

Loechel Park | Lucindale

MASTERPLAN 2023-2033

NARACOORTE LUCINDALE COUNCIL



Introduction

Loechel Park is a 30-acre native vegetation parcel of land located on Country Club Road Lucindale, adjacent to the Lucindale Country Club and 4km from the township of Lucindale.

Donated to the community in 1976 by the Loechel Family, it is a space comprised of high-quality native bushland with the potential to support a new recreational and wellbeing space for the community and serve as an attraction for visitors.

Between 1981-1982 the Lucindale Lions Club developed a walking trail through the scrub and established a picnic space and small parking area. However, over the intervening years, the area fell into disrepair, with the trail overgrown and in 2020-2021 the last remaining infrastructure was removed by Council.

In 2019 Naracoorte Lucindale Council engaged consultants to prepare a Masterplan and Urban Design Framework for the Lucindale Township. The aim of this Plan is to guide future development, the use of public land and facilities, future sustainability of the community and opportunities for enhancement of public spaces and facilities. It was identified by the community that Loechel Park was a poor-quality space with low levels of utilization and upgrades to Loechel Park would promote better use and activity there, offering new nature-based opportunities in Lucindale.

At an Ordinary Meeting of Council in May 2022 it was resolved that Council staff and representatives from the Lucindale Community Economic Development Board Incorporated (LINC) collaborate to develop a plan for Loechel Park to help guide projects, costings, responsibilities, and outcomes over a 10-year timeframe.

The vision of the Loechel Park Masterplan is to create a local nature-based precinct on Lucindale's doorstep as both a tourism and community asset, building on the growing trail network in the Naracoorte Lucindale Council area. This Plan will outline the key projects and steps for implementation, along with estimated costings, to enable LINC and Council to progress works, seek external grant funding and make strategic and budgetary decisions in the future.

Loechel Park | Regional Context

Located in the heart of the Limestone Coast approximately 40km from Naracoorte, 4 km from Lucindale and 50km from the coastal town of Kingston, Loechel Park will offer a new opportunity for open space nature-based recreation and tourism.

Naracoorte Lucindale Council have invested in the local trail network over recent years, establishing trails such as the Creek Walk and Caves Trail and have promoted the trail assets through events such as the Naracoorte Megafest Trail run.

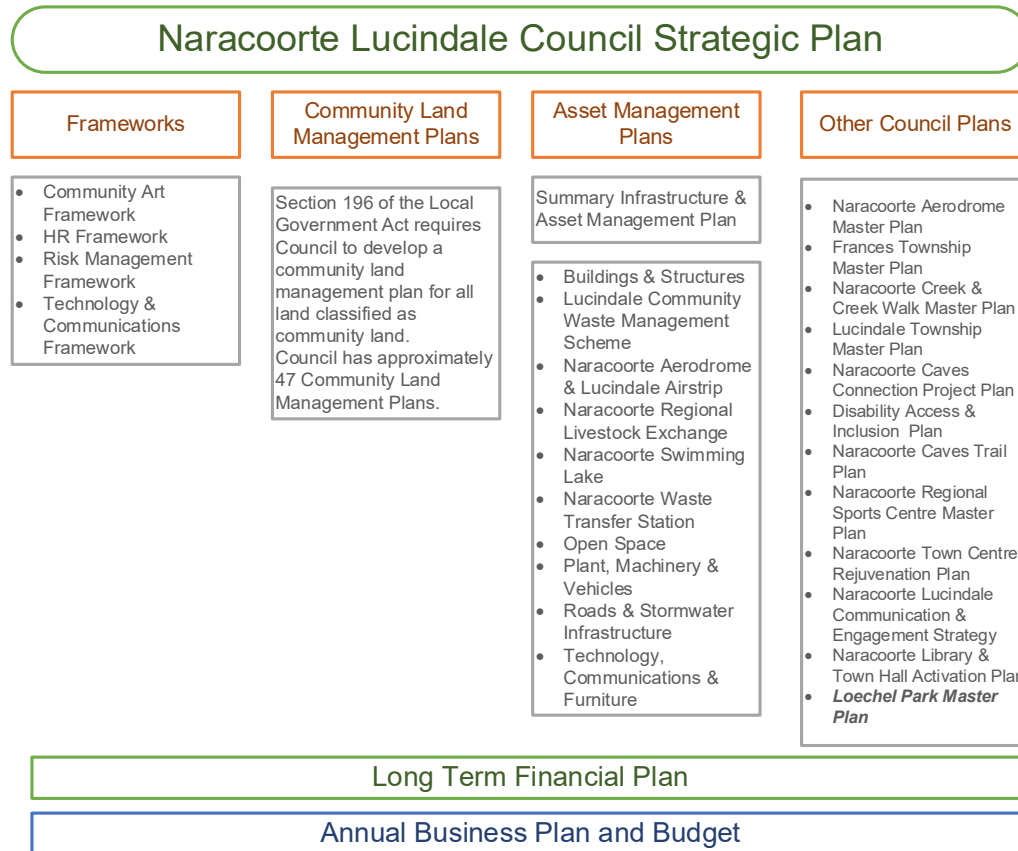
Improvements in Loechel Park will incorporate the existing basis of the previous trail, carparking area and picnic space and blend them into the natural environment.

