



Tocumwal Foreshore Masterplan Report

September 2016
for Berrigan Shire Council

Final Report 25.09.2016

LMLA

Acknowledgement of Country

We acknowledge the Elders both past, present and future and the peoples of the Yorta Yorta Nation, the Ulupna and Bangerang people whose traditional lands include the Tocumwal Foreshore.

Future projects of the Masterplan provide an opportunity to continue fostering dialogue with the Traditional Owners. Their input would enrich the project outcomes for the whole community.

Acknowledgements

Masterplans are a product of conversations and workshops with many contributing committees and individuals. Particular thanks are due to;

The Tocumwal Foreshore Committee, with specific mentions to:

- Judy Carlon
- Ross Bodey
- Bob Bowman

Berrigan Shire Council, with specific mentions to:

- Rowan Perkins
- Fred Exton
- Jo Ruffin
- Laurie Stevens
- Matthew Clarke
- Ross Macklin
- Susan Escott

The Tocumwal Community

We would like to thank the Tocumwal Lions Club for their support at the project BBQ in the Foreshore Reserve.

Tocumwal Public School

The Project Team

LMLA

Liesl Malan Landscape Architects were the lead consultants providing strategic direction for the project.

Team members:

- Liesl Malan Registered Landscape Architect
- Claire Reynolds Registered Landscape Architect

JACOBS

Jacobs provided Engineering input and led the team on proposed bank stabilisation improvements. Team member:

- Chris Dwyer Senior Waterway Engineer



Calibre provided input into the splash park concept development and professional review of the design. Team member:

- Mike Pettigrew Pool and Splash Park Consultant

| | | | |
|--------------------------------------------------|-----------|------------------------------------------------------|-----------|
| Executive Summary..... | 4 | Recommendations | 15 |
| Value of the Tocumwal Foreshore Masterplan | 4 | Waterway Engineering Advice & Recommendations | 16 |
| Components of the Masterplan | 4 | Risk Assessment | 16 |
| How to use this report | 4 | Bank Stabilisation..... | 16 |
| Masterplan Rationale | 5 | Future work..... | 16 |
| What makes Tocumwal special?..... | 5 | Streetscape Works - Deniliquin Road Plan..... | 17 |
| Appropriate and authentic | 5 | Future works | 18 |
| A vision for a thriving town | 5 | Recommendations | 18 |
| Project Background | 6 | Streetscape Works - ANZAC Avenue Plan | 19 |
| What triggered this Masterplan?..... | 6 | Future Works | 20 |
| Masterplan purpose..... | 6 | Recommendations | 20 |
| Holistic response | 6 | Amphitheatre Plan | 21 |
| Previous Reports, Plans and Strategies..... | 6 | Why does this project need a business case? | 22 |
| Process and Engagement | 7 | Interpretation Strategy | 22 |
| Project process | 7 | Recommendations:..... | 22 |
| Community involvement..... | 7 | Visitor Information Centre..... | 23 |
| Tocumwal Foreshore Masterplan | 8 | Why does this project need a business case? | 24 |
| Staging Plan & Indicative Costs | 9 | Current lease | 24 |
| Initial Design Stage | 10 | Recommendations | 24 |
| Design & planning | 10 | Town Square Plan..... | 25 |
| Business cases..... | 10 | Design elements..... | 26 |
| Detailed design & documentation | 10 | WiFi access..... | 26 |
| Existing Berrigan Shire Council documents | 10 | Interpretation | 26 |
| Splash Park and Play Space Plan | 11 | Materials | 26 |
| Analysis and site choice | 12 | Recommendations | 26 |
| Splash Park Specialist Input..... | 12 | Levee Plan..... | 27 |
| Splash Park Play Space Design Notes | 12 | Waterway Engineering Advice & Recommendations | 28 |
| Recommendations | 12 | Levee Works..... | 28 |
| Splash Park Precedents | 13 | Community input..... | 28 |
| River Walk, Path Connections & | 14 | Appendix..... | 29 |
| Bank Stabilisation Works Plan..... | 14 | Splash Park Engagement..... | 29 |
| Tocumwal - Murray River connection | 15 | Site Analysis and Options..... | 29 |
| Connected and equitable paths | 15 | Preferred Concept Plan | 29 |
| Integration with the natural environment | 15 | Specialist input | 29 |
| Siting considerations | 15 | | |

Value of the Tocumwal Foreshore Masterplan

The Foreshore Masterplan considers Tocumwal’s Foreshore as an entire precinct - from the Newell Highway / Deniliquin Road intersection to Murray Street in the north and south to incorporate the Boat Ramp Carpark.

It is based on a vision which is specifically tailored to Tocumwal. One which showcases the town’s existing assets, and links them through a series of modest public space projects, to integrate the town centre and the Foreshore with *all abilities access* throughout.

Tocumwal is not within a “designated growth corridor” or “economic development zone” and the Masterplan illustrates how a regional Australian town can draw on its own unique stories, places and people to create a future vision for a thriving town. The individual projects in the Masterplan use carefully resolved site design to achieve significant, positive environmental, social and economic impact within modest and achievable budgets.

The Masterplan aligns with the principles of the Berrigan Shire 2023 Community Strategic Plan which is described as “*the first step toward a whole of community response to jobs creation and alternate enterprise to support:*

- *The attraction and retention of young people and families*
- *The provision of social and health services*
- *The maintenance and upgrade of existing facilities and infrastructure*
- *Sustainable use and development of our natural resources”*
(Berrigan Shire 2023 Community Strategic Plan, Creating our preferred future, prepared by Berrigan Shire Council, January 2013 p.7)

The Masterplan provides an holistic, achievable and positive vision for the future, while acknowledging the context of current local resourcing

constraints. The investment in Tocumwal is carefully targeted to ensure it benefits the entire region generally, and the communities of Berrigan Shire, specifically.

The Masterplan is a direct outcome of the Tocumwal Landscape Concept Report and the Tocumwal & Finley - Overall Report (both prepared June 2015, by Liesl Malan Landscape Architects).

Components of the Masterplan

The overall vision of the Masterplan is achieved through the following integrated and staged projects:

- Stage 1 - Initial design stage
- Including design and documentation of the levee, site levels, path system, road and parking design, tree planting and associated works.
 - Prepare an audit of Berrigan Shire Council documents to identify and update existing Reports, Strategies and Plans which need to be amended / extended to ensure integration with the Masterplan
 - Prepare an outline for interpretation in Tocumwal
 - Development of a business case recommended for the Visitor Information Centre (VIC) redevelopment and the Amphitheatre
- Stage 2 - Splash Park and Play Space
- Splash Park and Play Space with toilets and BBQ shelter, including associated levee works
- Stage 3 - River Walk
- A Riverside walk including viewing platforms and Murray River Bank works

- Stage 4 - Streetscape Works
- Deniliquin Road and ANZAC Avenue Works including tree planting, parking improvements, kerb realignment to provide more space in the Foreshore Reserve and a Memorial Walk
- Stage 5 - Amphitheatre
- Amphitheatre on the Murray River
- Stage 6 - Visitor Information Centre and Town Square
- Redevelopment of the existing VIC building to include a second storey, Aerodrome Museum and complementary business (eg cafe), including associated levee works
 - A Town Square in front of the VIC with interpretation / display opportunities and a shady seating area
- Stage 7 - Levee Works
- Remainder of the levee works and spine path on top of new levee

How to use this report

The Masterplan has been divided into a series of individual projects. This Report has been written based on the current Staging Plan. As priorities may change in response to funding / resourcing opportunities, each project section in the Report can be separated. The sections can be used to;

- form the basis of a brief
- support funding applications
- facilitate discussions with relevant authorities
- co-ordinate projects internally
- support press releases
- engage and empower community members who wish to contribute to achieving the overall vision for Tocumwal



What makes Tocumwal special?

The underpinning rationale of the Tocumwal Foreshore Masterplan links strongly to the concept of ‘geotourism’ which invests in local culture, infrastructure and events in a way that will attract visitors and create an experience you can’t have anywhere else. It is the combined experience of the specific landscape of that place and real connections to the people who live there. It is an approach based on a clear sense of place, it celebrates the local region and fosters social exchange between visitors and local residents.

Geotourism is central to the Ports of the Murray River Implementation Strategy which describes the approach as follows:
“The Murray is a region that can reach deeply into the rapidly emerging market for geotourism - tourism that sustains or enhances the geographical character of a place - it’s environment, culture, aesthetics, heritage and the well-being of its residents. Development in the region, and the creation of destinations that appeal to visitors, seeks to be synergistic, to support integrity of place, to involve the community, to inform the visitor and the host in discovering their heritage and to be beneficial to residents economically.”
(Ports of the Murray River, Implementation Strategy, Loddon Mallee Regional Strategic Plans, p. 2)

Appropriate and authentic

The Masterplan approach overall, and the projects individually, are authentic and suited to the scale of the town. They are appropriately sized, manageable, but special. Good site outcomes do not need to be more expensive, just thoughtfully designed and implemented.

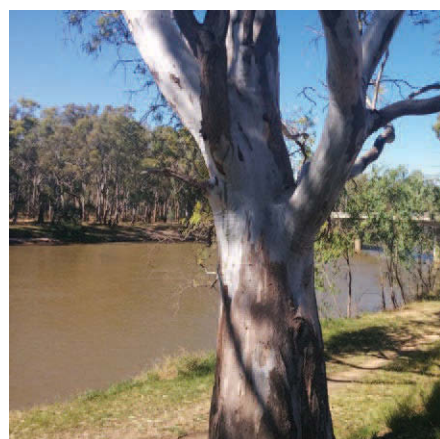
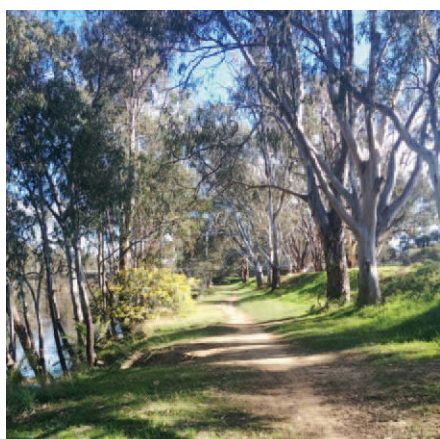
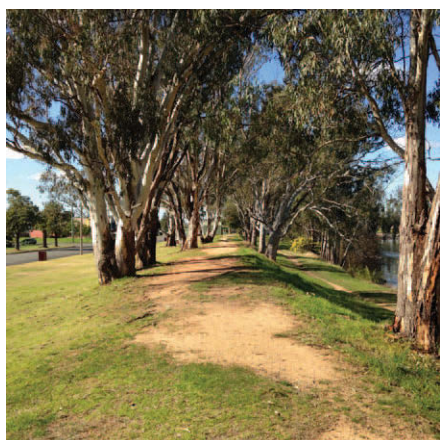
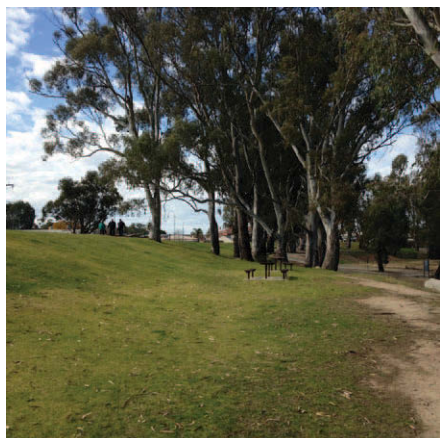
The Swedish word ‘lagom’ provides a helpful approach it is defined as “enough, sufficient, adequate, just right”. Lagom is also widely translated as “in moderation”, “in balance”, “perfect-simple”, and “suitable” (in matter of amounts). Whereas words like sufficient and average suggest some degree of abstinence, scarcity, or failure, lagom carries the connotation of appropriateness, although not necessarily perfection. The archetypical Swedish proverb “Lagom är bäst”, literally “The right amount is best”, is also translated as “Enough is as good as a feast”. en.wikipedia.org/wiki/Lagom

A vision for a thriving town

The Masterplan focuses on improving the liveability of Tocumwal and the surrounding region. It aims to attract visitors with the long term goal of attracting new residents, especially young families. It does this by responding to the gaps which Australian country towns typically struggle to overcome in maintaining population numbers and growing social diversity. Specifically:

- The Museum & Amphitheatre will help to address a gap in the cultural richness on offer.
- The Town Square coupled with the Museum enrich the civic life of the town, make really efficient use of resources and set a tone that makes it clear that this is a place where people are valued.
- The Splash Park and Play Space provides play opportunities for all ages. The importance of young people is placed front and centre and given prime location on the Foreshore.
- Universal access will be provided from CBD and along the entire Foreshore Reserve. All paths provide *Access for All Abilities*.
- The VIC as an independent business has closed twice. Like many small Australian country towns a new model is required. The proposed model fosters synergies within one building - community, destination product commercial - coupled with a nationally significant story told in the Museum and Town Square.
- The Levee Works address fundamental Engineering issues and significantly enhance equitable access.
- The Amphitheatre not only provides a new asset for passive recreation, community gatherings and commercial events, it also addresses bank stabilisation and revegetation challenges.
- Overall the projects build on one of the core strengths of country towns - social co-hesion and a sense of belonging by incorporating high quality, small public spaces which foster moments of interaction.

The community of Tocumwal were clear in their aspiration to create a thriving future for their town. The Masterplan aims to support them in achieving this by retaining the boldness of their vision and using well resolved site design to create maximum impact within modest budget expectations.



Site photos - existing conditions

What triggered this Masterplan?

- Outcomes of previous reports and projects
- Active and valuable community commitment to enhancing their town - needed an integrated, staged approach
- Many projects had already been proposed and were being discussed for the Foreshore area including; (but not limited to) the River Walk, a Splash Park, VIC Extension and Aerodrome Museum, Deniliquin Road street tree planting, levee works and a town square.
- Capital raised by the Foreshore Markets, coupled with enthusiasm from the Foreshore Committee, provided an opportunity to build on their ideas and inspiration
- Some Red Gum trees had been removed from the River's edge due to risk assessment. These trees were on a key viewline and their removal led to community concern
- Berrigan Shire Council Maintenance and Management Guidelines need to be updated.

Masterplan purpose

- The Masterplan was commissioned to draw the individual projects together in the Foreshore Precinct, ensure that they were holistically integrated and located in the best place for their purpose. The overall purpose is to support the town of Tocumwal and the region more broadly.
- The Masterplan provides a plan for the development of the Foreshore over the next 10 -15 years with priorities, order of cost indications (suited to Masterplan Stage) and suggested staging.

