

PIONEER PARK

MASTERPLAN 2023-2033

NARACOORTE LUCINDALE COUNCIL



Naracoorte Lucindale Council

Better by Nature

Background

Pioneer Park is located on MacDonnell Street, Naracoorte.

The Park is an important open space asset for the community, not far from the Naracoorte Town Centre and offers a quiet, open place to have a picnic or BBQ for locals and visitors. For train enthusiasts there is an 1877 V9 class steam locomotive as well as historical information about the 50th anniversary memorial of the municipality of Naracoorte and a commemoration of the pioneering families of Naracoorte. This Park was once the former Naracoorte-Kincraig Cemetery.

Improvements at Pioneer Park have been a discussion point for some time and no clear direction was established as to the future of the Park.

Council's Botanical Working Group provided a recommendation to Council that staff engage with representatives from the Naracoorte Lions Club to develop a plan for the Park. The Naracoorte Lions Club has had a long association with the Park and therefore it is very important that Council consult with members of the Lions Committee. The Lions Club attended a first engagement meeting in March 2021 with Council staff and tabled a proposed concept for the Park. Since that meeting, significant progress has been made and the Naracoorte Lions and Council Working Group now, through this Masterplan, have a strong vision for Pioneer Park to be a botanical tranquil space that celebrates local history.



Strategic Context

The Pioneer 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.



General Observations of Pioneer Park

Prior to commencing the Masterplan process, the working group identified the following issues within the Park:

- The Park is not widely used and has few visitors
 - The infrastructure is old and the park is fragmented
 - Many of the trees are in serious decline
 - The old garden beds are covered with plastic and have caused the trees to be shallow rooted and unstable
- The Park could be developed to complement tourism assets
 - Pioneer Park can play an important role as it would appeal to a different demographic to Market Square; especially 'Grey Nomads' and older residents
 - Currently, caravan & RV parking is difficult in the area due to the parking needs of Mitre 10, Carpet Court, Bridgestone Tyres and LC Automotive Group



Masterplan Development | Milestones + Consultation

The Pioneer Park Masterplan 2023-2033 was developed in collaboration with the Naracoorte Lions.

The Masterplan development process commenced in March 2021, when a working group was established with staff from Naracoorte Lucindale Council and representatives from Naracoorte Lions.

Initial concepts designs were reviewed by Council's Strategic Asset and Planning committee, with changes made along the way, resulting in a draft Masterplan and Concept Plan that was prepared for formal public consultation in June 2022.

Public consultation included an online engagement page where members of the community could make comments about the plan, supported by hard-copy forms as well. A direct mail-out was undertaken to residents in the immediate vicinity of Pioneer Park. Other activities included emails to Council's database, a media release and significant Facebook exposure.

Overall feedback from the community was positive and supportive and Council received 24 submissions.

Some new ideas were proposed and each considered by the working group. In some cases, ideas were able to be easily incorporated into the overall concept and annotated on the updated version of the concept. Some ideas put forward were not in line with the vision of the park and therefore by consensus of the working group were not included. As a result, there was minimal change to the intent and layout of the Pioneer Park concept and a second round of community consultation was not required.

Community Idea	Outcome
More Parking around the Park	It is estimated that 25 identified parks will be available in the vicinity of Pioneer Park, similar to that at Market Square Park. Parking numbers therefore appear adequate and will remain as proposed.
Flood lighting in carpark Link towards toilet facilities	Low level lighting in the top-level car park will be included in the updated concept as well as some new bollard lighting alongside the steps from car park down to the bottom section of the park.
Mesh fencing around perimeter around the park	Not supported by the working group as it does not support the vision of the park.
Indent parking on MacDonnell Street to	Working group happy with the plan as is and will use line-marking options to support better traffic management in the area as well as review the parking layout based on further detail design work.

improve vision for vehicles off Moore Street	
Top-level car park as an Information Bay	The working group considered this idea to support the tourism goals of this plan, however with the Visitor Information Centre close by felt an information bay was not required.
More seating under trees	This is something the working group agreed could be reviewed as the plan progresses and more trees are planted and spaces established.
Native Play	It was agreed to embed nature-based elements in the over-all design that support tactile interaction with nature, but not construct a nature play park. This allows Pioneer Park to remain as a quieter space for people with access and inclusion needs, offering something different to other parks in Naracoorte. This will be annotated on the updated concept plan.
More shelters	One significant and suitable shelter has been costed and the working group agreed to create a level lawn space to allow families and community groups to establish marquees or shade tents for parties and events. This space will be annotated on the updated concept plan.
Fully enclosed area for kids to play Activities for children	Market Square playground is close-by, therefore additional enclosed play area is not warranted.
Timed parking on Moore Street	Working group agreed this could be resolved with additional signage.
Recognition through signage of First Nations People	This was considered important and noted by the working group. Council need to resolve a formal position on First Nations acknowledgement so new signage can be included in the future, so not annotated on the plan but remains as a future project.

Throughout development of this Masterplan, working bees and small-scale projects have occurred in Pioneer Park in order to maintain momentum for the Masterplan development and to undertake some necessary works to improve safety and presentation at the Park.

The Pioneer Park Masterplan was endorsed by Council in July 2022.

Concept Design

PIONEER PARK Concept Plan

LEGEND

Walkways

Concrete paths or alternatively
cement stabilised limestone paths
Edged with 3mm corten steel.
Wheelchair compliant grade < 1:14

Lighting

Under tree lighting highlighting white trunks of poplars
Over head lighting for carpark & pathways
Provision should be made for flood lighting of the
Old Train & future tree lighting / bud lighting




Significant Tree Planting

Trees shown on this concept for illustration only.
Final placement & species selection to be confirmed.