Ultimately intent of the 10-year plan to develop Loechel Park will be to enhance and promote the environmental values of the area, becoming an important asset to community.



Strategic Context

The Loechel Park Masterplan sits in strategic alignment with 'Other Council Plans' supporting a consistent strategic approach to developing projects and initiatives at Naracoorte Lucindale Council, as well as ensuring alignment with the Councils Annual Budget and Business Plan and Long-Term Financial Plan.



Lucindale Community

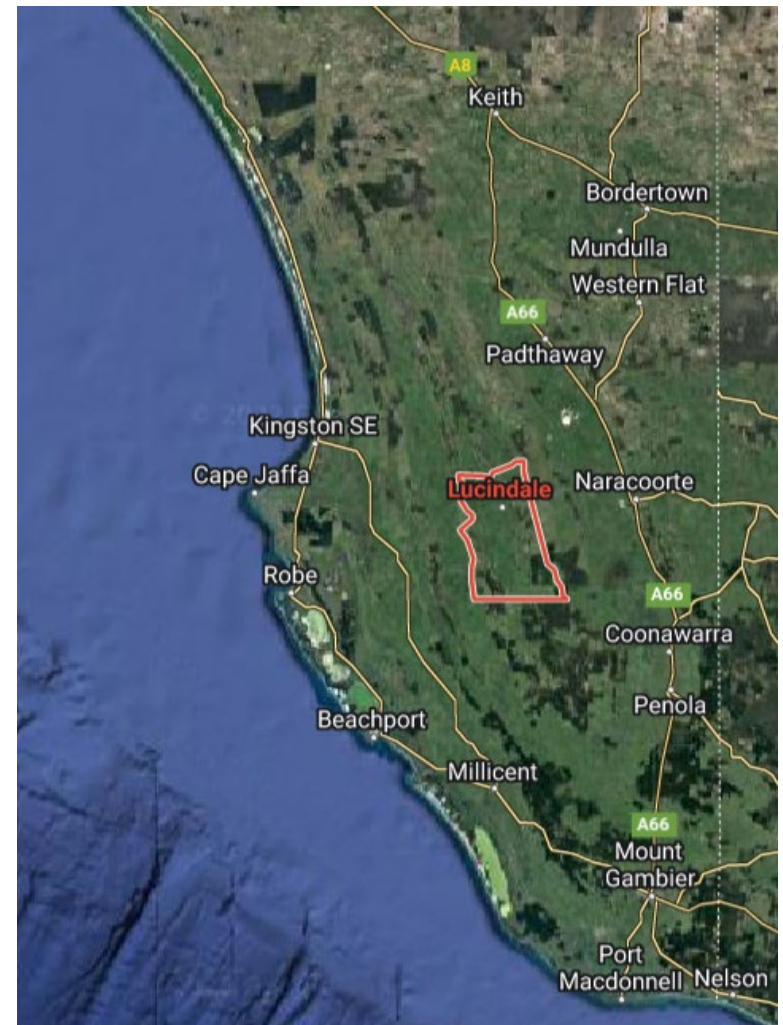
Lucindale is a small rural town in the south-east region of South Australia and located in the broader Limestone Coast Region. The town is located 345 kilometres south-east of the state capital, Adelaide. At the 2021 census, Lucindale area had a population of 1,020 people (including 288 people in Lucindale Township) across the postcodes of 5272 and 5273.

