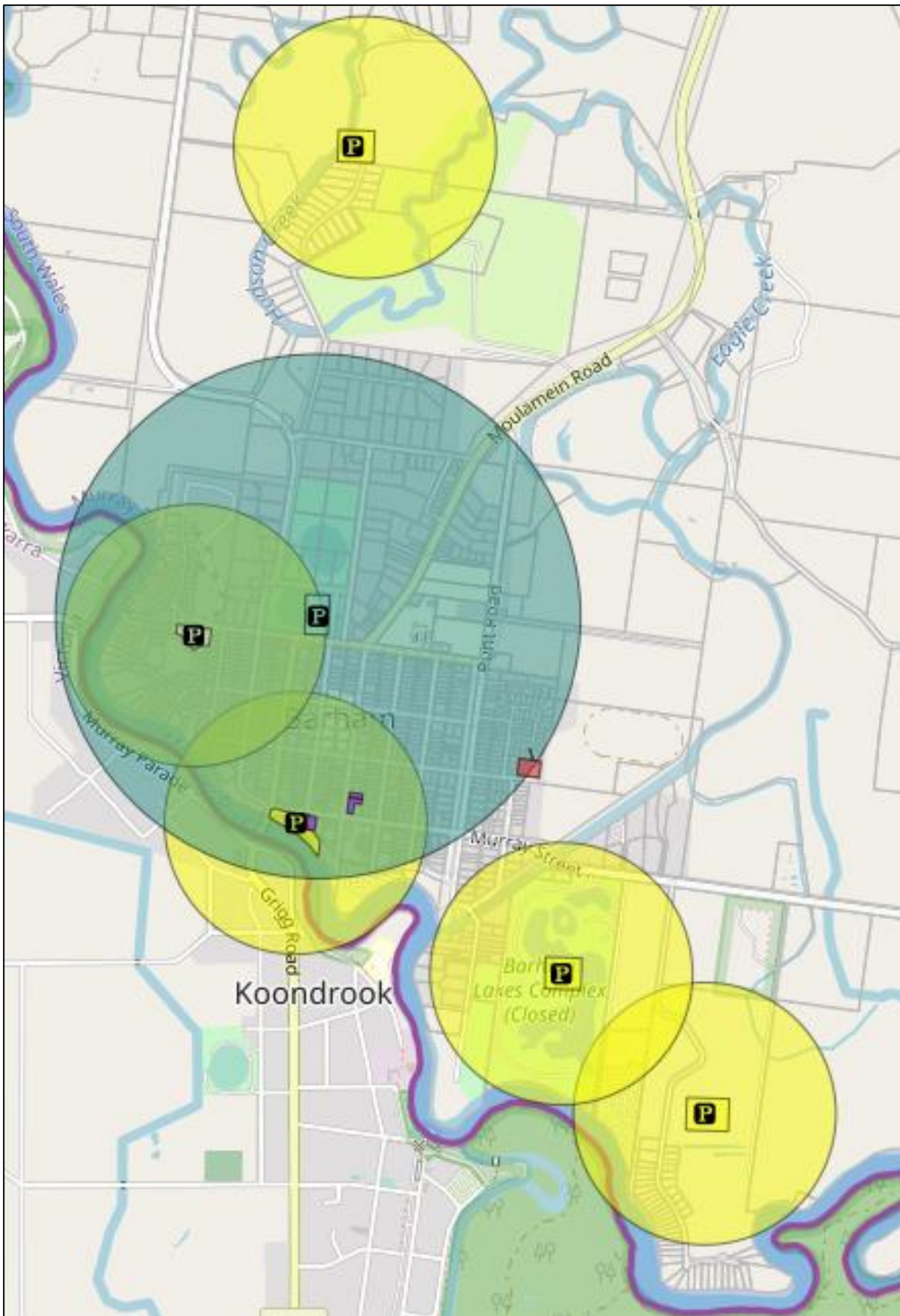


**Map 9: Proposed future coverage of a Community Level Park in the Barham Recreation Reserve.**



**Map 10: Proposed future distribution of Neighbourhood Level Parks throughout Barham.**





**Map 11: Proposed future distribution of Neighbourhood and Community-Level Parks combined throughout Barham.**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
ANZAC Park	LAND193	0.19ha	Ornamental	Retain as an Ornamental standard park
Riverside Park (includes the Lions Park area on the western side of the bridge)	LAND195 & LAND 211	1.96ha	Community	Retain as a Neighbourhood standard park
Barham Beach	LAND342 (listed a Barham Caravan and Tourist Park & Old Punt site in the MRC Land Register)	0.25ha	Neighbourhood	Retain as a Neighbourhood standard park, without the development of playground equipment.
Punt Road Reserve	LAND342 (as above)	1.9ha	Neighbourhood	Retain as a general open space area with minimal park furniture elements (i.e., seats, bins) to support the shared path within the space).
Barham Recreation Reserve – Park area/provision	LAND197	1.36ha	Neighbourhood	Develop into a Community standard park further to the options presented in the Barham Recreation Reserve Master Plan.
Linton Park Drive Reserve	LAND198	0.56ha	Undeveloped	Dispose
Vinecombe Lane	LAND423	0.42ha	Undeveloped	Maintain as a drainage corridor only.
Riverview Estate Park - New Subdivision Park	TBA	0.19ha	Undeveloped	Retain as an undeveloped area given the location contains and protects several large native trees.

**Table 17: Barham Parks Network - recommended provisioning standards**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Vinecombe Lane	New location, yet to be confirmed.	TBC	Undeveloped	Note: investigate the potential to acquire land further to the north to develop a Neighbourhood level park in the future.
Riverview Drive	New location, yet to be confirmed.	2.01ha	Undeveloped	Develop into a Neighbourhood standard park in the future as urban expansion occurs.
Eagle Subdivision Reserve	LAND199	0.82ha	Undeveloped	Develop as an Ornamental Park in the short-term, then upgrade/further develop into a Neighbourhood standard park if future urban expansion occurs to the north.
Services Club Development – Barham Lakes Complex	New location, yet to be confirmed.	1.68ha	Undeveloped	Investigate the option of developing a portion of the area into a Neighbourhood standard park in the future as urban expansion occurs.

**Table 18: Barham Parks Network – new locations recommended to be added to the park network in the future**



Park Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Barham Council Offices (Murray Street)	LAND200	0.18ha	Office	Investigate alternative uses (noting the options for relocation of current MRC services to The Hub - Stage 2 and pursuing alternate use of the Office & Hall site. Alternatively, consider the options of car parking and commercial opportunities for the Noorong Street site). Investigation requirement: Monitor/scrutinise usage of the Riverside Reception Centre and Barham Hall for the next 12 months (2023). Also investigate the option of a possible Barham Main Street Master Plan to further inform the options for consideration/to determine the preferred scenario.
Barham Hub & Op Shop (Noorong Street)	LAND329	0.10ha	Barham HACC Building	Investigate alternative uses (noting the options for relocation of current MRC services to The Hub - Stage 2 and pursuing alternate use of the Office & Hall site. Alternatively, consider the options of car parking and commercial opportunities for the Noorong Street site). Also investigate the option of a possible Barham Main Street Master Plan to further inform the options for consideration/to determine the preferred scenario.
Barham Rest Centre	LAND193	0.19ha	Rest Centre and Public Toilets	As above

**Table 19: Barham – Non-Park locations considered for disposal or alternative use**

## 8. MOULAMEIN

A summary of the Moulamein area population details, land parcels and facilities considered in the Workshop session is provided in Table 20 below.