Holistic response

Prior to our engagement, there were many projects being discussed, but without an integrated approach, the potential for conflict within the community was high. A staged approach was needed with clear priorities. By integrating these projects into a cohesive Masterplan, funding opportunities have been increased and projects can be undertaken individually, knowing that they are part of an integrated whole.

Previous Reports, Plans and Strategies

The Tocumwal Foreshore Masterplan project considered and responded to the following strategies and reports:

- Berrigan Shire Council Tocumwal & Finley - Overall Report, prepared for Berrigan Shire by Liesl Malan Landscape Architects June 2015
- Tocumwal Landscape Concept Report, prepared for Berrigan Shire by Liesl Malan Landscape Architects June 2015
- Children, Young People & Families Strategy and Action Plan 2015 - 2019, prepared by Berrigan Shire Council
- Tourism Strategy 2014 - 2018, prepared by Berrigan Shire Council
- Volunteer Strategy 2012 - 2016, Berrigan Shire Council
- Berrigan Shire Liveability and Healthy Ageing Strategy 2013 – 2017, prepared by Berrigan Shire Council
- Berrigan Shire 2023 Community Strategic Plan, Creating our preferred future, prepared by Berrigan Shire Council, January 2013
- Ports of the Murray River Implementation Strategy prepared for Loddon Mallee Regional Strategic Plans October 2013
- Berrigan Shire Council Tocumwal Pedestrian Access and Mobility Plan, prepared by Des Gunn Landscape Design. Originally adopted 2006, in house review adopted 16th July, 2014
- Tocumwal Foreshore and Recreation Reserve Plan of Management, prepared for Berrigan Shire Council by Dianne McPherson Landscape Planning Consultant December 1999
- Visual Audit of Tocumwal Levee, prepared by NSW Government Public Works a division of the Department of Finance, May 2013
- Aboriginal Cultural Heritage Assessment, Proposed Upgrade of Tocumwal Boat Ramp and Car Park, prepared for Berrigan Shire by Oliver Brown Consultation Archaeology October 2011

Wherever possible the Masterplan projects directly support existing Berrigan Shire Council plans and strategies. In some cases, outcomes of the Masterplan reflect current community aspirations, or more contemporary approaches, and the Masterplan outcomes supersede the existing plans and strategies.

Project process

Tocumwal Foreshore Masterplan followed a tailored process to ensure meaningful community engagement within a modest project budget.

The project process was as follows;

1. Project inception – project growth from Foreshore Reserve to Foreshore Precinct Masterplan
2. Community engagement – Splash Park site location including SWOT and type of facilities
3. Site Analysis and investigation
4. Draft Options for discussion
5. Community BBQ to discuss Options
6. Draft Preferred Masterplan
7. Presentation to Berrigan Shire Councillors
8. Masterplan revisions to incorporate feedback
9. Finalise Masterplan

Community involvement

This project has been transparent and community input has been welcomed at key stages including;

- Site visit and Workshop with members of the Tocumwal Foreshore Committee
- Community consultation in main shopping area of Tocumwal by Jo Ruffin (BSC Strategic and Social Planning Coordinator) on Splash Park location options
- Consultation with the Tocumwal Public School – Jo Ruffin and Ross Bodey (Foreshore Committee Representative)
- Community BBQ in the Tocumwal Foreshore Reserve (November 2015)
- Community feedback process including official comment from Tocumwal Foreshore Committee during the course of the project. In principle approval of Masterplan received 7th April 2016
- Project team discussions with individual community members held



*Images of the Community BBQ
Photos by Anne Jones*



*Images of the Community BBQ
Photos by LMLA*





TOCUMWAL FORESHORE

Master Plan

1592

Master Plan

Scale: 1: 2,000 @ A3

Revision:

LMLA

Liesl Malan Landscape Architects

in collaboration with

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Calibre Consulting

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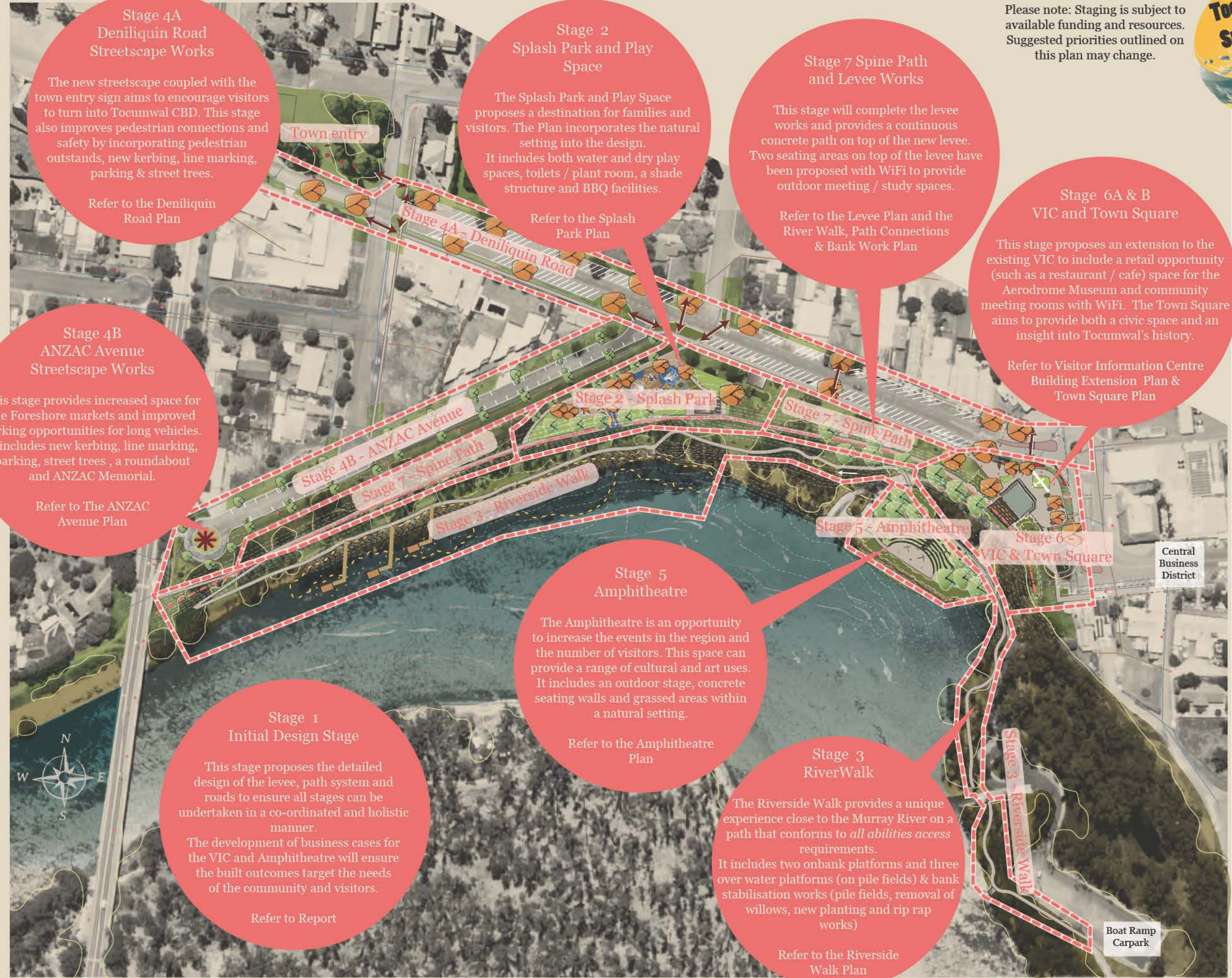
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Legend

- Existing contours
- Existing vegetation to be protected & retained
- Existing Willows on river bank
- Proposed Splash Park water toys
- Existing playground equipment to be reused
- Proposed new ANZAC Memorial
- Proposed concrete core levee
- Proposed crossing point
- Proposed new kerb and line marking
- Proposed Foreshore path
- Proposed Viewing Platform
- Proposed Viewing Platform on pile field
- Proposed Shelter
- Proposed interpretative signage
- Proposed paved surface
- Proposed new lawn surface
- Proposed tree
- Proposed street /feature tree
- Proposed staging

Liesl Malan Landscape Architects
ABN 39 133 179 212
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Drawings not to be scaled.

Please note: Staging is subject to available funding and resources. Suggested priorities outlined on this plan may change.



Stage 4A Deniliquin Road Streetscape Works

The new streetscape coupled with the town entry sign aims to encourage visitors to turn into Tocumwal CBD. This stage also improves pedestrian connections and safety by incorporating pedestrian outstands, new kerbing, line marking, parking & street trees.

Refer to the Deniliquin Road Plan

Stage 4B ANZAC Avenue Streetscape Works

This stage provides increased space for the Foreshore markets and improved parking opportunities for long vehicles. It includes new kerbing, line marking, parking, street trees, a roundabout and ANZAC Memorial.

Refer to The ANZAC Avenue Plan

Stage 2 Splash Park and Play Space

The Splash Park and Play Space proposes a destination for families and visitors. The Plan incorporates the natural setting into the design. It includes both water and dry play spaces, toilets / plant room, a shade structure and BBQ facilities.

Refer to the Splash Park Plan

Stage 7 Spine Path and Levee Works

This stage will complete the levee works and provides a continuous concrete path on top of the new levee. Two seating areas on top of the levee have been proposed with WiFi to provide outdoor meeting / study spaces.

Refer to the Levee Plan and the River Walk, Path Connections & Bank Work Plan

Stage 6A & B VIC and Town Square

This stage proposes an extension to the existing VIC to include a retail opportunity (such as a restaurant / cafe) space for the Aerodrome Museum and community meeting rooms with WiFi. The Town Square aims to provide both a civic space and an insight into Tocumwal's history.

Refer to Visitor Information Centre Building Extension Plan & Town Square Plan

Stage 5 Amphitheatre

The Amphitheatre is an opportunity to increase the events in the region and the number of visitors. This space can provide a range of cultural and art uses. It includes an outdoor stage, concrete seating walls and grassed areas within a natural setting.

Refer to the Amphitheatre Plan

Stage 3 RiverWalk

The Riverside Walk provides a unique experience close to the Murray River on a path that conforms to *all abilities* access requirements. It includes two onbank platforms and three over water platforms (on pile fields) & bank stabilisation works (pile fields, removal of willows, new planting and rip rap works)

Refer to the Riverside Walk Plan

Stage 1 Initial Design Stage

This stage proposes the detailed design of the levee, path system and roads to ensure all stages can be undertaken in a co-ordinated and holistic manner.

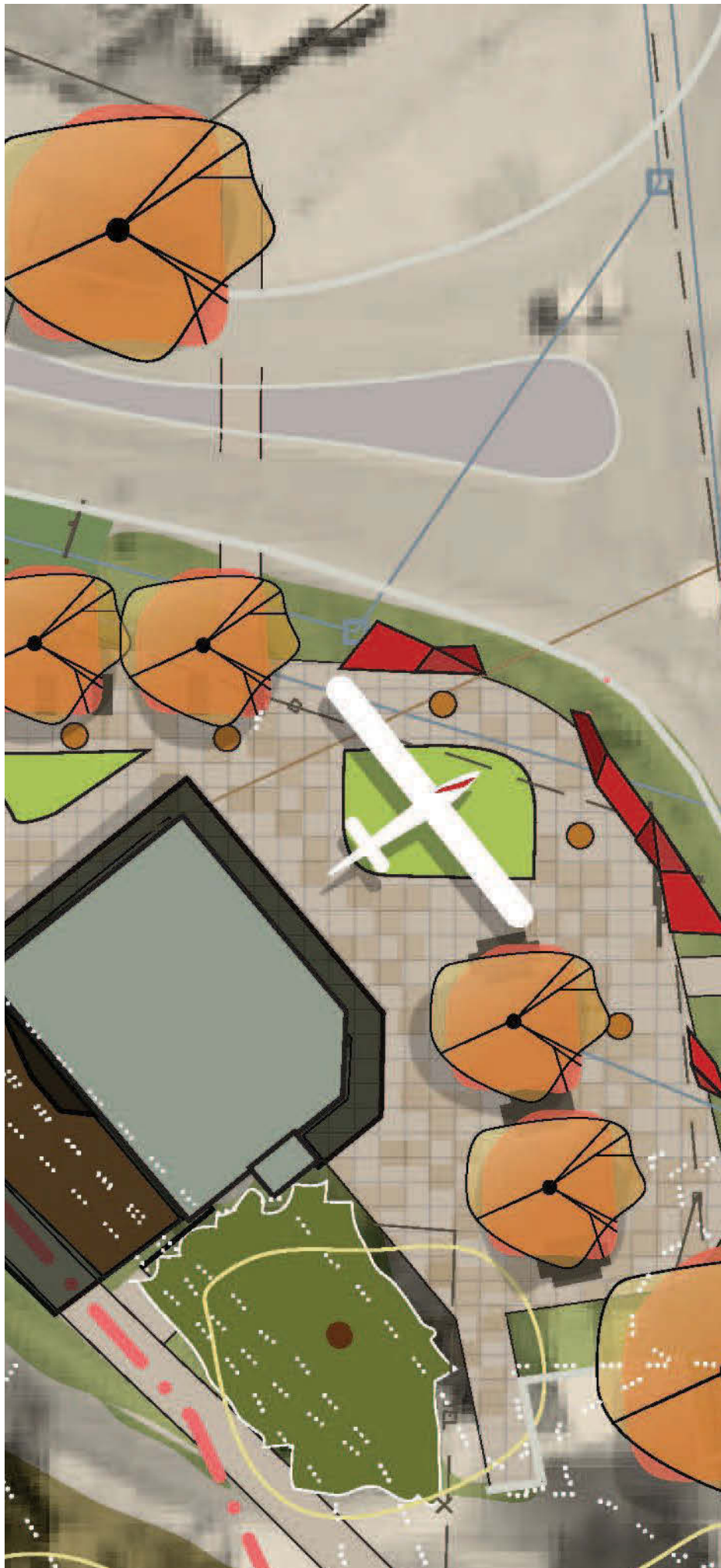
The development of business cases for the VIC and Amphitheatre will ensure the built outcomes target the needs of the community and visitors.