The town is well situated in the region and has fabulous infrastructure for hosting large events such as the annual South East Field Days at Lucindale Lions Yakka Park, attracting over 26,000 visitors every March. In 2019 Naracoorte Lucindale Council hosted Triple J's One Night Stand at Lucindale. Other events include the Easter lawn tennis competition at the Country Club, which also boasts a scenic 18-hole, fully watered golf course with excellent clubrooms. The Lucindale Show is held in February, the annual Campdraft in March and the Lucindale Working Dog Auction is held in September.

The Lucindale Historical Society Museum features a collection of restored local buildings and a fascinating range of local history and wartime memorabilia and pioneer machinery.

In the town centre, Centenary Park offers BBQ and playground areas including a pump track, and Jubilee Park offers a mini lake and wetland with a bridge to explore the central island in the park.

Lucindale is great for independent and self-contained travelers. There are camp sites at the Caravan Park or Lucindale Country Club and a free RV dump point at Yakka Park.



Masterplan Development | Milestones and Targets

The Loechel Park Masterplan has been developed in collaboration between Naracoorte Lucindale Council and representatives of LINC. The intent was to deliver a community driven plan that is supported by Council and the community. The overall broad process to develop this Plan is outlined below, considering meetings and consultation timelines that are fundamental to final endorsement and to ensure good governance throughout the process.

Timeline	Action
May 2022	Council resolution to progress a Masterplan for Loechel Park
May 2022	Start-up meeting on site at Loechel Park with representatives from LINC and Council staff
June – November 2022	Working Group Meetings LINC and Council Staff
June – November 2022	LINC provide updates on progress at monthly LINC Meeting
September – November 2022	Caretaker Period 2022 Local Government Elections
December 2022	Report prepared for an Ordinary Meeting of Council regarding concept design and proposed public consultation
December 2022 – January 2023	Draft Masterplan and Concept Designs released for Community Consultation
January – February 2023	Final adjustments made to the Masterplan and Concept Design based on community feedback and response
March 2023	Final Masterplan Adopted Loechel Park Masterplan tabled at Ordinary Meeting of Council
March 2023	Loechel Park Masterplan made publicly available

Community Engagement + Feedback

A Community Engagement Plan was developed to guide public consultation on the draft Loechel Park Masterplan 2023-2033.

Critical to the success of this Plan was input from the broader Lucindale community, helping to shape the result.

A range of consultation activities were proposed, including a two-phased consultation process giving the community a lasting opportunity to review the concept before final endorsement by Council.