<b>Moulamein population (2021 Census):</b>	489
<b>Estimated population to 2032:</b>	562
<b>Land Parcels – total:</b>	43
<b>Community Land parcels:</b>	16
<b>Operational Land parcels:</b>	27
<b>Parks:</b>	5
<b>Sportsgrounds/Reserves:</b>	<p>2 Reserves:</p> <p>Moulamein South Recreation Reserve which consists of:</p> <ul style="list-style-type: none"> <li>• 1 Oval</li> <li>• 2 Netball Courts</li> <li>• 4 Tennis Courts (2 grass courts and 2 synthetic grass courts)</li> <li>• 2 playground areas</li> <li>• Discus cage</li> <li>• Various amenities/supporting infrastructure.</li> </ul> <p>Centenary Reserve which consists of:</p> <ul style="list-style-type: none"> <li>• Horse Racing track</li> <li>• Clay Target Shooting infrastructure</li> <li>• Pony Club/Polocrosse infrastructure</li> <li>• Various amenities/supporting infrastructure</li> </ul>
<b>Bushland Reserves:</b>	8
<b>Halls/Community Facilities:</b>	<p>3 locations:</p> <ul style="list-style-type: none"> <li>• Moulamein Hall</li> <li>• Moulamein South Recreation Reserve Oval Pavilion</li> <li>• Moulamein Council Building</li> </ul>
<b>Buildings:</b>	67

**Table 20: Moulamein Sport and Recreational Facilities summary information.**

Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) is well above that recommended, sitting at 12.92 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 562 persons, the level of provision will become 11.26 hectares per 1,000 population.

While the provision of parks and sportsground space within Moulamein is well above that recommended based upon the provisioning standard for hectares supply, it was recognised that there is an opportunity to improve elements of some of the existing parks/playground provision. The Workshop attendees agreed that there is a need to rationalise many of the existing parks. They also noted the need to develop and embellish some existing locations to ensure that there is an equitable supply of facilities throughout the town to provide reasonable levels of access both from a quality, and a walking distance perspective.

Specific recommendation items for consideration include:

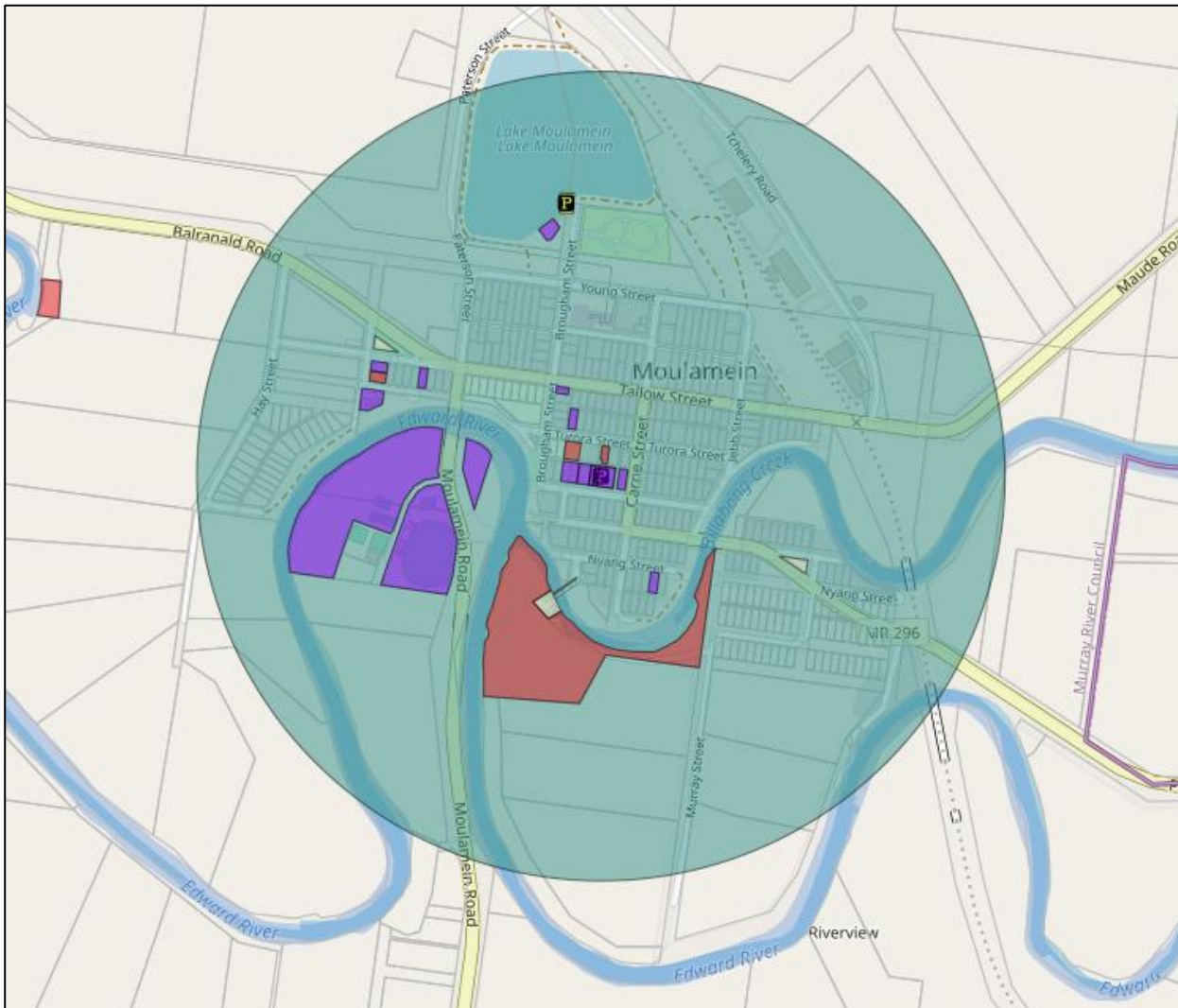
- Development of a new Neighbourhood level park at the Moulamein Lake area.
- Renewal and improvement of the Howard Park area to ensure it meets a Community level park standard of provision.
- Reduction in the service-level of several parks given they are excess to park space requirements within Moulamein.

- Retention of the playground area at the Moulamein South Recreation Reserve.

Based upon the above, there was general recognition of the need, and support for the future development of a Moulamein Town Master Plan. The Master Planning exercise is proposed to investigate options for consolidation of services, main street revitalisation and lease/sale options for current buildings.

The overall distribution of the proposed revised parks network is provided on Maps 12, 13, & 14.

The following tables provide a summary of the recommended provisioning standard for the parks network in Moulamein based upon the Workshop discussions and the rules and hierarchy provisioning levels (see Table 21 & 22). Table 23 provides information on other locations/facilities discussed in the Councillor Workshop and noted for potential rationalisation or further investigation.