Refer to Report

The Staging Plan & Indicative Costs below are a summary of the projects outlined in the Masterplan. Please refer to the Appendix for action plan, itemised breakdown and order of cost indication.

| Staging | Projects | Approx. Cost (all final costs to be confirmed by BSC) | |
|---------|------------------------------------------------------|----------------------------------------------------------|-----------------|
| Stage 1 | Initial Design Stage | sub total | \$ 22,500.00 |
| | | contingency @25% | \$ 5,625.00 |
| | | Stage 1 Total | \$ 28,125.00 |
| Stage 2 | Splash Park and Play Space | sub total | \$ 979,600.00 |
| | | contingency @ 35% | \$ 342,860.00 |
| | | Stage 2 Total | \$ 1,322,460.00 |
| Stage 3 | River Walk | sub total | \$ 355,100.00 |
| | | contingency @ 35% | \$ 124,285.00 |
| | | Stage 3 Total | \$ 479,385.00 |
| Stage 4 | Streetscape Works - Deniliquin Road and ANZAC Avenue | sub total | \$ 870,000.00 |
| | | contingency @ 35% | \$ 304,500.00 |
| | | Stage 4 Total | \$ 1,174,500.00 |
| Stage 5 | Amphitheatre | sub total | \$ 137,000.00 |
| | | contingency @ 35% | \$ 47,950.00 |
| | | Stage 5 Total | \$ 184,950.00 |
| Stage 6 | Visitor Information Centre and Town Square | sub total | \$ 728,000.00 |
| | | contingency @ 35% | \$ 254,800.00 |
| | | Stage 6 Total | \$ 982,800.00 |
| Stage 7 | Levee Works | sub total | \$ 132,200.00 |
| | | contingency @ 35% | \$ 46,270.00 |
| | | Stage 7 Total | \$ 178,470.00 |

- The above costings are based on masterplan level design and are subject to business case development, design development and documentation
- Whilst every effort has been taken to ensure the accuracy of these figures, Liesl Malan Landscape Architects cannot accept liability arising from use thereof
- Please refer to the documents in the Appendix for further detail and break down of staging



Design & planning

The components of this stage include;

- Design and documentation of the levee with concrete core
- Design and documentation of the path system including River Walk
- Detailed design & documentation of Deniliquin Road and ANZAC Avenue
- Extension of the Children, Young People & Families Strategy and Action Plan
- Business case for the Visitor Information Centre and Museum
- Business case for the Amphitheatre
- Prepare an outline for interpretation in Tocumwal

These components broadly fall into the following categories;

Business cases

Why

Future projects need to be economically feasible and based on a sound business model to ensure money isn't wasted, community goodwill isn't eroded and precious resources are wisely used. A sound business case is also an important element in securing funding. A clear, but flexible business model is needed to inform good design outcomes.

Who

Professional guidance is needed with input from both Berrigan Shire Council and local stakeholders.

Detailed design & documentation

Why

Investing in well resolved detailed design and documentation is key to ensuring the built outcome matches the original design intent of the projects. Developing strong, well considered project briefs which clearly articulate the final outcome required, balanced with enough flexibility to encourage creative solutions from the designer, is key to achieving great design outcomes.

Who

Professional guidance is needed with input from both Berrigan Shire Council and local stakeholders.

Existing Berrigan Shire Council documents

Review and update existing Berrigan Shire Council Reports, Strategies and Plans to ensure integration with the Masterplan as a whole and the individual projects.

Why

Limited resources available, need to ensure individual projects support the integrated approach of the Masterplan. Resolve discrepancies and establish hierarchy of documents.

Support funding applications by presenting an integrated approach which has broad community support and an holistic council strategic base.

Who

Berrigan Shire Council

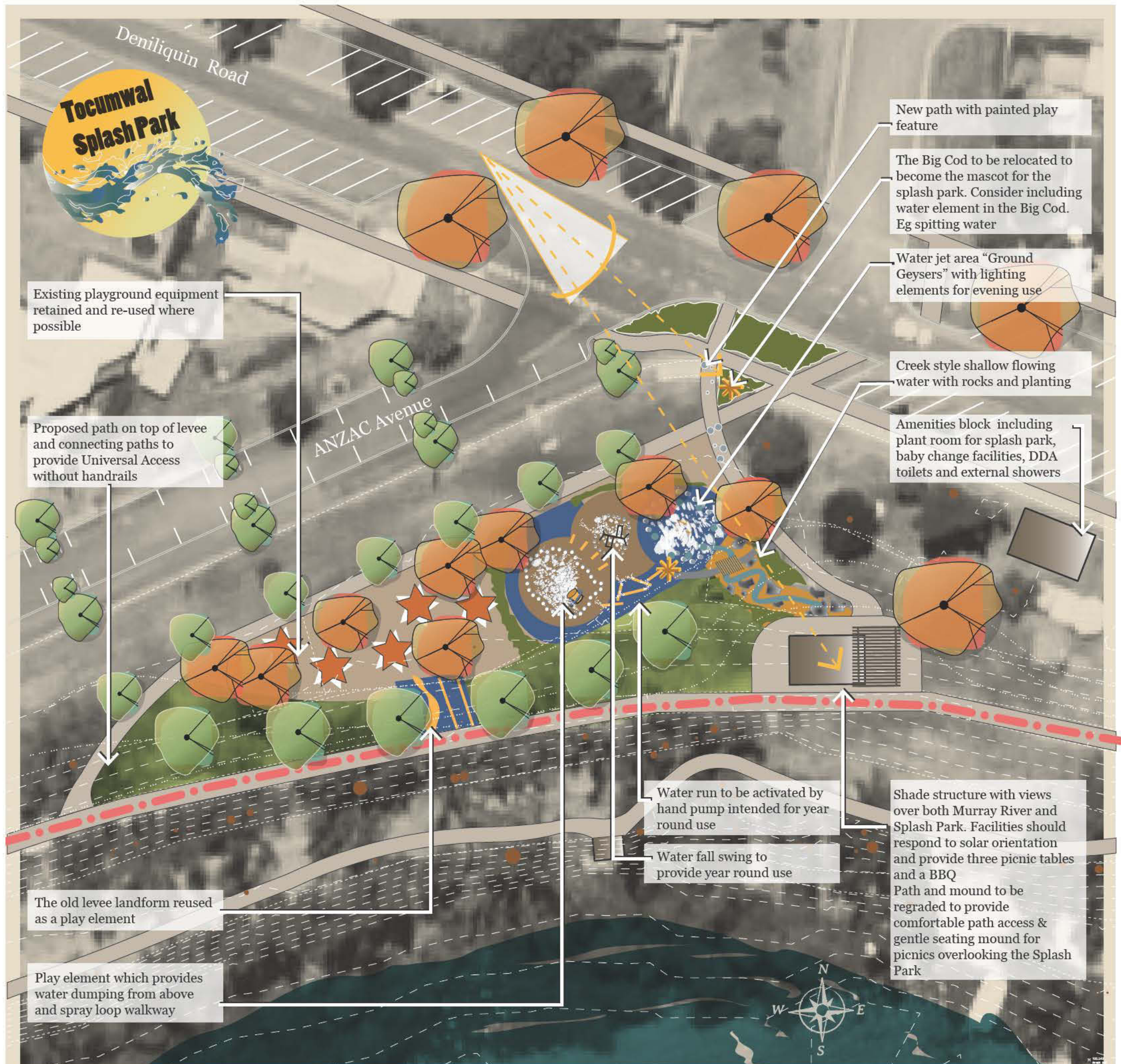
Interpretation Outline

Why

Tocumwal has a remarkable history to tell. An Interpretation Strategy is needed to frame the stories in an engaging, contemporary way and to determine which stories are told where.

Who

Collaborative project between Berrigan Shire Council and professional Landscape Architects with input from local historian.



Splash Park and Play Space Plan

Summary

Why?

- A significant facility for both tourists and local community members
- Supports Berrigan Shire Council's aim to encourage young families to move to the area by providing a key destination for families
- Provides an alternative water activity to swimming in the river which addresses the change in swimming culture
- Splash Park idea championed and partly funded by the Foreshore Committee
- Foreshore Committee identified the change in swimming culture and initiated discussions about a Splash Park
- Integrated, contemporary design response which combines water play, nature based play and environmental setting as a point of difference for Tocumwal

What are the key elements of the Splash Park and Play Space Plan?

- Designed to draw on the natural setting to provide all year round play with both wet and dry play spaces
- Multi-aged play for the whole family
- Iconic space
- Extended hours of operation, with lighting during warmer months for evening use
- Encourage alongside play for early age groups
- A range of water exploration opportunities
- Opportunity to explore river water as a possible water source to be treated in the plant room

Associated work required:

- Levee construction (partial)

What's next?

- Detailed design, documentation and costings
- Maintenance strategy
- Construction

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

Splash Park Plan

Scale: 1: 500 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Children Young People and Families Strategy and Action Plan

“Ideally.....A free water play park. Not slides and pools as such but spouting water, sprinklers, play equipment for relief on hot days. With other play spaces for winter months.” Community member response to ‘if you could plan or build a child and family project in your community what would it be?’ (Questionnaire Children Young People and Families Strategy and Action Plan (CYPFS) prepared by BSC 2015-2019, page 17)

Amongst survey respondents there was a clear preference for... (including) the development of a water or splash park in Tocumwal. (p.17)

No visible youth spaces or celebration of youth culture identified was identified as a weakness. (p.12)

Volunteer Strategy Berrigan Shire Council 2012

- 2016 The role of volunteers (prepared by BSC)
Tocumwal has a fairly recently built public swimming pool. The Tocumwal Beach also provides water play opportunities. Both these are valued community recreation spaces. The introduction of a water play space is not intended to compete with these services, but instead target the specific water play market.

Tocumwal Pool – provides swimming opportunities which are excellent for general fitness and for improving children’s water safety. A splash park space will not be able to, and is not intended to, provide this. The Tocumwal Pool was open 2 – 7 pm most days of the 2015/16 summer school holidays and was staffed by volunteers. A splash park would provide a complementary service that won’t draw excessively on the volunteer time and will provide a morning activity for children in the local region during the summer when the pool is not open yet.

Tocumwal Beach - Cultural shifts have meant young children are no longer encouraged to swim in the river. This is a result of both accidents and environmental conditions.... A splash park caters to the needs of this group .

The Tourism Strategy 2014 – 2018

(prepared by Berrigan Shire Council)
This Strategy identified lack of attractions for visitors as a weakness and a threat to the local tourism market. The splash park provides an attractor for new residents, while also supporting the families that live in the Shire.

Analysis and site choice

The analysis considered individual site Strengths / Weaknesses / Opportunities and Threats (SWOT) for three locations. Location 1 was one the river’s edge and was nominated by the Tocumwal Foreshore Committee. Location 2 was Ingo Renner Park and was nominated by BSC. Location 3 was on the town side of levee within the Foreshore Reserve and was nominated as a play space in the previous report.(TLCR, 2015)

A thorough community engagement process was undertaken by BSC to seek community input on the proposed location options. Feedback indicated that community members were generally comfortable with either Location 2 or Location 3.

Splash Park Specialist Input

Mike Pettigrew (Calibre) provided specialist input on requirements, opportunities and constraints as follows;

Location 1

“The proposed location on the river bank has many risks associated with it in my view, particularly to do with the closeness of the play area to the river. It also seems disconnected from the town by being down out of sight and this also leaves a walk back up to get to the nearest shop. It also appears more susceptible to flooding.

This is the least attractive option and in my view should be discarded.”

Location 2

“The Ingo Renner Park option appears at first glance to have some attraction however you should note these points:

- There is no spare space in the existing plant room to accommodate the plant required to operate the water features included in the proposal.
- The distance between the existing plant room and the proposed features would be too great in any event to utilise the existing plant space.
- The existing changer rooms/plant space faces the pool and access to it from the proposed plant space would involve leaving the fenced area of the new play area, walking down the footpath, past the end of the pool building and then into the pool area. I would think this is too far disconnected to be a realistic option.
- The residence between the pool facility and the proposed play area would completely disconnect one from the other.
- It does however, have high visibility but that site would need to be developed as a stand-alone site disconnected from the pool facility. As such; it then seems to be too far from the centre of town.”

Location 3

“My preference of the options is the Foreshore site on the corner of ANZAC and Deniliquin roads.

- It is closer to the centre of the shopping area.
- It is highly visible although not as visible to passing traffic on the Newell as the Ingo Renner site. That can be remedied with signage.
- It has the opportunity to be expanded and offers less initial constraints spatially.
- This site would also need a complete stand-alone building for change rooms and plant space.
- In relation to the features; I note that the Water Play Park style of features are more inclined to age and require (more frequent) replacement than the more natural features such as those depicted on the Ian Potter Chandler’s Garden layout. The budget would go further if directed towards this style of features mixed-in with a selected mix of Water Play Park features.”

Splash Park Play Space Design Notes

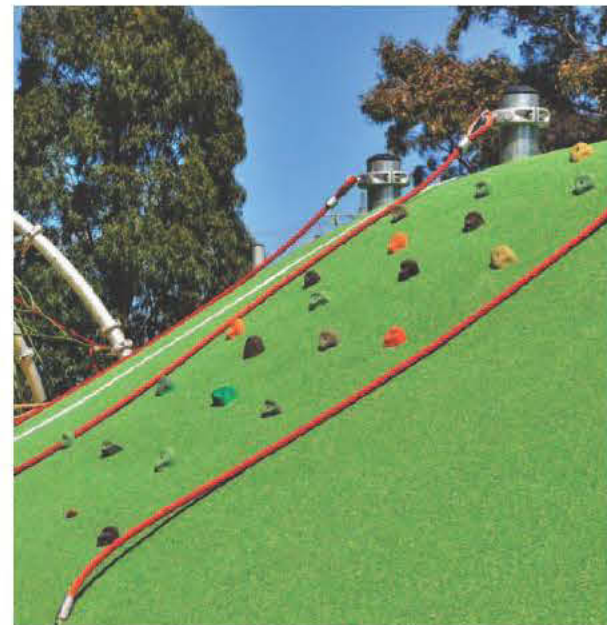
- Different Splash Park models were explored with the community including: prefabricated D&C model, nature based play, wet and dry combination play, play for all ages, *all abilities* play opportunities
- The outcome of the community engagement process favoured a Splash Park design which focused on natural play elements rather than prefabricated play equipment, provided *all abilities* opportunities and play for all ages
- Lighting was explored and the community were in favour of including evening activation and the high profile, welcoming site location
- Natural play elements are likely to reduce ongoing maintenance and replacement costs
- Specialist input by Mike Pettigrew was sought on the Splash Park design and notes are included in the Appendix

Recommendations

- Undertake design development and construction documentation
- Consider the proposed interface between BSC resources and volunteer capacity holistically
- Develop a maintenance strategy
- Consider incorporating professional input from the Splash Park designers into future design processes to ensure the original design intent is retained in the final built form. This could be input into a detailed brief and / or during the design phase



Creek style shallow flowing water with rocks and planting
Ian Potter Foundation Garden, Royal Botanic Gardens Melbourne
Image taken by LMLA