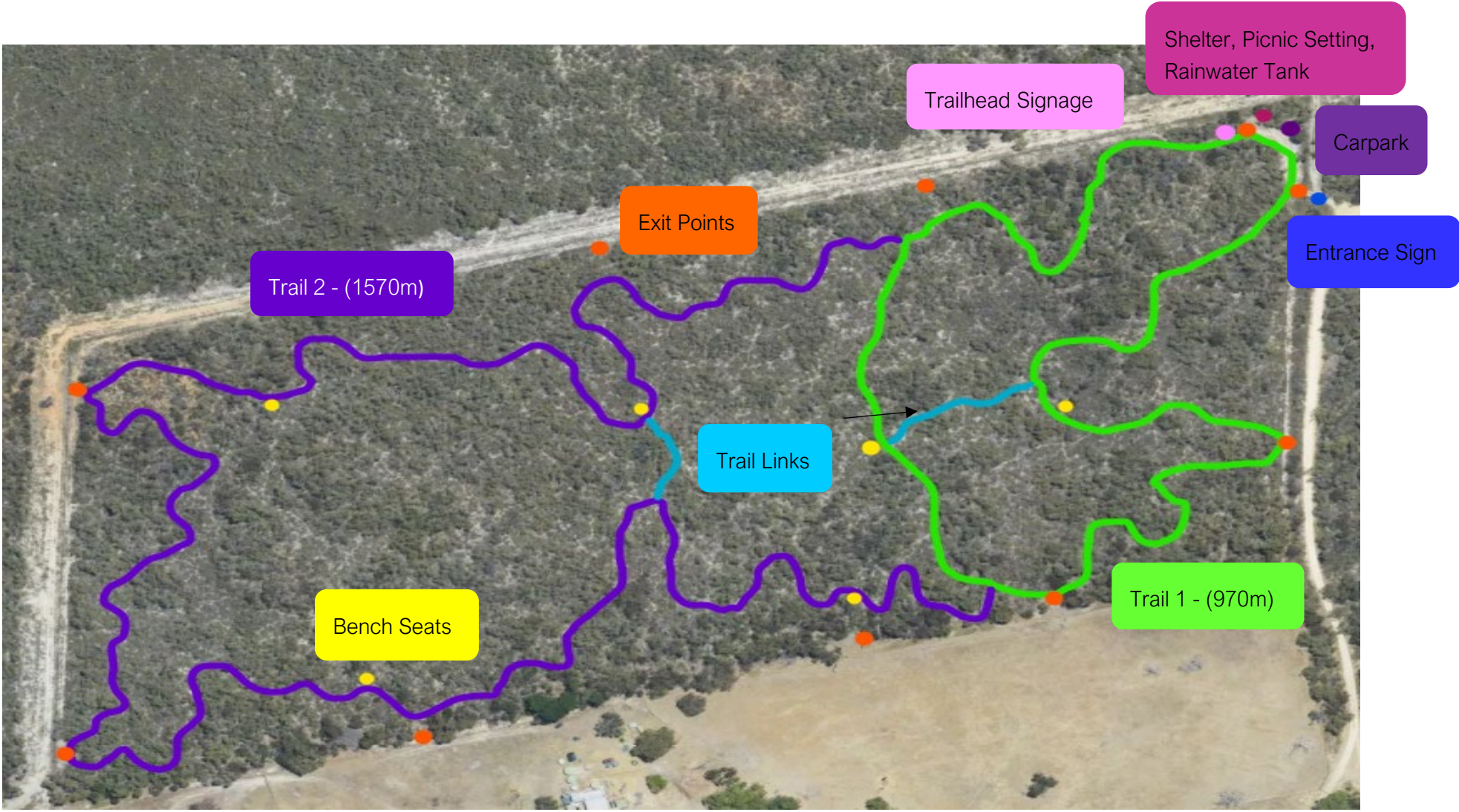
Phase 1 consultation involved a community survey which was undertaken between January and February 2023. 28 responses were received with 21 being in favor of the Plan. Some respondents felt the proposed costings for the project were excessive, noting however that the inclusion of the rail trail was welcomed. The intent of the Loechel Park Masterplan has always been to have a community volunteer and Council partnership approach so this will reduce final costs overall of the project. A new idea proposed was a rainwater tank alongside the picnic shelter. This has been included in the Plan and will be installed as a non-maintained and tested water source, but one that will be signed and can be accessed for drinking at the community's own discretion.

Given the positive response from Phase 1 and limited suggestions for change to the overall Plan, the Working Group agreed that a second phase of consultation was not warranted, and the Plan was presented to Council in March 2023 for final endorsement.

In line with Council's Communication and Engagement Strategy 2021-2026 the intent of this engagement was to **CONSULT** the community.

CONSULT	
Goal	Obtain community feedback on proposed ideas and concepts
Promise	Council will gather feedback and make any changes to the plan if required
Techniques	Online platforms, social media, media releases, online forms, hard-copy forms, posters, Council reports and direct email

Loechel Park | Concept Design



Key Projects

As identified in the map overall on the previous page, the following key projects for Loechel Park have been identified.

Within each project a broad implementation process has been outlined to provide transparency and context to the cost estimates provided, along with the understanding that a significant amount of community involvement and volunteer time will be included to reduce overall costs of implementation.

Native Vegetation Clearance + Land Management Plan

To develop a 2-trail concept for Loechel Park, some native vegetation in the area will need to be cleared. Council must undertake a Native Vegetation Assessment and either commit to an SEB (Significant Environmental Benefit) payment or develop a 10-year Land Management Plan for the native bushland in the Loechel Park area. Outlined below are the proposed steps involved in this process.