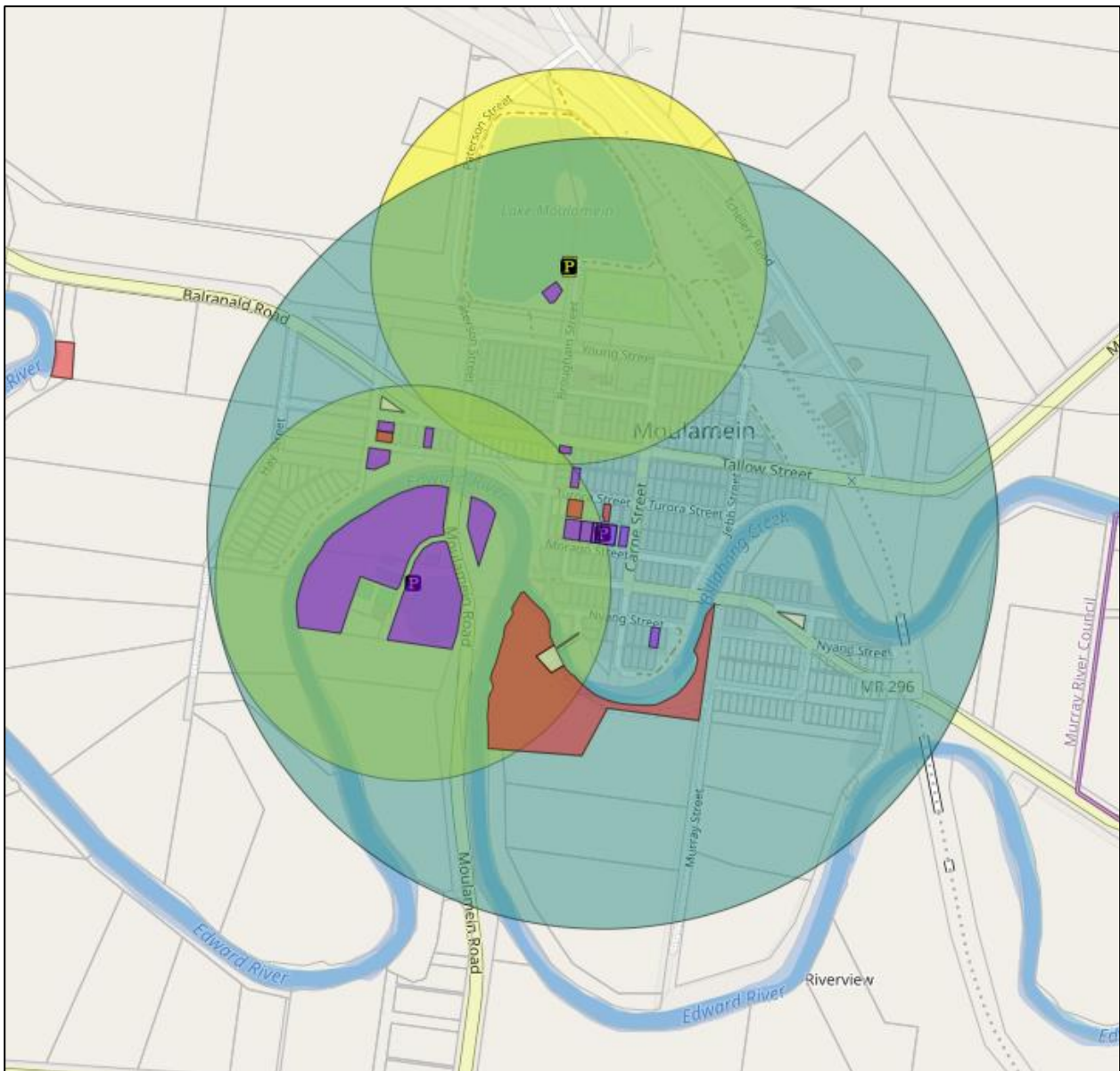


**Map 12: Proposed future coverage of a Community Level Park in Howard Park, Moulamein.**



**Map 13: Proposed future distribution of Neighbourhood Level Parks in Moulamein.**





**Map 14: Proposed future distribution of Neighbourhood and Community-Level Parks combined throughout Moulamein.**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Flottman Park	LAND242	0.1ha	Ornamental Park	Retain - Lower the service level and cease irrigation
Lorenzen Park (Old Courthouse)	LAND245	0.27ha	Ornamental Park	Retain - Lower the service level and cease irrigation
Water Tower Park	LAND251	0.12ha	Ornamental Park	Retain - Lower the service level and cease irrigation
Cork Junction Park (Boat Ramp Park)	TBA	0.54ha	Boat Ramp area	Retain
Howard Park	LAND231	0.3ha	Community Park	Retain as a Community level park
"The Triangle" Park	LAND234	0.61ha	Ornamental Park	Retain as an Ornamental Park
Moulamein South Recreation Reserve	LAND233	11.1ha	Sportsground - District	Retain. Develop a Master Plan for the area to inform the future development and activation of the precinct.
Centenary Reserve	LAND235	58.7ha	Sportsground - District	Handover to the Racecourse Committee (have the Racecourse Committee work directly with the Crown)
Moulamein Swimming Pool	LAND243	0.15ha	Swimming Pool	Investigate the option of Council taking over as the Crown land manager from the community. Conduct a detailed review of the Moulamein Swimming Pool including Council liability and costed intervention (options for either complete Council service delivery or complete removal of Council support).
Moulamein Reserve - Balranald Road	LAND236	0.43ha	Bush Reserves	Hand back to the Crown
Moulamein Reserve – Recreation Access Reserve (Jebb Street)	LAND240	8.63ha	Bush Reserves	Hand back to the Crown
Moulamein Reserve - Pretty Pine Road	LAND241	2.21ha	Bush Reserves	Hand back to the Crown

**Table 21: Moulamein Parks Network – recommended provisioning standards**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Moulamein Lake	LAND228 (part)	0.18ha	Ornamental Park	Develop into a Neighbourhood standard park in the future with the provision of a playground

**Table 22: Moulamein Parks Network – new locations recommended to be added to the park network in the future**

Park Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Moulamein Aerodrome	LAND213	143ha	Aerodrome	Investigate Options for renewable energy (BOOT/PPP/lease)
Moulamein Business Centre	LAND330	0.1ha	Business	Investigate Options for lease / sale – subject to the development of a Moulamein Town Master Plan
Moulamein Carpark - Taulka Terrace	LAND214	0.1ha	Car park	Investigate Options for lease / sale – subject to the development of a Moulamein Town Master Plan
Moulamein Council Office	LAND216	0.26ha	Office	Investigate Options for lease / sale (options for relocation of current MRC services to the Library/Hall site) – subject to the development of a Moulamein Town Master Plan
Moulamein Dwelling - 37 Turora St	LAND224	0.1ha	Residential	Investigate options for lease/sale - Support investigation of options for staff accommodation in Moulamein (consolidation / nominal disposal / nominal upgrade)
Moulamein Dwelling - 44 Nyang St	LAND220	0.1ha	Residential	As above
Moulamein Dwelling - 7 Taulka Terrace	LAND221	0.1ha	Residential	As above
Moulamein Dwelling- 31 Gwynne St	LAND219	0.1ha	Residential	As above
Moulamein Op Shop	LAND218	0.05ha	Residential	As above
Moulamein Retirement Village	LAND222 (Part)	0.17ha	Retirement Village	Subdivide the land parcel and gift the section of land to the Retirement village, and retain SES & Fire Shed area within Council's portfolio.
Old Depot & Playground (26/36 Turora Street)	LAND422 (Part)	0.07ha	Old Depot	Dispose - Support potential disposal subject to Moulamein Town Master Plan.
Possible Purchase Site	DP847569	0.15ha	Main street redevelopment location	Investigate land acquisition for new Moulamein Office and Howard Park expansion. Land option to support the Moulamein Town Master Plan and investigation of options for consolidation of services, main street revitalisation and lease/sale options for the current buildings.
Possible Purchase Site	DP1190035	0.05ha	Main street redevelopment location	As above

**Table 23: Moulamein – Non-Park locations considered for disposal or alternative use**

## 9. WAKOOL

A summary of the Wakool area population, land parcels and facility details are contained in the following table (see Table 24).

<b>Wakool population (2021 Census):</b>	262
<b>Estimated population to 2032:</b>	301
<b>Land Parcels – total:</b>	18
<b>Community Land parcels:</b>	9
<b>Operational Land parcels:</b>	9
<b>Parks:</b>	4
<b>Sportsgrounds/Reserves:</b>	1 – Wakool Recreation Reserve consisting of: <ul style="list-style-type: none"> <li>• 1 Oval</li> <li>• Oval Pavilion</li> <li>• 2 x Synthetic Netball Courts</li> <li>• Lawn Bowling Green and Clubhouse</li> <li>• 5 x Grass Tennis Courts (and capacity for an additional 4 grass tennis courts)</li> <li>• Tennis Clubhouse</li> <li>• Show Society areas</li> <li>• Other infrastructure elements</li> </ul>
<b>Bushland Reserves:</b>	3
<b>Halls/Community Facilities:</b>	3 locations: <ul style="list-style-type: none"> <li>• Wakool War Memorial Hall</li> <li>• Wakool Recreation Reserve Oval Pavilion</li> <li>• Wakool Recreation Reserve Bowling Club</li> </ul>
<b>Buildings:</b>	46