Utilise the levee slope with climbing opportunities
Image from Internet search



Water jet area “Ground Geysers” with lighting elements for evening use
Central Park Mishawaka South Bend



Incorporate iconic and interactive elements
Water swing, Sydney
Images from Waterfall Swing



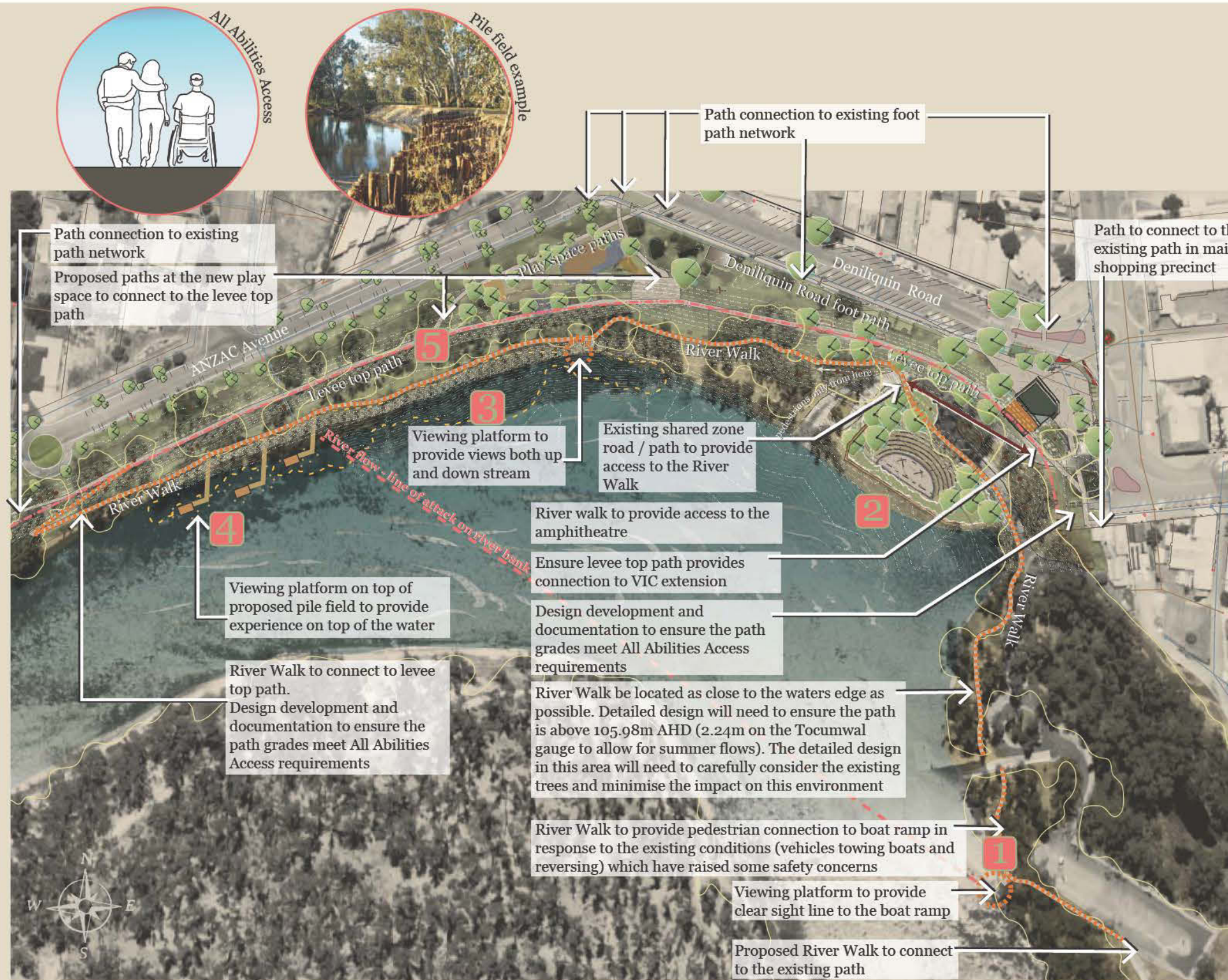
The site design should include wet and dry play spaces
Image of Muddies in Cairns
photo by LMLA



Interactive water elements which provide opportunities to explore water through play
Water Falls Sydney Park
Image from Turpin + Crawford Studio



Include a few simple to maintain water play toys
Image from Play Rope Vortex



- 1** The erosion at this site should be monitored to ensure it does not worsen. Any boardwalk works should consider bank impact.
- 2** Current bank stabilisation has a limited life span before the Eco Bags degrade. As such, the use of reeds and sedge planting should be installed within the Eco Bags; this should replace the bags in the long term, providing a natural form of bank stabilisation.
- 3** Willows should be removed. The stumping and poisoning of these trees should increase the potential for native vegetation to establish in this location. The tree roots do not need to be removed, as the decaying roots will provide short term stability while native vegetation establishes.

- 4** Timber pile fields could be considered to increase bank roughness in the medium term while vegetation establishes. The pile fields could be incorporated into viewing platforms and boardwalks. Typically piles with a short life (15-20 years) are suggested while revegetation establishes. The cost of using longer life timber will be very high and use should be restricted to areas where platforms and / or boardwalks are used.
- 5** The upper bank of the river is currently in a relatively stable state and consists partly of natural bank and levee bank. In the long term this may be undermined as the existing trees age. Alternative stabilisation has been put forward in this Concept.

River Walk, Path Connections & Bank Stabilisation Works Plan

River Walk & Path Connections Summary

Why?

- Identified project in the POTM report
- Tourism opportunity
- River Tocumwal's biggest asset – river walk provides the opportunity to walk close to, and over, the water at DDA compliant grades

What are the key elements?

- 720 lm of gravel River Walk path
- 540 lm of levee top spine path
- 800 lm of concrete path network
- 2 x viewing platforms
- 3 x viewing platforms on top of pile field bank stabilisation works

What's next?

- Undertake detailed design and documentation of the River Walk & Path Connections

Bank Stabilisation Summary

Why?

Bank stabilisation works have been recommended to respond to various site conditions including bank erosion, a "reclaimed" bank, willows, river flows creating a line of attack on the bend.

What are the key elements?

- Bank stabilisation near the new boat ramp
- Bank Stabilisation at the proposed Amphitheatre
- Willow removal
- Pile Field

What's next?

Refer Waterway Engineering Advice & Recommendations for further information on future investigation, design input and on site works required

LMLA

Project: Tocumwal Master Plan

Sheet name: River Walk, Path Connections & Bank Works

Scale: 1:2,000 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Berrigan Shire Liveability and Healthy Ageing Strategy 2013 – 2017, prepared by Berrigan Shire Council

The development of urban or neighbourhood environments that facilitate movement (building access and transport active / passive) and social interaction (p. 13)

According to the NSW government's 2011 Ageing Round Table Report liveable communities incorporate connection to:

- Family
- Friends
- Information and services
- Mobility and independence; and are
- Supported by age appropriate design of footpaths, housing, and public space facilitating access to the local and broader community. (p. 8)

Aboriginal Cultural Heritage Assessment, Proposed Upgrade of Tocumwal Boat Ramp and Car Park, prepared for Berrigan Shire by Oliver Brown Consultation Archaeology October 2011

'Some of the oldest dated archaeological evidence in Australia within the Murray Darling Basin'. (p.2)

The study area is claimed as traditional country of both Bangerang and Yorta Yorta peoples, however appropriate Elders who speak for Country have not been identified. (p.6)

The Report only covers part of the Masterplan area and only considers Aboriginal Cultural Heritage. Further Cultural Heritage Assessment is likely to be required prior to commencing works. The Report notes the need for Stop Work Procedures during Works. (p.2)

Although the Report recommends that 'there are no Aboriginal cultural heritage constraints to the proposed work and that no further assessment is required' (p. 2) Future stages of the Masterplan provide an opportunity to continue fostering dialogue with the Traditional Owners. Their input would enrich the project outcomes for the whole community.

Tocumwal Foreshore and Recreation Reserve Plan of Management, prepared for Berrigan Shire Council by Dianne McPherson Landscape Planning Consultant December 1999

The River Walk has been identified on the Plan of Management and is an outcome which links directly to the Masterplan. The Management Zones will need to be updated in accordance with the Masterplan .

Tocumwal - Murray River connection

The topography of Tocumwal's particular location on the Murray River creates a very special experience to this bend of the river, where Universal Access to the water can be achieved. Given the typical Murray River bank structure, this is very uncommon and a key asset for Tocumwal. It provides the town with an opportunity to market the river experience as genuinely available to all, even those with mobility constraints. Given our ageing population trends, this is likely to be a growing, largely untapped market. Providing *access for all*, not only makes good economic sense, it shows a welcoming and generous attitude which provides a strong foundation for future projects.

Connected and equitable paths

The Masterplan addresses pedestrian access holistically, providing a connected network of paths from the CBD to the viewing platforms on the pile fields and all along the river's edge to the boat ramp carpark. Tocumwal's unique topography provides gentle grades which will facilitate universal access with minimal use of handrails / ramps. The path network integrates natural and urban settings, allowing people with mobility issues to move freely between both.

Integration with the natural environment

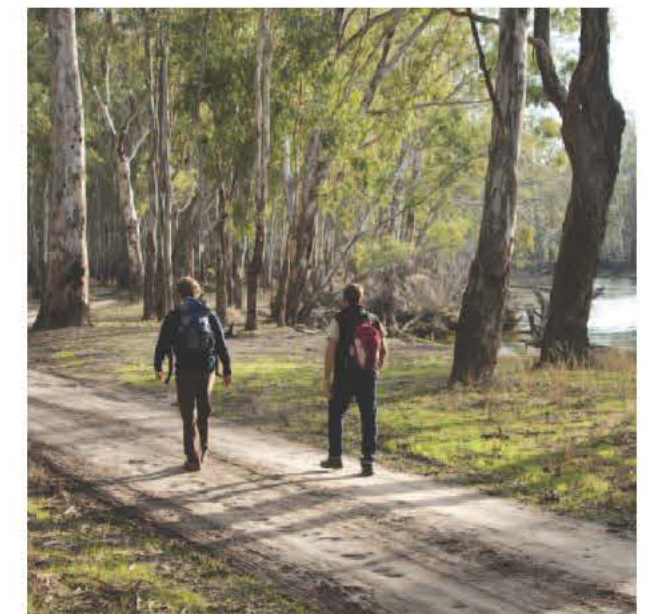
The overall concept of the Masterplan integrates existing natural assets in a low key manner and future projects need to continue this integration, by carefully resolving design details to minimise visual intrusion and physical impact on the natural environment. The balustrade detailed design also needs to minimise risk and discourage climbing / diving into the water. Low impact materials, such as compacted gravel pathways should be used where possible, as concrete



Railway Reserves Heritage Trail, Perth
Image sourced from the web



Lake Victoria, Shepparton
Image sourced from the web



Bushwalking in Australia
Image sourced from the web

/ asphalt is likely to wash away and create debris issues downstream during a flood event.

Fishing is one of the fastest growing sports in Australia and future projects should consider integration of elements such as fishing rod holders and possibly fish cleaning stations to cater for this growing market in an environmentally sensitive manner.

Siting considerations

River Walk - people are naturally drawn to walking a close as possible to the river's edge as possible, so the River Walk path location aims to follow this natural desire line where practical.

Platform A has been sited to provide views of the recent boat ramp to watch launching of boats and to facilitate social interaction

Platform B has been site to provide almost a 180 degree view of the river - looking both upstream and downstream after old boat ramp

Platform C (on pile field) provides an opportunity to walk out over the water and to see Newell Highway in the foreground, with the old Railway Bridge in the background behind.

Recommendations

- Integrate future River Walk & Path Connections work with Bank Stabilisation Works
- Undertake detailed design & documentation of the River Walk including the viewing platforms, in conjunction with Bank Stabilisation Works
- Liaison and approval from Authorities as required
- Consider staging of works as required
- Implement and construct the Works

Waterway Engineering Advice & Recommendations

(Chris Dwyer, Senior Waterways Engineer, Jacobs)

Risk Assessment

There are a number of risks associated with constructing works on a waterway. Risks are considered below based on different factors which need to be considered:

Cost

Costs at this stage are high level and conceptual. As the design process progresses the cost associated with construction should be reviewed at each phase to ensure it meets Councils budgetary needs.

Design Stability

Designing works on a river bank are at risk from ground stability and flooding. Given most works will be constructed using insitu material, it needs to be recognised river banks can be highly variable in their soil structure, and as such, geotechnical analysis should be undertaken to ensure a high level of confidence in ground conditions. For lower value works such as pile fields, ground conditions are less critical, as the works are designed to degrade over time and have a relatively short design life.

Flooding

Flooding will expose works to high velocity, stream power and shear stress which can impact the structural integrity of a structure.

Durability

Works exposed to inundation and factors such as termites can have a shorter design life than might normally be expected. This needs to be recognised in the design and budgeting process. Highly durable, but more expensive materials may be required in some instances.

Aesthetic

There is a risk during and immediately post construction that works will look less natural than people would expect a bank of the Murray River to look. As such the community must be broadly agreeable with the general aesthetic of the proposed works.

Environmental

During, and immediately following construction, there are a number of environmental risks which need to be considered. These particularly relate to water quality risks posed by mobilising sediments, or having machinery working in close proximity to a waterway.

The process for Berrigan Shire prior to construction

Prior to the construction of any works the appropriate design and approvals process must be undertaken. Once at least the concept phase of the detailed design process is complete, it is anticipated the following studies and relevant stakeholders will need to be consulted:

- Review of Environmental Factors – Department. Primary Industry, Office of Water
- Due diligence Cultural Heritage Assessment
- Development Application - Department. Primary Industry, Office of Water

It is understood the construction of specific features of the Masterplan will be staged over time based on budgetary and grant constraints. As such, it may be feasible for Council to gain all approvals for the project up front in the initial design phases. Detailed design and construction of components could then follow, based on the outcomes of this process.

Bank Stabilisation

Engineering Requirements

In the vicinity of the proposed boat ramp active bank erosion is present. While not posing an immediate risk to the boat ramp, if left unchecked the erosion could migrate downstream and impact upon the boat ramp. As such it should be monitored to ensure it does not develop significantly.

If works were to be undertaken at this site, it is anticipated it would be a case of a simple rock rip rap design and construction. This could be undertaken without survey, and designed using a package such as the CRC Rip Rap program.