Implementation Step	Lead Group
Prepare a detailed layout of the 2-trail network	Naracoorte Lucindale Council/Volunteers
Peg out the proposed trail network	Naracoorte Lucindale Council/Volunteers
Contractor to undertake an assessment for native vegetation for the potential removal to develop the trail network	Naracoorte Lucindale Council/Contractor/Volunteers
Lodge Native Vegetation Assessment with Department of Environment and Water (DEW)	Naracoorte Lucindale Council
Council commits to payment of an SEB <u>or</u> Council develops a Land Management Plan for Loechel Park	Naracoorte Lucindale Council/Contractor/Volunteer

Walking trails with interpretive signage

This plan recognizes the unique natural character of Loechel Park, determined by its geography, climate and historical context. Retaining and enhancing these features, will be key to progressing a 2-trail network and creating an accessible recreational space that can also be used for environmental learning in a natural setting.

Objectives for developing the walking trails at Loechel Park include:

- Increasing local opportunities for nature-based physical activity, wellbeing, learning and connection
- Providing an accessible and inclusive space for all
- Developing a nature-based recreational opportunity to encourage visitation to Lucindale
- Linking Loechel Park to the town centre.

Interpretive signage will be used within the trail network, in a similar manner to the Naracoorte Caves Trail. This will encourage appreciation and respect for the natural environment as well as celebrate the uniqueness of the flora and fauna in this part of the Limestone Coast.

Implementation Step	Lead Group
Vegetation clearance undertaken across trail network	Volunteers
Undertake construction of Trail Loop 1 (access and inclusion trail) and Trail Loop 2	Contractor/Volunteers
Design and install trailhead and interpretive signage for the trail network	Naracoorte Lucindale Council/Contractor/Volunteers
Install new fingerboard sign at Loechel Park entrance	Naracoorte Lucindale Council
Install rest benches (6) on trail network	Volunteers

[Picnic area with shelter and signage](#)

An accessible picnic area will be developed adjacent to the carpark, with a new shelter and picnic furniture. The space will consider universal design principles, based on Council's Disability Access and Inclusion Plan and use low maintenance and environmentally friendly materials, along with a complimentary color palette. The signage installed in the shelter will act as a trailhead sign.

Implementation Step	Lead Group
Procure shelter and picnic setting	Naracoorte Lucindale Council/Volunteer
Preparation ground works in picnic area, including concrete base	Council/Volunteer
Install shelter, picnic setting and rainwater tank	Council/Contractor
Design and install trailhead signage for shelter area	Naracoorte Lucindale Council/Contractor/Volunteer

[Upgrade carpark area](#)

Access to Loechel Park is down a short attractive bush track leading into an open space that was once created for carparking. The area needs some low-level civil works to bring it up to standard and consider accessibility and ongoing maintenance.

Implementation Step	Lead Group
Prepare earthworks and clearance of general area	Naracoorte Lucindale Council
Construction of a rubble carpark	Naracoorte Lucindale Council
Procure and install large boulders for car park bollards	Naracoorte Lucindale Council
Procure and install a bike rack	Naracoorte Lucindale Council
Design and installation of an entrance sign	Naracoorte Lucindale Council/Contractor/Volunteer

[Rail Trail to Lucindale](#)

As Loechel Park is located only 4km from the township of Lucindale and adjacent to the Lucindale Country Club, there is an opportunity to develop a rail trail that supports cycling and walking and connection between the township and the park. It is proposed that a new rail trail is

developed in line with a broader regional rail trail approach as part of the Limestone Coast Regional Trails Masterplan and Council's overall approach to rail trail development.

Implementation Step	Lead Group
Successful application to Department of Infrastructure and Transport (DIT) to undertake rail trail development	Naracoorte Lucindale Council/Other Limestone Coast Councils/DIT
Tree trimming and clearance along the rail trail corridor	Naracoorte Lucindale Council/Contractor
Construction of rail trail pathway subject to agreed surface with DIT	Naracoorte Lucindale Council/Contractor
Design and installation of rail trail signage	Naracoorte Lucindale Council/Contractor/Volunteer
Procure and install bench seats (2) along the rail trail corridor	Naracoorte Lucindale Council

Ongoing annual park maintenance

The Lucindale Economic Development Group (LINC) have expressed a desire to have ongoing community involvement in Loechel Park.