**Table 24: Wakool Sport and Recreational Facilities summary information.**

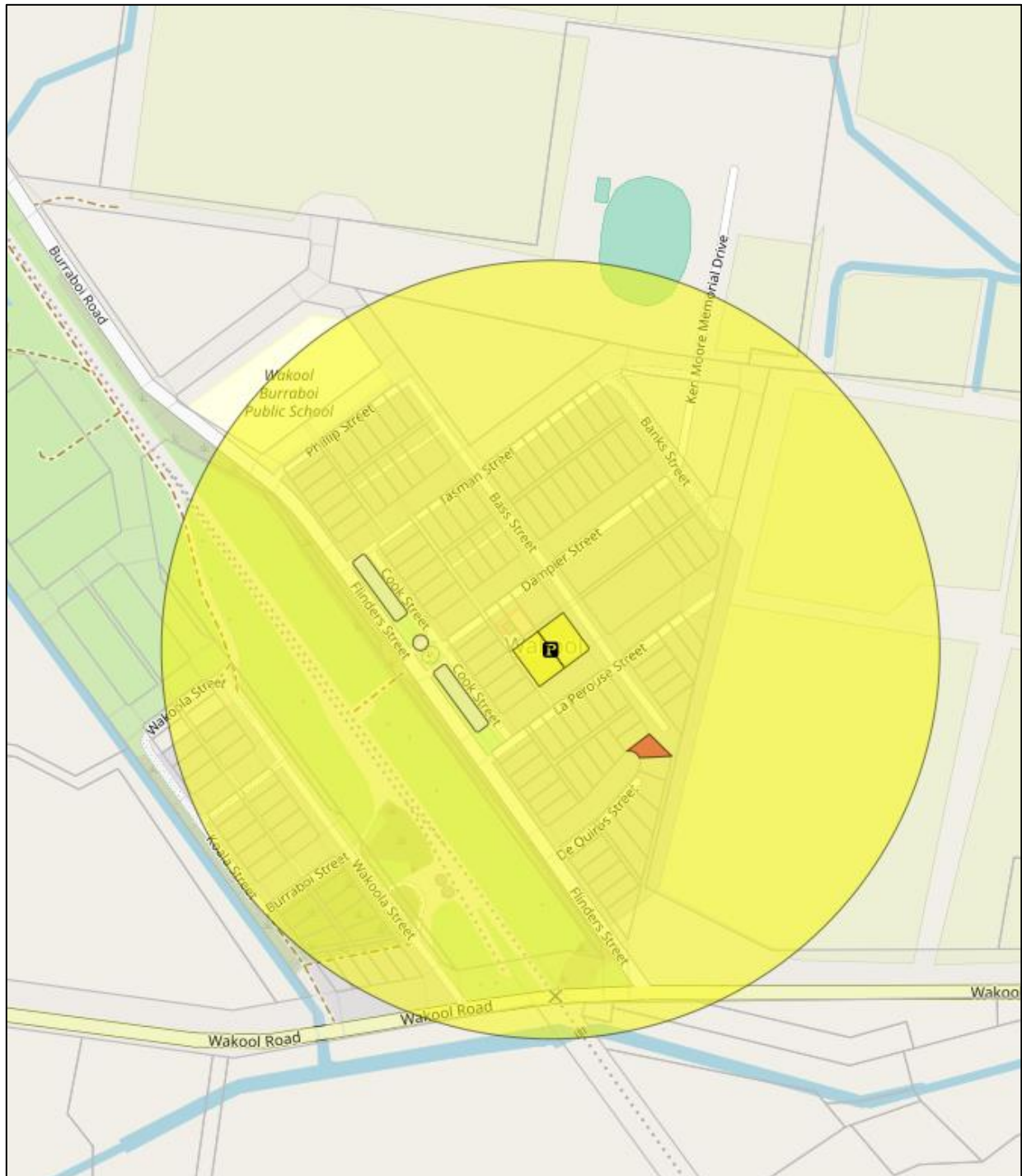
Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) is significantly above that recommended, sitting at 65.3 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 301 persons, the level of provision will still be significantly above that recommended and sit at 56.8 hectares per 1,000 population.

While the provision of parks and sportsground space within Wakool is well above that recommended based upon the provisioning standard for hectares supply, it was recognised that there is an opportunity to develop a Master Plan for the Wakool Recreation Reserve area to better plan for the future use/activation or otherwise of the area.

The suggested approach for Wakool is based upon quality over quantity. The overall distribution of the proposed revised parks network is provided in Map 15 following (it is noted that this map doesn't pick-up the current provision of a playground area in DC Thomas Park, and it is also noted that Council intend to retain DC Thomas & HJ Robinson Parks and the ANZAC Memorial Roundabout, thus further adding to the supply of parks and community accessibility to those facilities).

The following table provides a summary of the recommended provisioning standard for the parks network in Wakool based upon the Workshop discussions and the rules and hierarchy levels established (see Table 25).





**Map 15: Proposed distribution of Neighbourhood Level Parks in Wakool (excluding DC Thomas & HJ Robinson Parks and the ANZAC Memorial Roundabout).**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Wakool De Quiros Street Reserve (Darbs & Tads Park)	LAND259	0.9ha	Undeveloped	Hand back to the Crown
Wakool Playground - La Perouse Street	LAND260	0.47ha	Neighbourhood	Retain as a Neighbourhood level park.
DC Thomas Park, ANZAC Memorial Roundabout, HJ Robinson Park	LAND349 (DC Thomas Park) & LAND347 (HJ Robinson Park)	0.41ha	Neighbourhood	Retain and convert to an Ornamental Park.
Wakool Recreation Reserve	LAND267	16.4ha	Sportsground - Local	Retain. Develop a Master Plan for the area to inform the future development and activation of the location.
Wakool Recreation Reserve - former Polocrosse area	LAND266	2.79ha	Undeveloped	Investigate options for use as a short stay/Caravan & RV site. If not required for this purpose, then dispose.
Wakool River Reserve (off Wakool Road)	LAND405	9.83ha	Bushland/River Reserve	Retain
Wakool Reserve - Access to Wakool River (Murdock Lane)	LAND263	12.9ha	Bushland/River Reserve	Hand back to the Crown

**Table 25: Wakool Parks Network – recommended provisioning standards**

## 10. TOOLEYBUC

A summary of the Tooleybuc area population, land parcels and facility mix considered in the Workshop session is provided in Table 26 below.

<b>Tooleybuc population (2021 Census):</b>	336
<b>Estimated population to 2032:</b>	386
<b>Land Parcels – total:</b>	16
<b>Community Land parcels:</b>	8
<b>Operational Land parcels:</b>	8
<b>Parks:</b>	2
<b>Sportsgrounds/Reserves:</b>	1 Reserve Tooleybuc Recreation Reserve Consisting of: <ul style="list-style-type: none"> <li>• 2 Ovals</li> <li>• 3 Netball Courts</li> <li>• Cricket Nets</li> <li>• Former Grass Tennis Courts area</li> <li>• Various amenities/supporting infrastructure.</li> </ul>
<b>Bushland Reserves:</b>	2
<b>Halls/Community Facilities:</b>	1 location – Tooleybuc Recreation Reserve Main Oval Pavilion
<b>Buildings:</b>	24