Bank Stabilisation and Terraced Amphitheatre

Engineering Requirements

The amphitheatre will combine paving, concrete ribs and grass as an outlook over the river on the lower bank of the river. It is expected the design of the structure will include foundation material which can withstand erosion from major flow events. As the structure is located on a relatively high energy outside bend, prone to flooding and is to be built using insitu bank material, the following design components will need to be considered:

- Hydraulic analysis – to ensure the design can withstand expected shear stress, stream power and expected velocities under a range of flood flows and to determine expected periods of inundation
- Geotechnical analysis – drill a minimum 2 boreholes to determine the consistency of bank material and its suitability for construction
- Detailed design drawings, report and specification

Willow Removal

Engineering Requirements

Willow removal is recommended to improve the visual amenity of the river. It is however recognised that the Willow trees may have previously been planted to assist in stabilising the lower bank. Where possible the trees can be stumped and poisoned to avoid immediate destabilisation when roots are removed. If this is not possible, the merits of removing each willow should be assessed and remedial measures undertaken including rock stabilisation and backfill. Revegetation should be considered for specific locations.

Viewing Platforms & Pile Fields

Engineering Requirements

It is proposed that pile fields be constructed to reduce the anticipated velocity on the outside bend, allowing the bank to capture sediment and revegetate. Once the vegetation is suitably established most piles should be of an age where they can be allowed to rot away. In this instance however, it is proposed that three viewing platforms be incorporated across three pile fields to provide views across the river.

It is expected four to six piles on each of the three platforms would be needed. The piles will need to be highly durable and of a diameter that can hold the platform in place. The remainder of the piles (approximately 180-200) can be less durable, with a life expectancy of say 15-20 years.

Future work

To complete this design component the following activities are needed:

- Survey- to determine the topography of the bed of the river in the vicinity where pile fields are to be driven in water.
- Hydraulic analysis – to ensure the design can withstand expected shear stress, stream power and expected velocities under a range of flood flows, and to determine expected periods of inundation
- Geotechnical analysis – drill a minimum 2 boreholes to determine the consistency of bank material and its suitability for construction of the piles holding the platform in place (but not the pile fields)
- Pile field detailed design
- Structural design viewing platform
- Revegetation design.

Streetscape Works - Deniliquin Road Plan

Summary

Why?

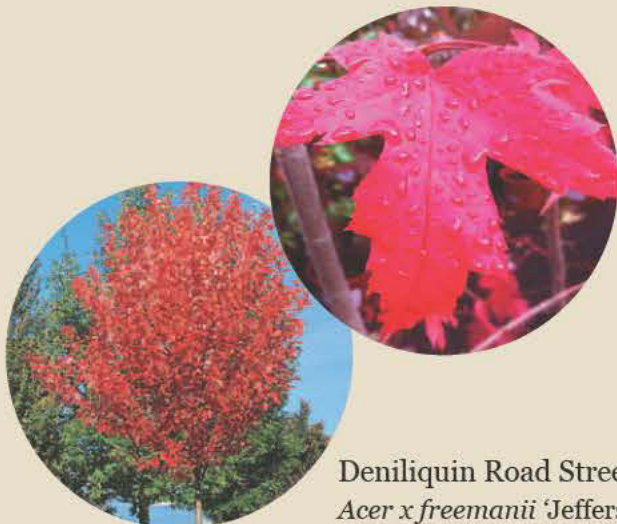
- Deniliquin Road as the current entry in to the CBD provides a less welcoming town entry than Tocumwal should have. Issues include the road width plus gravel verges, sparse tree planting, hot and exposed environment
- Ingo Renner Park provides an opportunity to improve the town entry at both vehicle and pedestrian scale A separate project considers detailed signage and site design to prompt visitors to turn off the highway
- Current conditions are not pedestrian friendly
- More trees are needed to reduce the heat island effect. Refer to the *Urban Forest Strategy* for further information and quantified data on improved environmental, community and economic benefits of planting more trees

What are the key elements?

- Ingo Renner Park development and town signage - refer separate plans
- Outstands to provide key locations for pedestrians to cross Deniliquin Road
- Tree planting (*Please note selection options in previous report TLCR 2015*)
- Formalised parking to create more efficient and equitable parking
- Some kerb realignment to improve / maintain the number of parking spaces near individual facilities
- Kerb realignment to increase the size of the Foreshore Reserve and decrease the unused space in the parking bays
- Roundabout banners at Murray Street

What's next?

- Detailed design and documentation including; levels and drainage, traffic review, kerb & parking spaces, footpath, street lighting & street trees
- Tender and Construction



Deniliquin Road Street Trees
Acer x freemanii 'Jeffersred'® (Autumn Blaze)

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

Deniliquin Road

Scale: 1: 2,000 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Supporting strategies and reports

Berrigan Shire Council Tocumwal Pedestrian Access and Mobility Plan (prepared by Des Gunn Landscape Design. Originally adopted 2006, in house review adopted 16th July, 2014)

The report puts forward the following aims:

1. Improved community satisfaction with pedestrian facilities
2. Improved and expanded opportunities to cross roads conveniently and safely
3. Improved personal mobility for all pedestrians
4. This is reflected in the plans for Deniliquin Road Streetscape and specific concerns raised by the report are proposed to be addressed including the crossings at Murray Street

The Tourism Strategy 2014 – 2018 (prepared by Berrigan Shire Council)

Town entries recommendations

“Invest in town entrances and the visual amenity and accessibility of our streetscapes / river precincts. Visually attractive and welcoming streetscapes” (p. 13)

Tocumwal Landscape Concept Report (prepared for Berrigan Shire by Liesl Malan Landscape Architects, June 2015)

Street Tree Masterplan Key Principles :

- Plant the largest tree appropriate for the size of the street to have a greater proportion of green than the existing conditions.
- Plant only trees that are of excellent form and health to ensure good establishment and limited maintenance requirements.
- Undertake an audit of all existing street trees on the BSC asset register.
- Invest in BSC skill development to better understand best practice in: tree procurement, planting, establishment, maintenance and life cycle management.
- Consider the use of tree cells and / or engineered soil for high profile urban areas where conflict with services and infrastructure is likely to cause ongoing maintenance issues. The capital cost is likely to be recouped in reduced maintenance costs.

Streetscape Works - Deniliquin Road

Future works

The Masterplan for Deniliquin Road is based on the extent of survey available at time of work. Traffic engineering, drainage, parking and lighting have been considered holistically and as a conceptual design only. Further detailed resolution of each of these components will be required during the design development and documentation phases of the project. More detailed site survey information will also be needed.

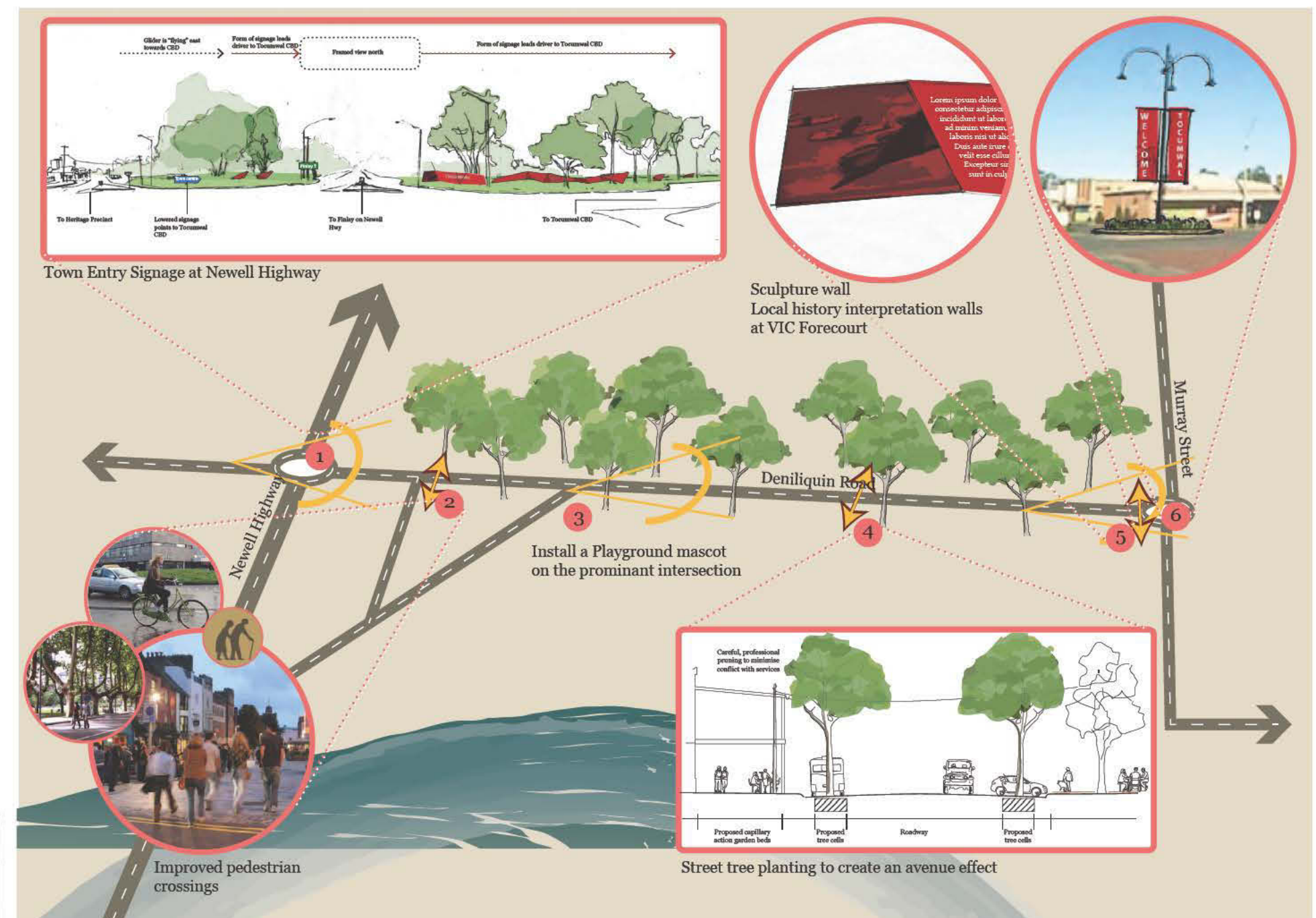
Consultation with Deniliquin Road business owners, residents and community members will need to be undertaken. This consultation will need to note important issues which have already covered (for example;

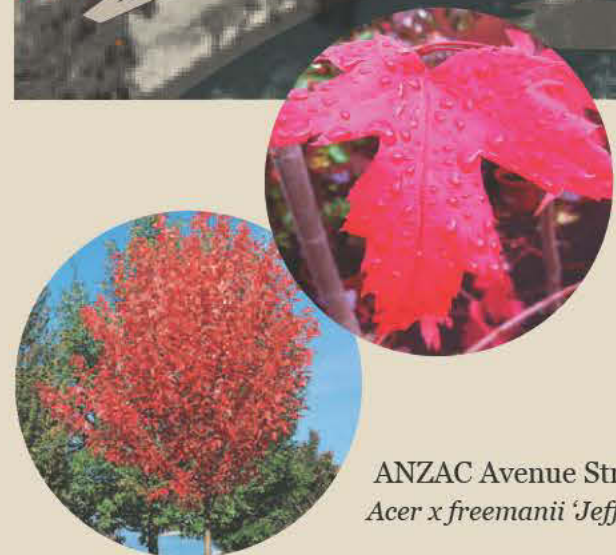
no loss of parking numbers, improved vehicle movements, importance of street tree planting).

Appropriate preparation for tree planting in roadways is critical to the future success of the trees. Refer Tocumwal & Finley - Overall Report for further information.

Recommendations

- Undertake detailed design and documentation of the streetscape including kerb realignment, tree planting and drainage
- Tender and construction
- Street tree planting





ANZAC Avenue Street Trees - larger species
Acer x freemanii 'Jeffersred'® (Autumn Blaze)



ANZAC Avenue Street Trees - smaller species
Corymbia ficifolia (Red Flowering Gum)

Streetscape Works - ANZAC Avenue Plan

Summary

Why?

- Provide additional space for Foreshore Markets. Input from the Tocumwal Foreshore Committee was integrated into the site design to ensure the Splash Park location didn't impact on the Markets
- Improve long vehicle parking opportunities in Tocumwal
- Improve the ANZAC memorial space near the bridge
- Reduce the Crime Prevention Through Environmental Design (CPTED) concerns between the existing memorial and bridge

What are the key elements?

- Kerb realignment on the park side
- Partial one way street from Deniliquin Road to Cowley Street
- Roundabout at the cul-de-sac end to improve the setting of the ANZAC memorial and long vehicle access
- Tree planting (Please note selection options in previous report)
- Formalised car parking

What's next?

- Detailed design and documentation including: levels and drainage, traffic engineering review of turning circles, kerb and parking spaces and ANZAC Memorial design
- Street tree documentation
- Street lighting review

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

ANZAC Avenue

Scale: 1: 1,000 @ A3

Revision:

in collaboration with

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Supporting strategies and reports

Tocumwal Landscape Concept Report (prepared for Berrigan Shire by Liesl Malan Landscape Architects, June 2015)

“Proposed replanting of Remembrance Walk to create a more appropriate setting for commemorative events, improved shade and an opportunity to provide interpretative signage acknowledging Tocumwal community members who have served Australia’s war efforts.” (p. 57)

Berrigan Shire Council Tocumwal Pedestrian Access and Mobility Plan (prepared by Des Gunn Landscape Design, originally adopted 2006, in house review adopted 16th July, 2014)

1. Improved community satisfaction with pedestrian facilities.
2. Improved and expanded opportunities to cross roads conveniently and safely.
3. Improved personal mobility for all pedestrians.
4. “Ramp link at ANZAC Ave broken, appears too steep, lip too deep.”



Avenue of Honour
Ballarat (image sourced from the web)



Memorial Walk precedent image of shared space
Showa Kinen, Japan (image sourced from the web)

Future Works

The existing road is wide and vehicle dominated, creating a fairly unwelcoming environment for pedestrians. The proposed redesign of the streetscape will improve the balance between a good pedestrian environment and vehicle requirements. It also incorporates a Memorial Walk on ANZAC Avenue for both informal use, and for significant events, such as the annual ANZAC Day March.

The Masterplan for ANZAC Avenue is based on the extent of survey available at time of work. Traffic engineering, drainage, parking and lighting have been considered holistically and as a conceptual design only. Further detailed resolution of each of these components will be required during the design development and documentation phases of the project. More detailed site survey information will also be needed.

Further consultation with ANZAC Avenue residents will need to be undertaken. This consultation will need to note important issues which have already covered (for example, turning circles with boats from domestic driveways).

Consultation and collaboration with the RSL will also need to be undertaken to discuss relocating the existing Memorial and incorporating it into the proposed Memorial Walk.