Through development of this Plan it has been expressed by LINC representatives that the ongoing maintenance of Loechel Park is a shared responsibility between Council and LINC. To ensure this understanding is transparent and previous issues around ongoing maintenance are mitigated, it is suggested a Memorandum of Understanding (MOU) is prepared. This will formalise an agreement and responsibilities between Council and LINC. Tasks to be undertaken by LINC on an annual basis would include weed management along the 2-trail network, , picnic area and carpark as well as overall general care of the area including monthly inspections at the site for any waste and damage. This MOU would cover five years, plus the option of another five. Council would undertake general asset assessment and maintenance on the fixed assets including the shelter, picnic settings, signage, and benches as an extension of the current asset maintenance program.


Materials + Character

Some new elements are proposed for Loechel Park. The overall aesthetic will be soft and natural with a modern look similar to other open spaces in the Council area. Material chosen will be where possible, local, robust and low maintenance and include the following key pieces.

Item	Description	Indicative Image
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<p>Picnic shelter and rainwater tank</p>	<p>Powder-coated with a natural modern aesthetic providing shade and shelter in the winter. Rainwater tank attached to the shelter in complementary color.</p>	
<p>Picnic furniture</p>	<p>Hardwood or recycled materials, powder-coated frames with a natural modern aesthetic to match the shelter</p>	
<p>Trailhead signage and framing and trail based interpretive signage and framing</p>	<p>Similar style and materials to other trail signage in the Council area including the Naracoorte Creek Walk and the Naracoorte Caves Trail.</p>	
<p>Trail Loop 1 Base Material - Rubble</p>	<p>Compacted Limestone Rubble Path Construct</p>	

<p>Trail Loop 2</p> <p>Base Material - Natural Surface</p>	<p>Natural soil-based material</p>	
<p>Rocks and boulders</p>	<p>Local stone rocks and boulders used for landscaping and delineation of areas</p>	
<p>Fingerboard Signage</p>	<p>Directional Signage – (Brown)</p>	 <p><i>Fingerboard sign</i></p>

Rest benches along trail network	Made from hardwood or recycled materials, powder-coated frames with a natural modern aesthetic	
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Cost Estimates

Theme + Projects	Cost Estimates									
Native Vegetation	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Native Vegetation Assessment	\$5,000									
SEB Payment	\$15,000									
10-Year Land Management Plan	\$5,000									
Trail Network + Interpretive Signs	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33

All Access Trail – 970 Trail *Formed crusher rubble path	\$55,000									
Trail 2 – 1,570 Trail *Natural trail base	\$25,000									
Path Clearance	\$20,000									
Interpretive Signage on Trail Network	\$20,000									
Rest benches on Trail Network (6)			\$15,000							
Picnic area	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Shelter + Base		\$30,000								
Picnic Setting		\$5,000								
Rainwater Tank		\$6,000								
Trail Head Signage		\$7,000								
Fingerboard Sign		\$1,000								
Carpark Area	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Main Entrance Sign			\$5,000							
Rubble Carpark	\$15,000									
Bollards and Rocks			\$5,000							
Bike Rack			\$2,500							
Rail Trail Loechel Park to Lucindale	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Tree Trimming + Clearance				\$30,000						
Railway Path				\$132,500						

*1.5M x 4.2KM										
Rail Trail Signage				\$5,000						
Bench Seats (2)				\$5,000						
Cost of Projects	\$160,000	\$49,000	\$27,500	\$172,500						

	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Projected Revenue	\$80,000	\$24,500	\$0	\$86,250	\$0	\$0	\$0	\$0	\$0	\$0
<i>*50% External Grants by Council or LINC</i>										

	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Projected Expenditure	\$160,000	\$49,000	\$27,500	\$172,500	\$0	\$0	\$0	\$0	\$0	\$0

Annual Park Maintenance	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Asset Maintenance	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
<i>*Council</i>										

Vegetation and Trail Maintenance * Community In-kind Contribution	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
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**All costings are based on 2022-2023 estimates and no cost indexation has been applied *Proposed volunteer hours & value have not been captured as part of the costings*