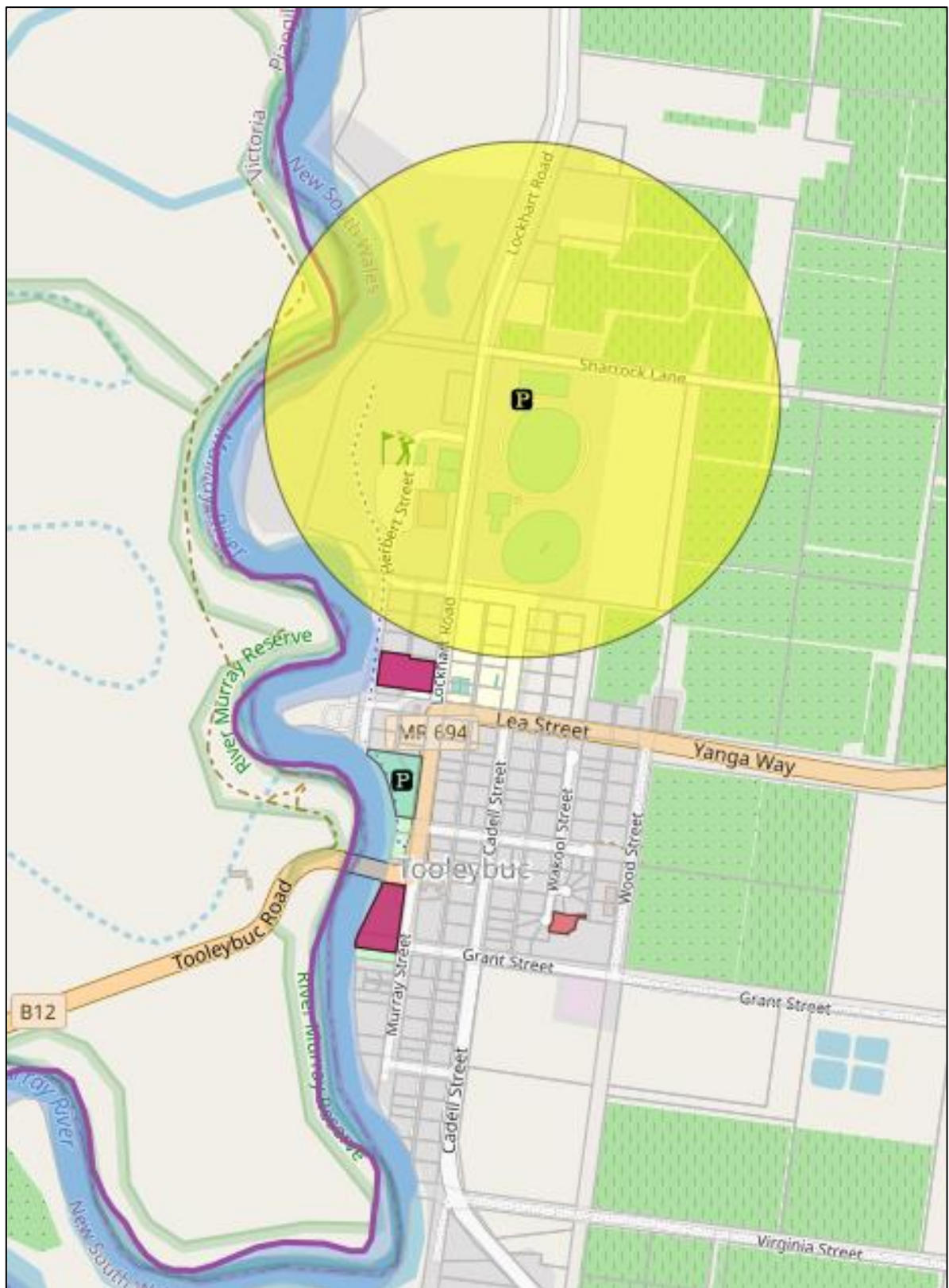
**Table 26: Tooleybuc Sport and Recreational Facilities summary information.**

Based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population, the current level of provision (based on the 2021 population) is significantly above that recommended, sitting at 58.51 hectares per 1,000 population. All things being equal (i.e., no new open space locations being added to the network) and extrapolating this out to 2032 based upon an estimated population of 386 persons, the level of provision will still be significantly above that recommended and sits at 50.96 hectares per 1,000 population.

Overall, the provision of parks and sportsground space within Tooleybuc is well above that recommended based upon the provisioning standard for hectares supply. Additionally, the level of development of the current parks network (specifically Mensforth Park) is exceptional. Consequently, there is not a need for the development of further park or playground capacity within Tooleybuc.

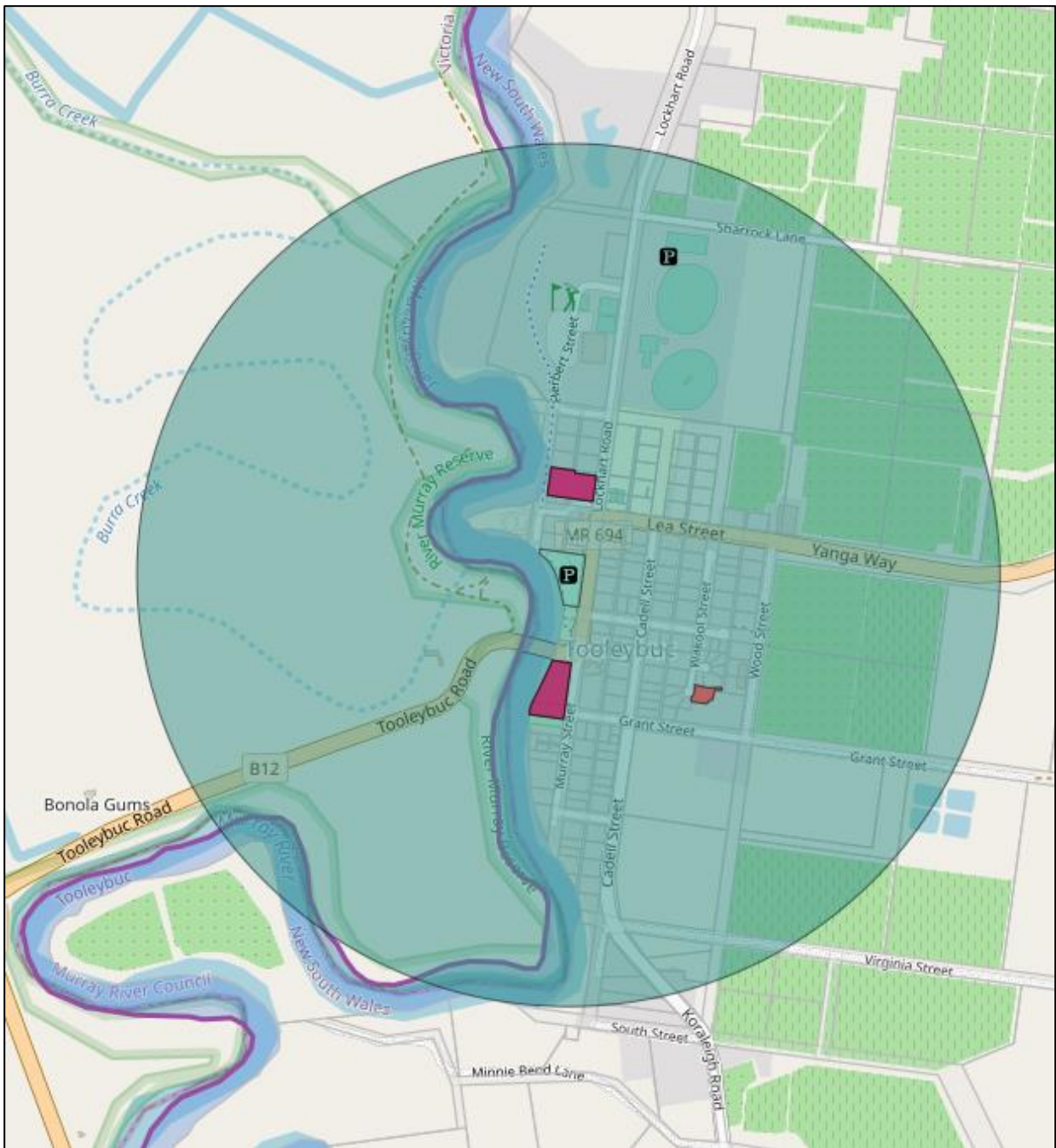
The suggested approach for Tooleybuc is based upon reducing the number of unused/undeveloped locations to reduce Councils' maintenance burden. The overall distribution of the proposed revised parks network is provided in Map 16, 17 & 18 following.

The following table provides a summary of the recommended provisioning standard for the parks network in Tooleybuc based upon the Workshop discussions and the rules and hierarchy levels established (see Table 27).