Tree Planting

A double row of trees has been included in the design. This is a recommendation from the TLCR 2015 (see section below). The double row will serve to reduce the road width and create the memorial boulevard. It is a key element in using an existing asset to create shared space for both pedestrians and vehicles. The suggested double row planting has been specifically recommended to reduce the road width and reinforce the shared nature of the space as both a road and a Memorial Walk. The double row planting references military marching and draws on traditional ‘soldier planting’ of trees around memorials.

The Memorial Walk also contributes to the overall street tree planting proposed for Tocumwal. Significantly increasing the number of trees in the town is likely to result in improved social, economic and environmental outcomes. Refer to Tree Management Strategy - The Importance of Trees in previous report for further information on tree lined streets including benefits, precedents and aspirations. (TFOR, June 2015 p. 37-38)

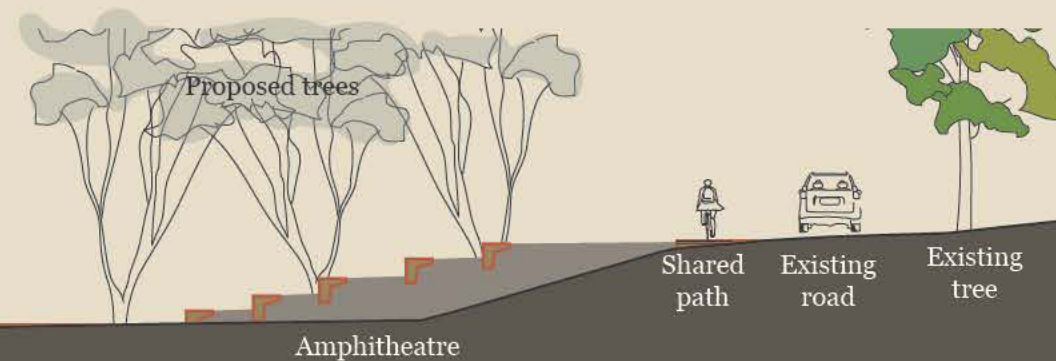
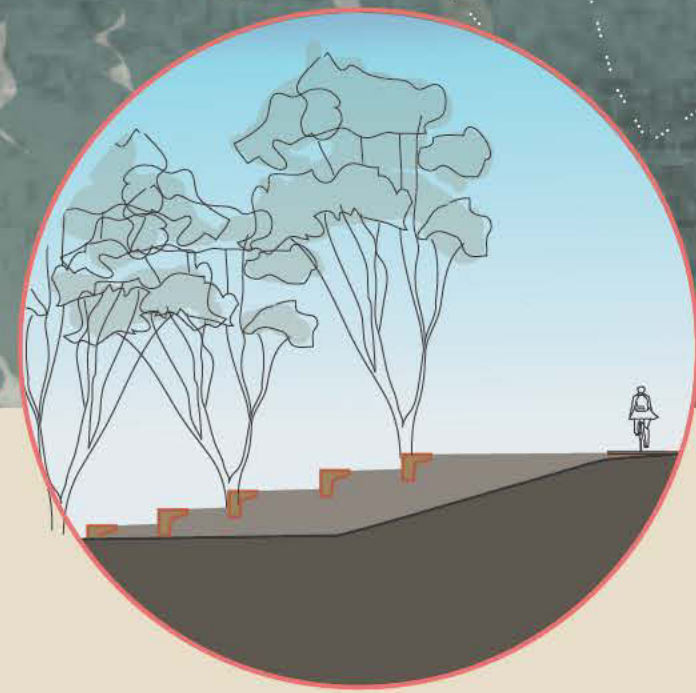
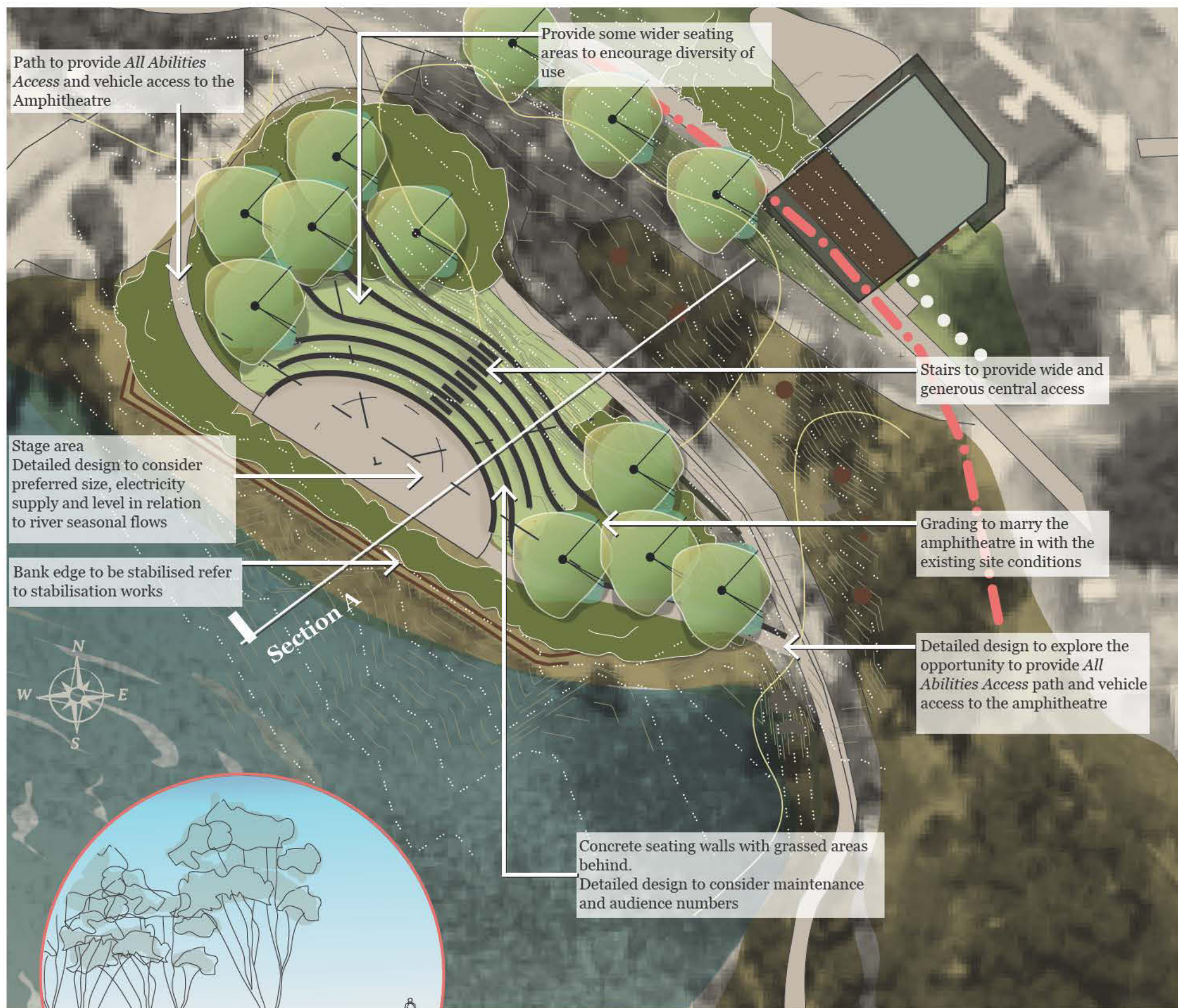
Recommendations

- Undertake detailed design and documentation of the streetscape including kerb realignment, tree planting and drainage
- Tender and construction



ANZAC Avenue planting

Section from the TCR showing one row of trees in the naturestrip and a second row in cut-outs within the roadway
TLCR. p. 57)



Murray River

Bank stabilisation & planting

Stage

Amphitheatre

Section A
NTS

Amphitheatre Plan

Summary

Why?

- Area of the bank has been difficult to maintain. Fluctuating river levels have meant grass and similar treatments have not been able to be established and maintained. The space has a history of social use as swimming area and the community would like to continue to use the space.
- The landform lends itself easily to an amphitheatre form
- The location would be one of a kind and continue to provide a point of difference for Tocumwal from other Murray River Towns supporting the authenticity required in the Ports of the Murray Implementation Strategy
- Contributes to diversity of the tourism / cultural market of Tocumwal
- Provides valuable passive and informal recreation opportunities

What are the key elements?

- An amphitheatre space suitable for small theatre productions, weddings and similar community events – eg Rockabilly dance off with display of vintage cars
- Couple with a calendar of events, to be run as a council facility, which can be rented by private organisers and also used for public events. Income from this could be used to offset the costs of managing and maintaining the space

What's next?

- Development of the business case
- Undertake detailed design and documentation of the amphitheatre including detailed costs
- Design development to establish Finished Surface Level about summer high river flows
- Input from The Cobba to ensure good mooring and access from boat to shore
- Build the amphitheatre ensuring the design intent is retained in the final built form

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

Amphitheatre

Scale: 1: 500 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Supporting strategies and reports

Tourism Strategy 2014 - 2018 *(prepared by Berrigan Shire Council, adopted August 2014)*

This Strategy identifies events as an opportunity for the Shire. With the strong relationship between Tocumwal and the Murray River, the town is well placed to develop this market.

“Events can promote visitation and there are many events in Berrigan Shire that include an overnight stay even though they may not be designed with tourism as the main motivator. Council has sought to support new or re-modelled events through the Event Funding Program which will undergo a review at the conclusion of its third year of operation in December 2014.”
(p. 8)

Aboriginal Cultural Heritage Assessment, Proposed Upgrade of Tocumwal Boat Ramp and Car Park, prepared for Berrigan Shire by Oliver Brown Consultation Archaeology October 2011

‘Some of the oldest dated archaeological evidence in Australia within the Murray Darling Basin’. (p.2)

The study area is claimed as traditional country of both Bangerang and Yorta Yorta peoples (p.6). Appropriate Elders who speak for Country have however not been identified and future projects offer new opportunities for collaboration.

The Report only covers part of the Masterplan area and only considers Aboriginal Cultural Heritage. Further Cultural Heritage Assessment is likely to be required prior to commencing works. The Report notes the need for Stop Work Procedures during Works. (p.2)

Although the Report recommends that *‘there are no Aboriginal cultural heritage constraints to the proposed work and that no further assessment is required’* (p. 2), future stages of the Masterplan provide an opportunity to continue fostering dialogue with the Traditional Owners. Their input would enrich the project outcomes for the whole community.

Ports of the Murray Implementation Strategy, prepared for Loddon Mallee Regional Strategic Plans, October 2013

“In order to change perception and achieve the vision, the Strategy proposes the tourism products be conceived with a strong sense of place and a more intense focus on the untapped value of heritage and culture. This approach will require looking with fresh eyes for opportunities to tell authentic local stories.... The central platform of the Strategy is the idea of authenticity and the delivery of authentic tourist experiences.” (p.5)

Amphitheatre

Why does this project need a business case?

A business case should scope the project to ensure it is viable – economically, socially and environmentally. The business case should include the following:

- Define the market and match the facility cost against potential income
- Define the scope of the facilities – what kind of electricity is to be provided (if any)? Is potable water required (is it possible)? How many people it should accommodate?
- Explore the opportunities for different types of events and the capacity to rent the space
- Investigate opportunities to create a calendar of events using the site to provide revenue
- Position the proposal to maximise the opportunities for funding
- Define council’s role in the new model
- Calendar of events which could be developed for this market specifically
- Investigate size options for private/ community / larger events
- Achieve a balance over the year so that the facility is equitably shared to achieve economic and social stability



Bradley’s Head, Sydney
Image sourced from the web



Bradley’s Head, Sydney
Image sourced from the web

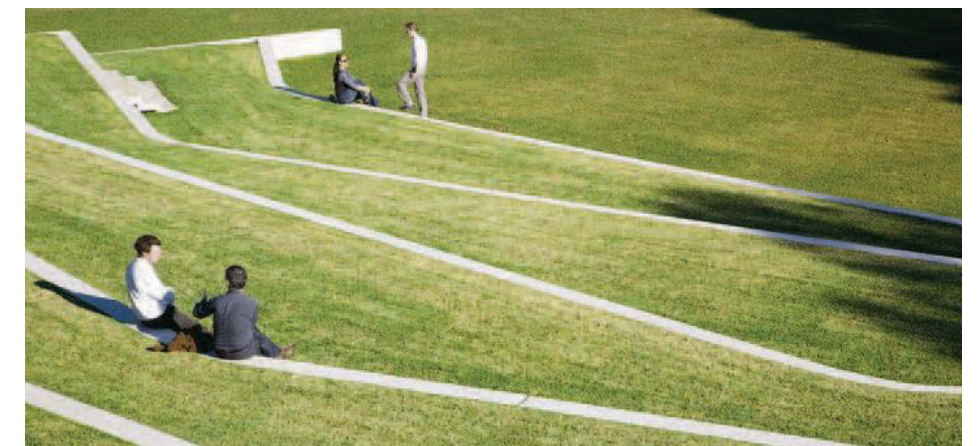
- Setting service limits to ensure space can be maintained. Larger events, while economically attractive can have hidden costs in maintenance requirements before and after the event

Interpretation Strategy

- Appropriate location to tell the local Aboriginal story of the big Murray Cod living in the deep water on the bend
- High profile site to tell significant part of Tocumwal’s history eg original river crossing point and the reason for settlement on this bend

Recommendations:

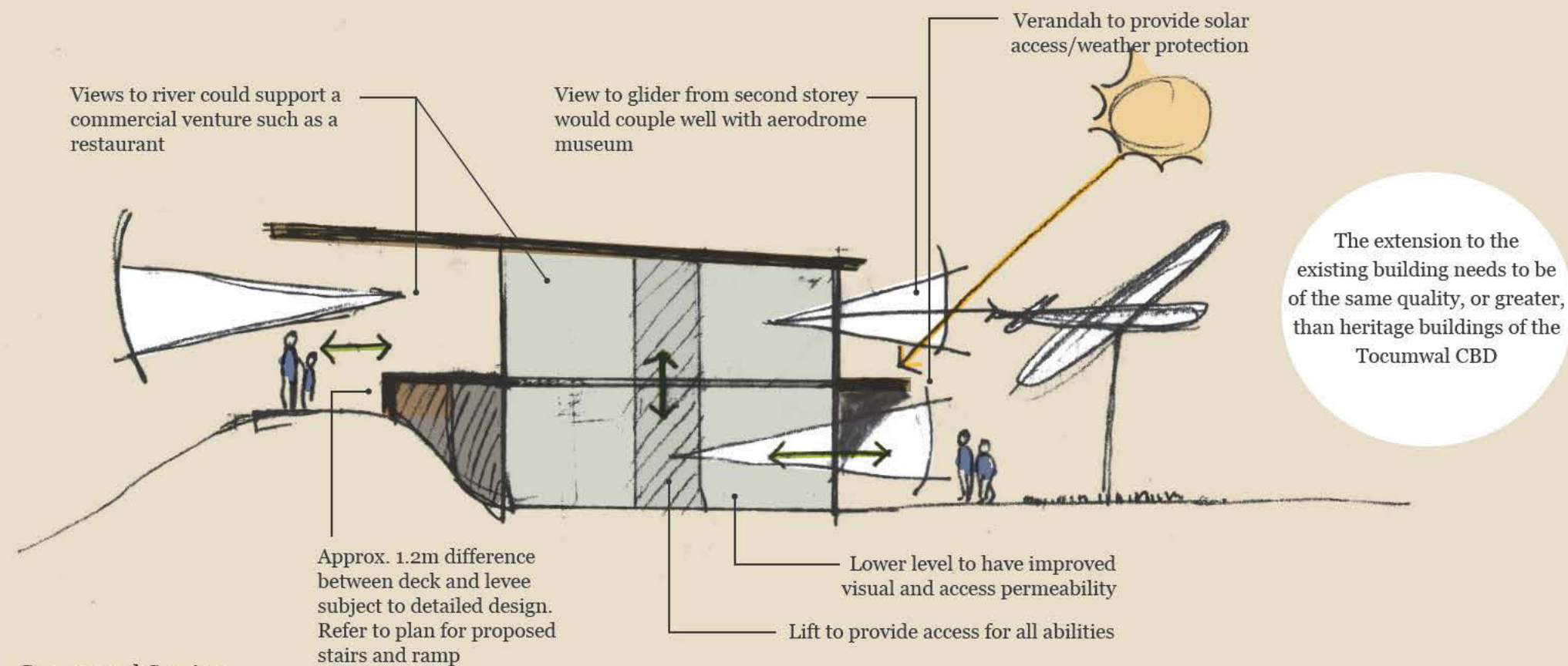
- Undertake the development of a business case with suitably qualified professionals to provide input and facilitate the process
- Undertake detailed design and documentation
- Invest in facilities which support events and reduce the running costs for event managers. This model should consider creating a venue that can be charged for, have service limits set and create a calendar of events to promote local and visitor use of the site



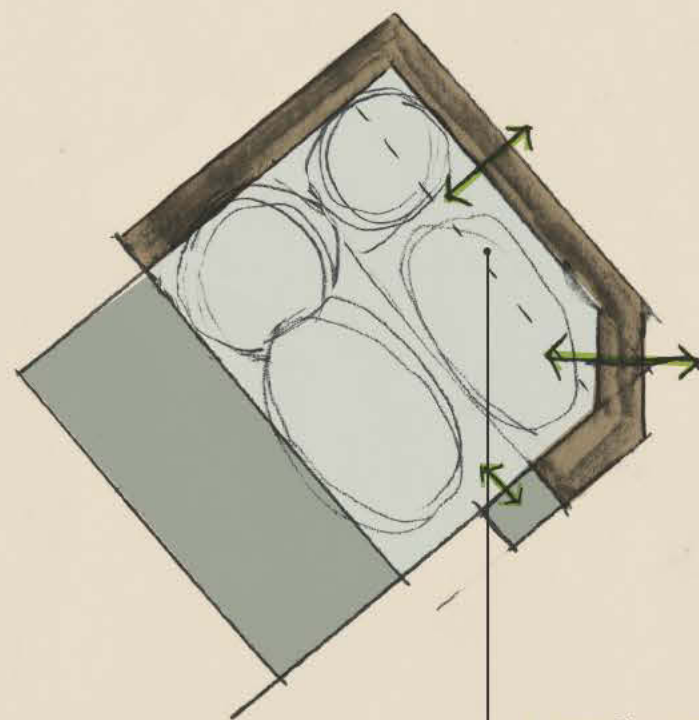
Harrington Grove , Sydney
Image sourced from the web



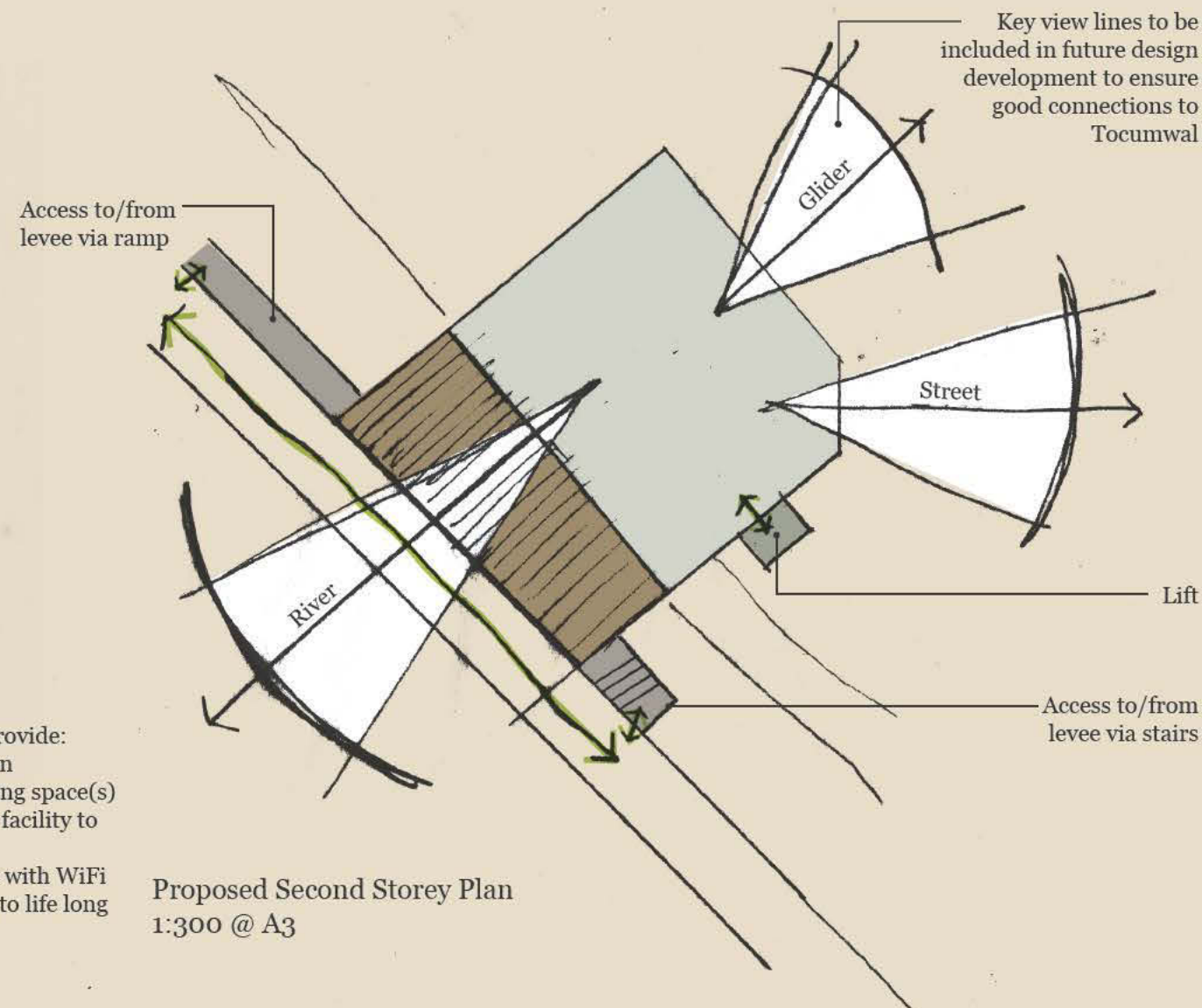
Echuca
Image source : Ross Bodey



Conceptual Section
NTS



Ground Floor Plan
1:300 @ A3



Proposed Second Storey Plan
1:300 @ A3

Visitor Information Centre

Summary

Why?

- Acknowledging that BSC has limited available funds, the decision has been made to direct Council investment towards a stronger digital presence. There is significant community interest however in a different model, which combines a small VIC with a commercial business and a small museum
- The building could also incorporate community spaces with WiFi as a part of a library outreach program
- Existing VIC model has not been viable in this space previously and the existing space is too small to expand into other markets. A second storey could provide room for a complementary business such as cafe/restaurant while reusing an existing asset
- The current building location could provide an excellent view of the river and is considered to be the best location for a VIC. The redeveloped building with views over the river would provide a significant point of difference for Tocumwal and would support destination marketing of the town
- The Tocumwal Library is too small for meeting rooms (It is the only library in the Shire not able to provide this facility.) Some community / meeting space could be incorporated in the new building
- The Bob Brown Historical Collection could form the basis of a small museum showcasing the history of the Tocumwal Aerodrome

What are the key elements?

- Second storey extension with lift access from street level
- Stairs and ramp to the levee top path
- Building to house visitor information service, community space, business such as restaurant / cafe and small museum space dedicated to the Aerodrome history

What's next?

- Business case development for the extension, facilities, restaurant, museum and VIC to be used as a brief for future work
- Curation of the Bob Brown Collection and development of the Museum as both a physical and digital space
- Architectural design development of building in conjunction with Landscape Architectural design development of the Town Square
- Documentation of building extension & Town Square
- Construction of building extension & Town Square

LMLA

Project: Tocumwal Foreshore Master Plan

Sheet name: Visitor Information Centre Building Extension

Scale: 1: 300 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Supporting strategies and reports

Children, Young People & Families Strategy and Action Plan 2015 - 2019 *(prepared by Berrigan Shire Council, adopted June 2015)*

This strategy identified the following issues in the SWOT analysis;

- Poor Internet / Phone Service/ Connectivity *(CYPFS, page 12)*

Library Services Strategic Plan *(prepared by Berrigan Shire Council, October 2014)*

The Tocumwal library was redeveloped in 1998 and is the busiest in the Shire. The Report identifies the lack of meeting room facilities as an omission which was addressed in subsequent library redevelopments in other towns. It remains a constraint for Tocumwal.

"Despite having no meeting room, the Tocumwal branch is a vibrant community hub, attractive to locals and visitors, many of whom participated in our recent survey and requested that Council investigate meeting room options."
(p. 11)

Tourism Strategy 2014 - 2018 *(prepared by Berrigan Shire Council, adopted August 2014)*

Summary Analysis / Recommendations section of the Strategy discusses Council's decision to focus on a stronger digital presence.

"Notwithstanding industry support for, and valuing of, Council funding for the Tocumwal Visitor Information Centre, the question posed by this analysis should be: Is Councils albeit limited investment in the Visitor Information Centre the best use of available funds? On balance, and given the Councils objectives in this strategy, the answer is no."
(p. 10)

Why does this project need a business case?

A business case should thoroughly investigate the feasibility of the project and ensure it is viable – economically, socially and environmentally.

The scope of the business case should include considerations such as:

- Define the market for the building uses and match this to the facility cost against potential income.
- If a restaurant is included, what size will deliver the balance between peak tourism season and off season demand?
- Is a kitchen required to meet market needs and if so, what size?
- What kind of museum / display should be included? How



Gannawarra Regional Promotion Centre - Cohuna
Dennis Carter Architect

Visitor Information Centre

big should this be? How much content should be accessible online and how much should be displayed / presented in the museum?

- Museum entry fee or free?
- How to position the proposal to maximise opportunities for funding
- Define the role of Council in the new model

Current lease

In the interim, the intention is to allow the current lease to run its course. This allows time to develop the business case.

Recommendations

- Undertake the development of a business case with suitably qualified professionals to provide input and facilitate the process
- Undertake detailed design and documentation of the extension based on the business case findings
- Build the extension with input of the designers to ensure the design intent is retained in the final built form
- Tocumwal has an excellent climate for living outdoors most of the year, ensure the building is designed accordingly



The Edge - Brisbane Library Window bay meeting rooms
Highly flexible spaces for study / meetings / workshops with WIFI, projector and screen. Each space is divided with a curtain and flexible furniture on wheels

Ideas to explore

Small and high quality
Strong relationship between indoor & outdoor spaces
Highly flexible spaces
Cost effective
Low energy use & natural ventilation
Robust and enduring
Carefully considered use of materials
Respectful of heritage characteristics of context
Universal access

The pursuit of architectural 'de-materialisation', where only what is needed and not what is expected is included, has also had real effects on the building costs, which were notably reduced. The Commons by Breathe Architecture named Best of the Best at 2014 Sustainability Awards



Town Square Plan

Summary

Why?

- To provide Tocumwal with a central, high profile town square for residents and visitors
- To provide a welcoming outdoor public space where old, young, and everyone in between, can gather, talk and rest
- To improve pedestrian connections along the Foreshore to the shopping area of Tocumwal
- To provide an external, available space with site specific interpretation of Tocumwal 24/7

What are the key elements?

- Town Square with interpretation, trees and seating with WiFi access
- Interpretive walls which continue the stories and history started at the town entries
- Shaded outdoor seating
- All abilities access
- Indoor / outdoor connections with redeveloped VIC building

What's next?

- Architectural design development of building in conjunction with Landscape Architectural development of the Town Square
- Documentation of building and town square
- Construction of building and town square

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

Town square

Scale: 1: 300 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Supporting strategies and reports

Tocumwal Landscape Concept Report (prepared for Berrigan Shire by Liesl Malan Landscape Architects, June 2015)

“The proposed site is well placed on the axis between Deniliquin Road, Murray Street and the River, with excellent sightlines in all directions. The existing Peppercorn trees provide a strong foundation for the development of the Village Square, however the site will need to be carefully designed and implemented to minimise possible damage to the tree roots. Some short term / universal access car parking could possibly be retained, however the design should focus on pedestrian needs first and then consider dovetailing of vehicular access at appropriate times.

Seating around the edges is important and a small amphitheatre could be considered to take advantage of the side of the existing levy bank”. (p.23)

It is a small public space that can accommodate community gatherings, festivals and celebrations, as well as quiet moments of reflection and shared conversation. (p.23)

Berrigan Shire Liveability and Healthy Ageing Strategy 2013 – 2017, prepared by Berrigan Shire Council

This Strategy supports the development of urban or neighbourhood environments that facilitate pedestrian / cyclist movement and social interaction (p. 13)

The Strategy acknowledges the need to create liveable communities for older people.