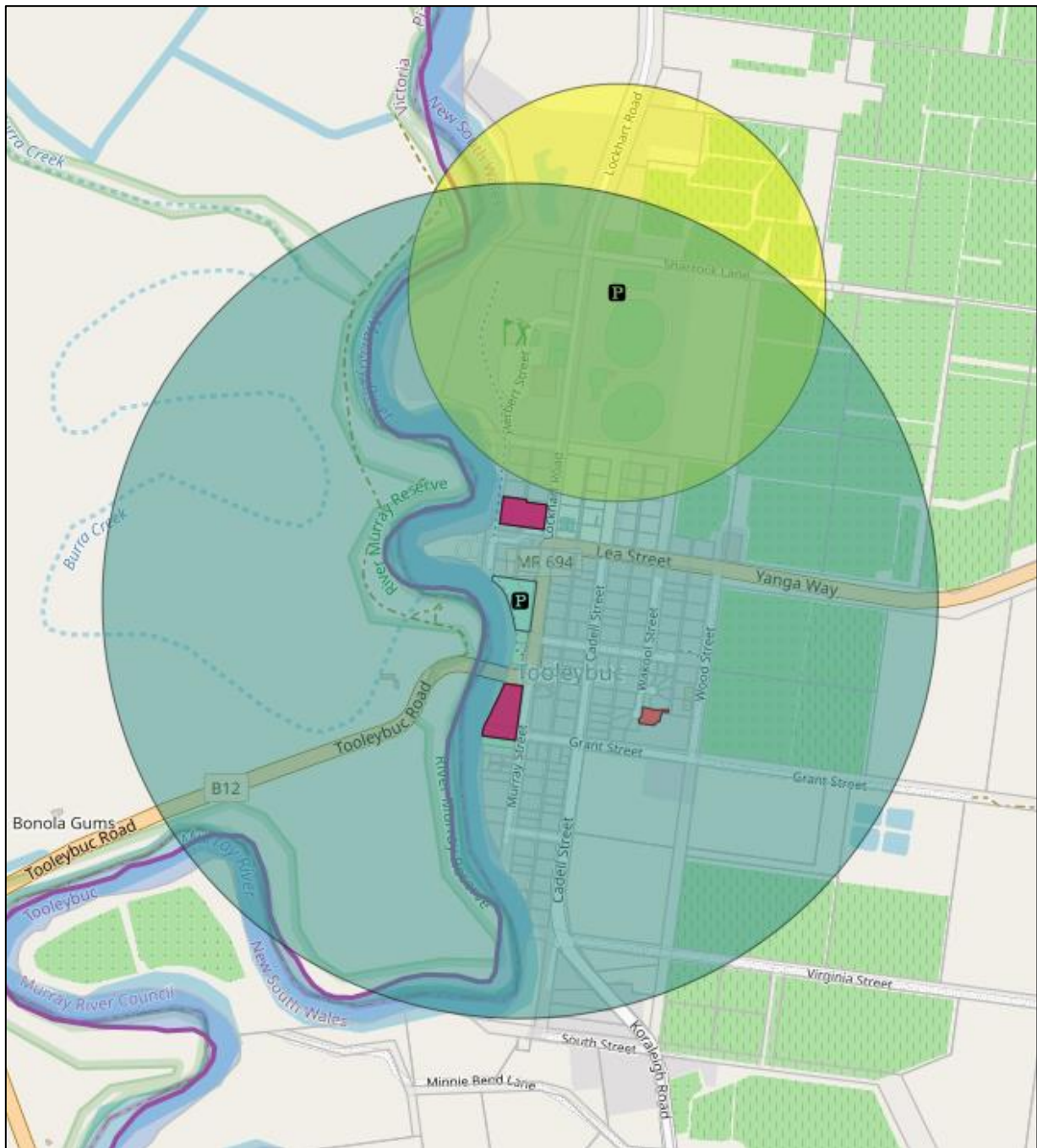


**Map 16: Proposed distribution of Neighbourhood Level Parks in Tooleybuc**





**Map 17: Proposed distribution of Community Level Parks in Tooleybuc (Mensforth Park area only).**



**Map 18: Proposed future distribution of Neighbourhood and Community-Level Parks combined throughout Tooleybuc.**

Park Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Harry Lacey Park	LAND283	0.85ha	Neighbourhood	Investigate options for temporary accommodation/a caravan park, or hand back to the Crown
River Street Reserve	LAND279	0.67ha	Undeveloped	Investigate options including the School taking control of the land, options for temporary accommodation/a caravan park, or hand back to the Crown
Caccaviello Reserve	LAND281	0.19ha	Undeveloped	Dispose
Mensforth Park	LAND277	0.78ha	Community	Retain as a Community level park
Tooleybuc Recreation Reserve	LAND282	18.19ha	District	Retain

**Table 27: Tooleybuc Parks Network – recommended provisioning standards**

## 11. GREATER WAKOOL AREA

The remainder of the Greater Wakool area locations that were considered within the Councillor Workshops are as follows:

- Murray Downs
- Noorong
- Koraleigh
- Goodnight
- Kyalite
- Tullakool
- Mallan
- Burrabo

Summary details for those locations that contain multiple facilities and for which population data is available are provided in the following tables (see Tables 28 - 35).

<b>Murray Downs population (2021 Census):</b>	274
<b>Estimated population to 2032:</b>	315
<b>Land Parcels – total:</b>	11
<b>Community Land parcels:</b>	6
<b>Operational Land parcels:</b>	5
<b>Parks:</b>	2
<b>Sportsgrounds/Reserves:</b>	Nil.
<b>Bushland Reserves:</b>	2
<b>Halls/Community Facilities:</b>	Nil.
<b>Buildings:</b>	5

**Table 28: Murray Downs Sport and Recreational Facilities summary information.**

<b>Noorong population (2021 Census):</b>	Not available
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	2
<b>Community Land parcels:</b>	1
<b>Operational Land parcels:</b>	1
<b>Parks:</b>	2
<b>Sportsgrounds/Reserves:</b>	Nil.
<b>Bushland Reserves:</b>	2
<b>Halls/Community Facilities:</b>	Nil.
<b>Buildings:</b>	4

**Table 29: Noorong Sport and Recreational Facilities summary information.**

<b>Kyalite population (2021 Census):</b>	87
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	4
<b>Community Land parcels:</b>	4
<b>Operational Land parcels:</b>	0
<b>Parks:</b>	0
<b>Sportsgrounds/Reserves:</b>	1 Reserve – Kyalite Recreation Reserve, now unused.
<b>Bushland Reserves:</b>	3
<b>Halls/Community Facilities:</b>	1 - Kyalite Hall
<b>Buildings:</b>	2

**Table 30: Kyalite Sport and Recreational Facilities summary information.**

<b>Koraleigh population (2021 Census):</b>	291
<b>Estimated population to 2032:</b>	339
<b>Land Parcels – total:</b>	11
<b>Community Land parcels:</b>	5
<b>Operational Land parcels:</b>	6
<b>Parks:</b>	1
<b>Sportsgrounds/Reserves:</b>	Koraleigh Recreation Reserve, consisting of: <ul style="list-style-type: none"> <li>• 1 Oval</li> <li>• Former Equestrian area</li> <li>• Tennis Clubhouse</li> <li>• 4 x Synthetic Grass Tennis Courts</li> <li>• 1 x Bitumen Basketball Court</li> <li>• 1 x Playground area</li> </ul>
<b>Bushland Reserves:</b>	1
<b>Halls/Community Facilities:</b>	2 facilities, consisting of: <ul style="list-style-type: none"> <li>• Koraleigh Hall</li> <li>• Koraleigh Recreation Reserve Clubhouse</li> </ul>
<b>Buildings:</b>	12
<b>Community Land Parcels (Council owned):</b>	4

**Table 31: Koraleigh Sport and Recreational Facilities summary information.**

<b>Goodnight population (2021 Census):</b>	86
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	1
<b>Community Land parcels:</b>	1
<b>Operational Land parcels:</b>	0
<b>Parks:</b>	1 (within Goodnight Hall & Recreation Reserve area)
<b>Sportsgrounds/Reserves:</b>	1 Reserve – Goodnight Hall & Recreation Reserve consisting of: <ul style="list-style-type: none"> <li>• 5 Grass Tennis Courts</li> <li>• 1 playground area</li> <li>• Toilet block</li> <li>• Various amenities/supporting infrastructure.</li> </ul>
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	1 – Goodnight Hall
<b>Buildings:</b>	5

**Table 32: Goodnight Sport and Recreational Facilities summary information.**

<b>Tullakool population (2021 Census):</b>	68
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	1
<b>Community Land parcels:</b>	1
<b>Operational Land parcels:</b>	0
<b>Parks:</b>	0
<b>Sportsgrounds/Reserves:</b>	0
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	1 - Tullakool Hall
<b>Buildings:</b>	2

**Table 33: Tullakool Sport and Recreational Facilities summary information.**



<b>Mallan population (2021 Census):</b>	45
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	2
<b>Community Land parcels:</b>	2
<b>Operational Land parcels:</b>	0
<b>Parks:</b>	0
<b>Sportsgrounds/Reserves:</b>	0
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	1 - Mallan Hall
<b>Buildings:</b>	4

**Table 34: Mallan Sport and Recreational Facilities summary information.**

<b>Burraboi population (2021 Census):</b>	106
<b>Estimated population to 2032:</b>	Not available
<b>Land Parcels – total:</b>	1
<b>Community Land parcels:</b>	0
<b>Operational Land parcels:</b>	1
<b>Parks:</b>	0
<b>Sportsgrounds/Reserves:</b>	0
<b>Bushland Reserves:</b>	0
<b>Halls/Community Facilities:</b>	0
<b>Buildings:</b>	0

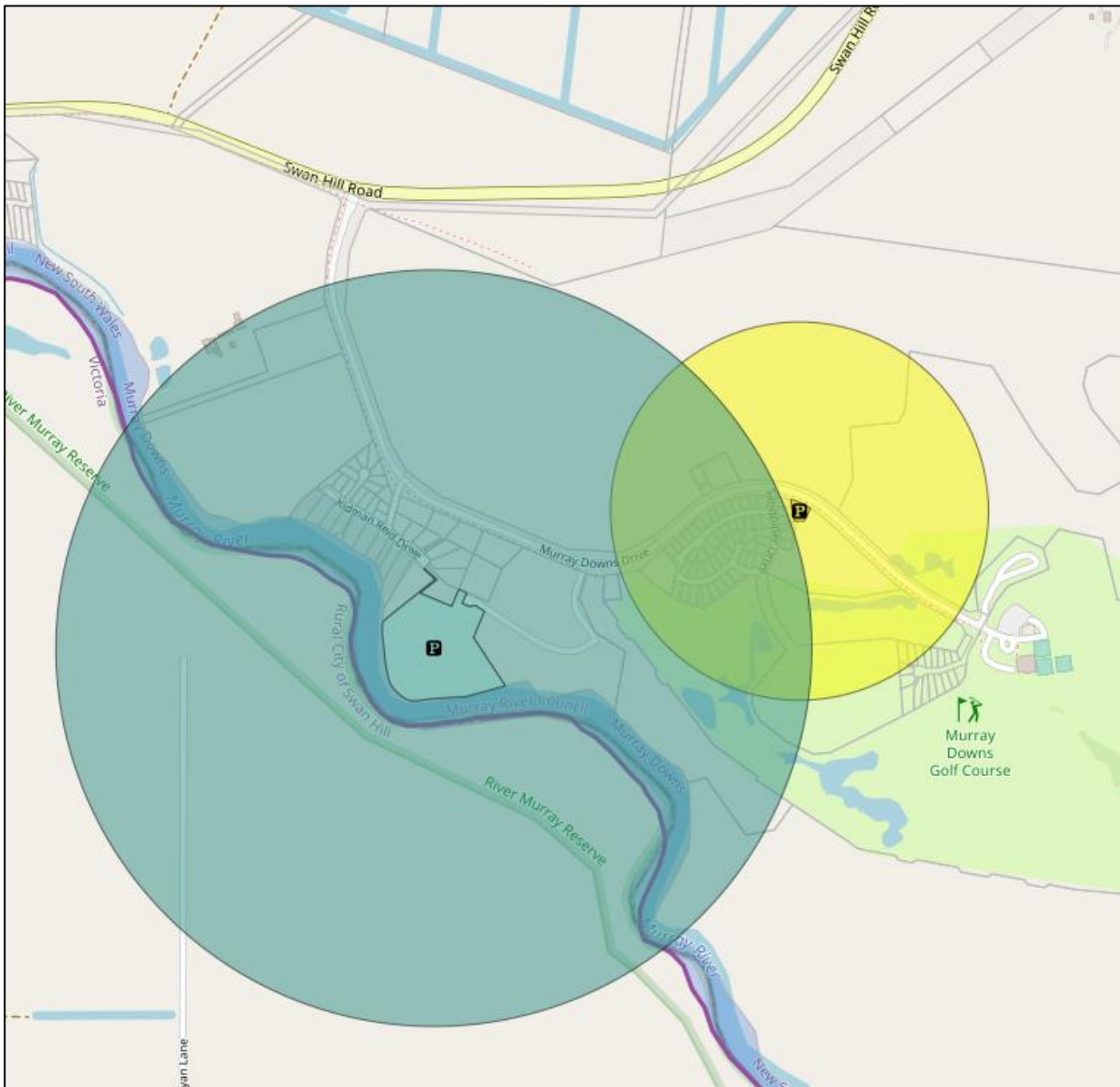
**Table 35: Burraboi Facilities summary information.**

The following commentary is provided for each of the listed locations based upon the recommended provisioning standard of 4 hectares of Park and Sportsground space per 1,000 population:

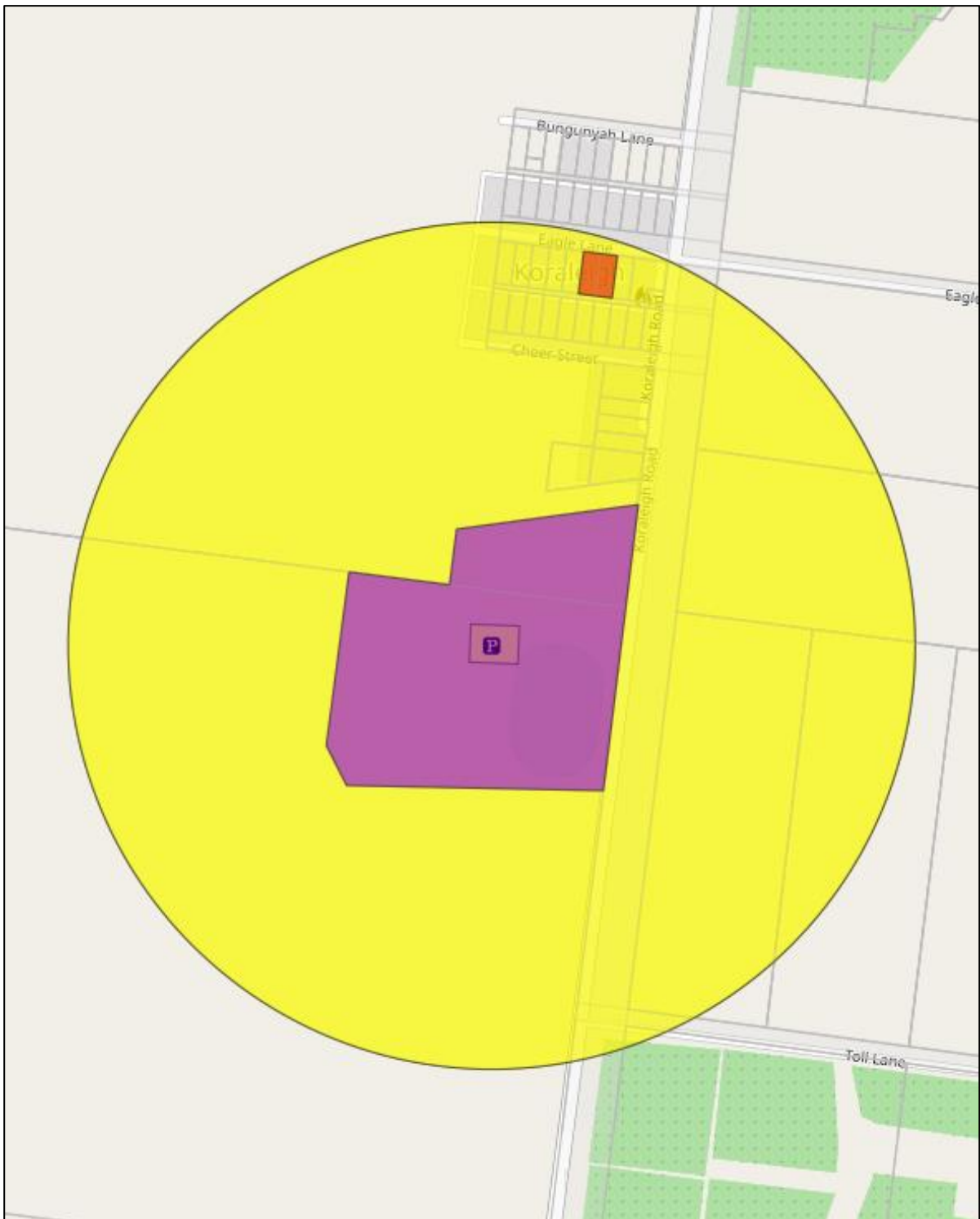
- **Murray Downs** – the current level of park provision is below the recommended standard (at 2022 it sits at 0.28ha per 1,000 people). This situation will be addressed in the short-term with the development of a new park/reserve on the Murray River that will be known as Yellymong Park. This development will provide a suitably embellished park area to a Community Park level, and be of sufficient size to take the hectares per population figure for Murray Downs well above the recommended 4 hectares per 1,000 population.
- **Noorong** – given this is a remote location and no population data is available it is difficult to determine if the recommended 4 hectares per 1,000 population provisioning standard is met. Nevertheless, the Noorong Hall location contains a relatively new playground developed to a reasonable standard and un-irrigated kickabout space.
- **Koraleigh** – the current level of park provision is above the recommended standard (at 2022 it sits at 33.3ha per 1,000 people). There is an opportunity to address this over supply through a reduction in the amount of space provided within the Koraleigh Recreation Reserve through downsizing the area.
- **Goodnight** – the current level of park provision appears to be ample for the population within the locality, particularly given Tooleybuc is situated within less than a 10-minute drive.
- **Kyalite** – MRC is responsible for those assets within the Kyalite area on the western side of the Wakool River, while Balranald Shire is responsible for the Kyalite area on the eastern side of the Wakool River. There are no parks with playgrounds in them within Kyalite generally and given Council didn't receive any requests for such during the Community Consultation activities it would appear that no such demand exists. Additionally, given the Recreation Reserve has been left to fall into disrepair, and Council didn't receive any requests for renewal of the area during the Community Consultation activities it is also reasonable to conclude that there is no demand for these facilities either.
- **Tullakool** – There isn't a park within the Tullakool Hall grounds or the area generally. Given Council didn't receive any requests for such during the Community Consultation activities it would appear that no such demand exists.
- **Mallan** – Mallan Recreation Reserve contains a Hall, 2 synthetic grass tennis courts and an RFS Shed. There are no formal parks/playground areas within the Mallan area. The current level of open space provision appears to be ample for the population within the locality, albeit it is not developed to a recognised park provisioning standard.
- **Burraboi** – Burraboi only contains a vacant land parcel within the area, which is recommended for disposal.