“According to the NSW government’s 2011 Ageing Round Table Report liveable communities incorporate connection to:

- Family
 - Friends
 - Information and services
 - Mobility and independence; and are
 - Supported by age appropriate design of footpaths, housing, and public space facilitating access to the local and broader community.” (p. 8)
- Berrigan Shire Liveability and Healthy Ageing Strategy 2013 – 2017, prepared by Berrigan Shire Council

A Pattern Language (Oxford University Press : New York, 1977)

“Old people need old people, but they also need the young, and young people need contact with the old.” (p. 216)

“A town needs public squares; they are the largest, most public rooms, that the town has. But when they are too large, they look and feel deserted.” (p. 311)

Town Square

Design elements

The proposed Town Square is a small, modest intervention which will provide a dynamic space - flexible enough to accommodate a whole range of activities. It will provide a ‘town heart’ which links the CBD with the Foreshore. It p

The concept is site specific and future detailed design needs to continue the careful marriage of site physical features with social and cultural needs / aspirations. Thoughtful integration of both existing and new services / infrastructure will be needed. Universal access is also a core element of the design. This avoids the need for ramps with handrails by using well resolved site design.

The quality of light and shade is critical and detailed design should consider trees with a small leaf to create dappled shade. Welcoming lighting, in warm tones ,will be needed to support evening activities.

The existing ‘tree of knowledge’ has been retained in the Town Square design. It is however, reaching the end of its expected life span. Peppercorn trees, as a species, are prone to white ant and new tree plantings are required to maintain shade protection. New tables and chairs have been incorporated to continue provide an opportunity of continuing the local tradition of buying a paper from the newsagent and reading it in public, under the shade of the trees.

WiFi access

Incorporating WiFi access into the Town Square will help to improve digital access and create a public space well placed to respond to future needs. This is particularly important in regional Australia where internet access is severely constrained.

Interpretation

Resources to open the Museum for extended hours are likely to be limited. The Town Square therefore needs to provide opportunities for interpretation and insight into history of Tocumwal outside of regular Museum hours. Integration of the outdoor space with the building provides an opportunity to integrate display content and engage visitors in a wide range of different ways.

Materials

Materials need to be easily sourced, robust and carefully considered to minimise maintenance requirements and to ensure they will age well.

Recommendations

- Undertake detailed design and documentation of the Town Square. The design of the square should balance an integrated response to the building design and also stand alone, should the building extension not go ahead.
- Build the square ensuring the design intent is retained in the final built form



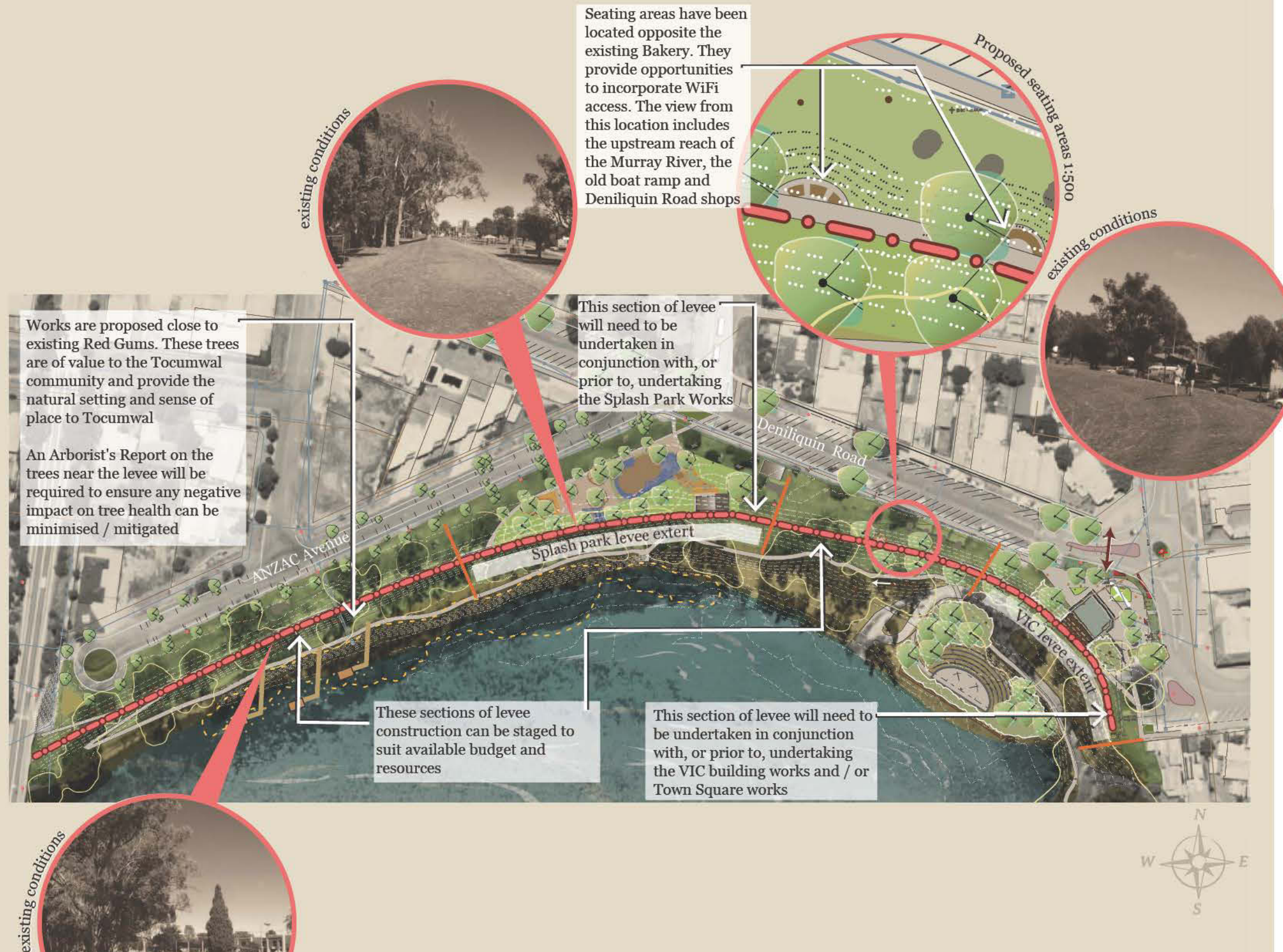
Pissouri Square
Image sourced from the web



Musicians playing in public
Image sourced from the web (Allyson McAbee)



Dodenanese Atmosfera
Image sourced from the web



Levee Plan

Summary

Why?

- A visual audit of the Tocumwal Levee identified the large River Red Gums growing on the slope of the existing levee as an "unacceptable" threat to the integrity of the levee. The recommended action was to remove all trees. This recommendation has not been accepted by the Tocumwal Community
- The alternative levee type (a concrete core) have been put forward by Council and considered within the Masterplan

What are the key elements?

- A concrete core to the levee to protect the levee against potential undermining by tree roots / falling trees
- Concrete path on top of the levee to provide improved pedestrian access
- Seating areas along the top of the levee to take advantage of the views

What's next?

- Detailed design of levee by a suitably qualified Engineer
- To be constructed in stages, in conjunction with other projects

LMLA

Project:

Tocumwal Foreshore Master Plan

Sheet name:

Levee Plan

Scale: 1:2,000 @ A3

Revision:

in collaboration with

Jacobs &
Calibre Consulting

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Children, Young People & Families Strategy and Action Plan 2015 - 2019

(prepared by Berrigan Shire Council, adopted June 2015)

This strategy identified the following issues in the SWOT analysis;

- Poor Internet / Phone Service/ Connectivity (CYPFS, page 12)

Berrigan Shire Council Tocumwal Pedestrian Access and Mobility Plan (prepared by Des Gunn Landscape Design, originally adopted 2006, in house review adopted 16th July, 2014)

This Report acknowledges the value of a connected pedestrian network and identifies the need for improved links between the levee and the existing paths.

"Links between the levee trail and existing paths are very useful and could be improved." (p. 45)

Visual Audit of Tocumwal Levee (prepared by NSW Government Public Works a division of the Department of Finance, May 2013)

This Report described the large River Red Gums growing on the slope of the existing levee as an "Unacceptable" threat to the integrity of the levee. The recommended action was to "Initiate program to remove trees over a 5 year period".

The Tocumwal community have identified these trees as a significant asset to Tocumwal and want them retained. The alternative levee type of a concrete core have been put forward by Council and considered within the Masterplan.

Please note:

Based on Berrigan Shire Council and community feedback, the directions outlined in the Masterplan supersede this Report. BSC will liaise with Authorities as required to resolve future direction.

Waterway Engineering Advice & Recommendations

(Chris Dwyer, Senior Waterways Engineer, Jacobs)

Levee with Concrete Core - Engineering Requirements

The levee bank remains a vital component of flood protection in Tocumwal. The growth of trees along the levee needs to be controlled to reduce the risk of piping failure through the levee. Furthermore, maintenance of the levee is likely to be necessary to reduce the risk of failure. It has been suggested by Council that a preference is to construct a concrete core within the levee to reduce seepage and the risk of piping failure of the levee. If these works are undertaken, consideration needs to be given to the risk of cracking of the concrete and failure of the core. Alternatively a measure such as a bentonite sand core could be considered. A costing for a concrete core is provided

Pergolas / Shade Structure - Engineering Requirements

Shade structures are proposed to be constructed in close proximity to the levee. They will be elevated enabling the user to look out over the river. If constructing these structures it will be necessary to ensure they have a suitably designed foundation which does not affect the integrity of the levee and similarly foundations which will not be adversely affected should the levee suffer any damage.

Levee Works

The importance of the levee in protecting the town from flooding is acknowledged and supported. The NSW Government Public Works recommendation to "initiate (a) program to remove trees over a 5 year period" has led to significant local concern. The Tocumwal community have identified the Foreshore Red Gum trees as a significant asset to Tocumwal and want them retained.

Berrigan Shire Council has therefore developed a design for an alternative response to protect the levee. The incorporation of a core (in concrete or other suitable material) has been included in the Masterplan.

This would also provide an opportunity to include a shared *Access for All Abilities* path on top of the levee, allowing people with limited mobility to also experience the excellent river views.

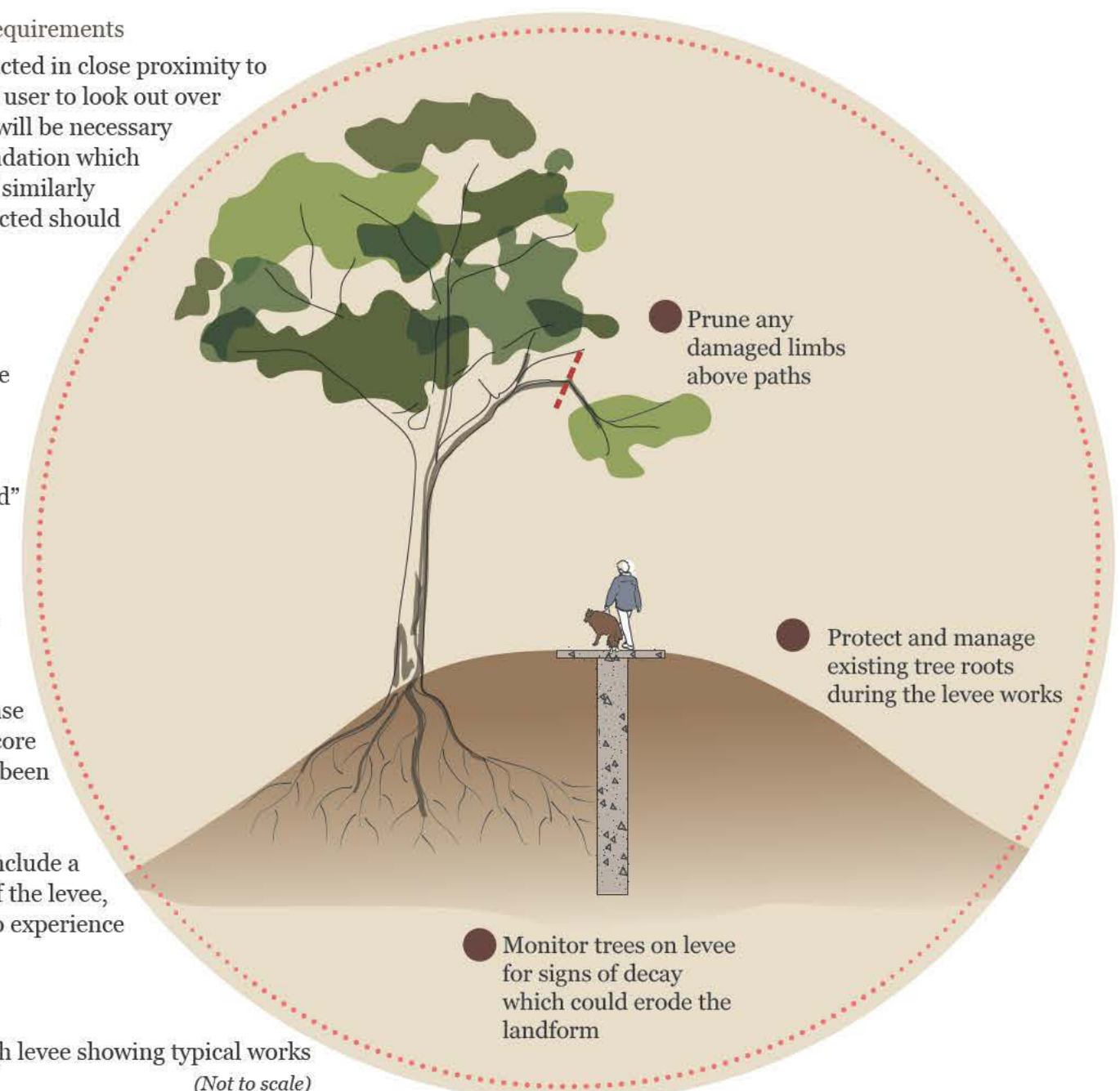
Community input

Community feedback identified the need for more path connections and reinforced their value within the broader, connected network of paths.

One of the key outcomes of the Community BBQ was also support for the Foreshore Reserve, as a prime location in the town, to include spaces for teens. The Masterplan carefully considers ways to ensure civic spaces appeal to, and welcome, teenagers who often feel excluded from public life. Refer to 'Parks for Teens' in the Appendix for further information and research.

WiFi access

The levee path specifically incorporates two seating areas overlooking the Splash Park and Play Space with proposed public WiFi access.



Conceptual Section through levee showing typical works
(Not to scale)

The following documents have been provided in electronic format in the Appendix accompanying this Report:

Splash Park Engagement

Location Options

Precedent images

SWOT of location options

Site Analysis and Options

Site Analysis Plan

Precedent images

Option A

Option B

Preferred Concept Plan

Presentation to Councillors

Specialist input

Waterway Engineering Advice

Swimming Pool Engineer Advice