Facility distribution maps are provided for Murray Downs and Koraleigh only - see Maps 19 & 20 following.

The following tables provide a summary of the recommended provisioning standards for the respective locations based upon the Workshop discussions and rules and hierarchy provisioning levels established (see Tables 36 & 37).



**Map 19: Proposed distribution of Parks in Murray Downs (both a Neighbourhood and Community level park to be provided)**



**Map 20: Proposed distribution of Parks in Koraleigh (Neighbourhood Park only)**

Park/Sportsground/Location Name	Land identification number	Hectares	Park Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Koraleigh Recreation Reserve	LAND296	9.71ha	Sportsground – Local Park - Neighbourhood	Retain the park at a Neighbourhood Park level but embellish/develop further in the future. Develop a Master Plan for the area to inform the future development, activation and/or possible downsizing of the Reserve area, as well as to provide a combined Hall / community space / toilets / playground area.
Lake Poomah Reserve	LAND303	1.3ha	Reserve	Retain.
Murray Downs Playground	LAND311	0.19ha	Neighbourhood	Retain as a Neighbourhood level park. Future development and expansion supported as urban expansion occurs.
Murray Downs Reserve (Yellymong Park – future development)	LAND317	6.7ha	Undeveloped	Future development of a Community-level park is supported.
Goat Island Reserve	LAND306	0.32ha	Reserve	Retain.
Felton Drive Reserve	LAND312	5.44ha	Tree Reserve	Retain.
Coonamit Camping Reserve (Swan Hill Road)		0.54ha	Bushland/Creek Reserve	Retain.
Goodnight Hall & Recreation Reserve	LAND300	0.35ha	Sportsground – Local Park - Neighbourhood	Hold discussions with the Hall Committee/Recreation Reserve Committee about an alternative management model and future options with Crown Lands.
Goodnight Landing Reserve	LAND297	1.52ha	Bushland/Foreshore	Investigate further for the option of disposal, or other options.
Kyalite Recreation Reserve & RFS	LAND319	5.68ha	No longer in use.	Hand back to the Crown.
Kyalite Public Reserve	LAND321	3.26ha	Bushland/Foreshore	Retain.
Resting Place Reserve – Intersection of Balranald Rd and Kyalite Rd (Edward River)	Crown Reserve 82998	52ha	Bushland/Foreshore	Retain.
Mallan Recreation Reserve & Hall	LAND323	3.93ha	Sportsground – Local	Hand over management responsibility to the Hall Committee so that they can deal directly with Crown Lands.
Greg Graham Reserve (Calimo Rd, Calimo)		29.31ha	Bushland/River Reserve	Retain.

**Table 36: Greater Wakool Parks Network – recommended provisioning standards**

Location Name	Land identification number	Hectares	Classification at 2022	Recommendations (Retention/Disposal, modification of Classification, further investigation etc.)
Burraboi Vacant Land Lawson Street	LAND328	0.13ha	Vacant land	Dispose.
Koraleigh Hall	LAND299	0.2ha	Hall	Dispose of the Hall site. Develop a Master Plan to provide a combined Hall/community space/toilets/playground area on the Koraleigh Recreation Reserve.
Kyalite Hall	LAND320	0.22ha	Hall	Hand over management responsibility to the Hall Committee so that they can deal directly with Crown Lands.
Mallan Reserve	LAND324	0.92ha	Bushland	Hand back to Crown Lands.
Noorong Hall	LAND332	1.61ha	Hall & Park - Neighbourhood	Hand over management responsibility to the Hall Committee so that they can deal directly with Crown Lands.
Tullakool Hall & RFS	LAND345	3.36ha	Hall	Hand back to Crown Lands given a committee is not currently in place.

**Table 37: Greater Wakool – Non-Park locations considered for disposal or alternative use**



## 12. CONCLUSIONS

Murray River Council undertook a robust process of analysis, parameter establishment, and options consideration via working through the available information and participating in open discussion for the many land parcels that they have care and/or control over. The list of Council facilities and buildings for rationalisation, retention or further investigation consideration is comprehensive and provides numerous opportunities for reducing expenditure and Council's asset burden, as well as for enhancing the level of provision in many locations, along with establishing a well-balanced and equitable parks network.

Overall, the Needs and Demands Councillor Workshops delivered a complementary process to support the overall strategic vision and approach towards the provision of facilities throughout the Murray River region. Through continuing onto the next stages of deliberation and investigation for the many facilities and land parcels reviewed during the process, Council will ensure its' sustainability into the future.

As noted throughout the process, there will be a continuing need for a collaborative effort between the numerous asset custodians and the MRC Revenue Task Force to ensure successful implementation. Likewise, the ultimate success of the process will also be dependent on the way in which Council engage with the community and communicate the desired plans and actions moving forward. Community appreciation of the overall approach and desired outcome will be key, as will the way in which Council take the community on the journey to assist them in understanding the benefits that will be realised. To this end, it is recommended that Council develop a community engagement plan, and land and facilities process outline for the suggested key actions (and then implement such) which are broadly recommended to encompass the following:

- Meetings with key user groups/committees for those parcels/locations where management is proposed to be transferred from Council to the group/committee to then work with NSW Crown Lands directly.
- Engagement with the community regarding the proposed parks network modifications and future plans (either through release of suitable documentation such as a modified version of the Needs and Demands Assessment for Sport and Recreational Facilities and/or a complementary process of community meetings).
- Development of town master plans for the following locations:
  - Barham (predominantly focused on the Main Street/CBD area)
  - Moulamein
  - Wakool
- Development of Recreation Reserve Master Plans for the following locations:
  - Wakool
  - Moulamein
  - Koraleigh
  - Mathoura
  - Bunnaloo
- Development of an Aquatic Facilities study to consider future requirements for the region and to assist with site planning for existing facilities.
- Development of a Camping/caravan park/short term accommodation study for Tooleybuc, Wakool, Liston Caravan Park, and Mathoura (and possibly other Recreation Reserves in the region) to consider the options available to Council to support tourism and economic development, and itinerant workers.
- Development of a Draft Planning Proposal capturing the locations recommended for re-classification (from Community Land to Operational Land) and for disposal.

Overall, the proposed approach and recommended developments are expected to further enhance the liveability of the Murray River region while providing valuable spaces that the community will enjoy for many decades to come.



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