Trees selected should be attractive, reliable & long
living, and suitable for the soil & water conditions.
Where possible the trees selected should be unique
& significant. Consideration should be given to trees
often planted by early settlers. Significant Australian
native trees should feature in the park.

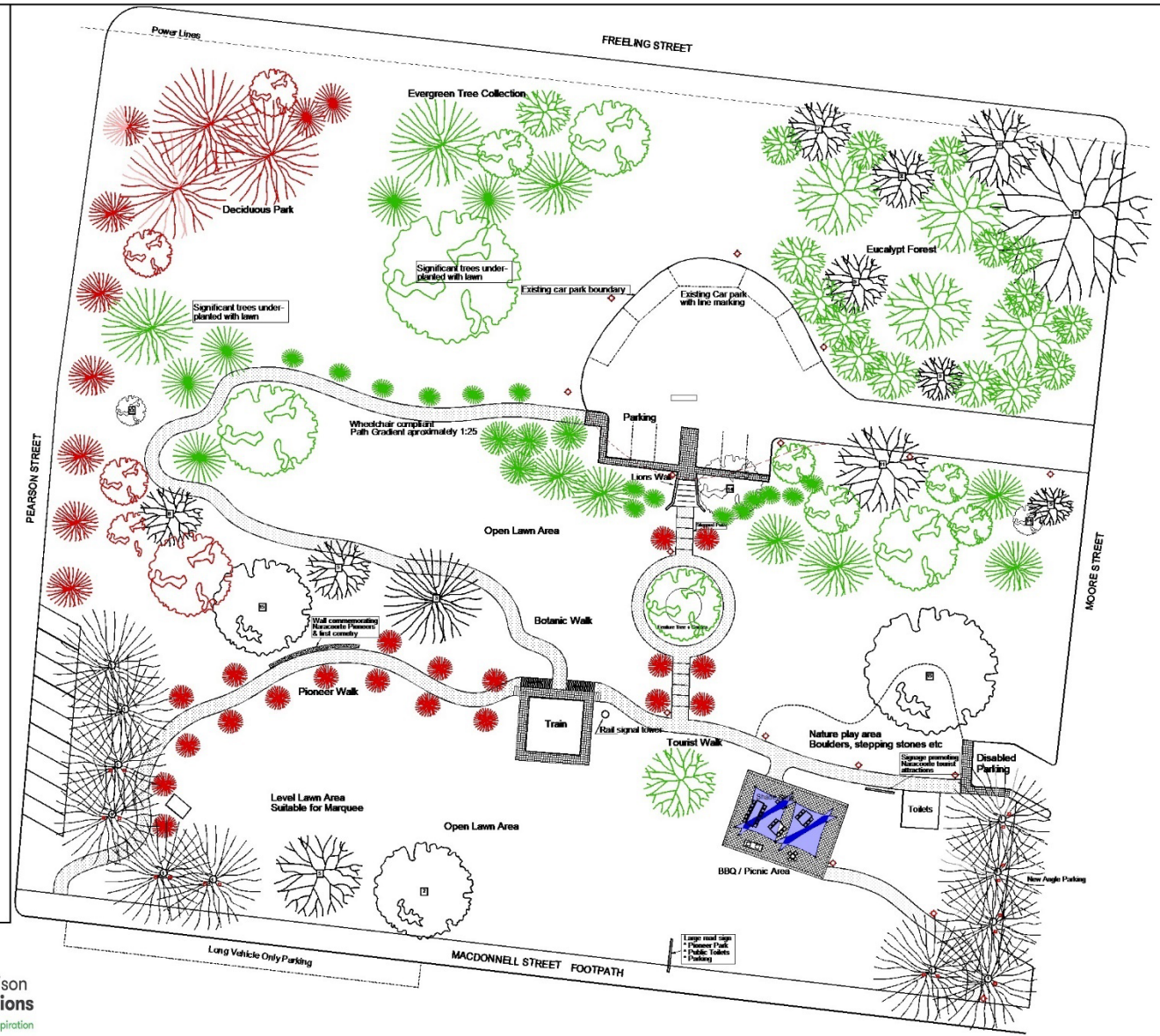
Develop an interpretive mobile app giving
further information for each tree. Where applicable
list significance to First Nation's People.

A map could also be developed for children to
explore the park.

-  BLACK = existing trees
-  PINK = new deciduous trees
-  GREEN = new evergreen trees

EXISTING TREE TREE LIST (names TBC)

1. Populus Alba (white poplar) Decid
2. Populus Nigra (black poplar) Decid
3. Platanus Acerifolia (london plane tree) Decid
5. Eucalyptus Melliodora (yellow box) E/green
6. Eucalyptus Botryoides (mahogany gum) E/green
7. Eucalyptus Leucoxylon Megalocarpa E/green
8. Corymbia Macculata (spotted gum) E/green
9. Corymbia Citriodora (lemon scented gum) E/green
10. Corymbia Calophylla (marr tree) E/green
11. Eucalyptus species E/green
12. Eucalyptus species E/green
13. Lophostemon Conferta (Qld box) E/green
14. Bursaria Spinosa (sweet bursaria) E/green
15. Pinus Pinea (umbrella pine) E/green



Key Development Themes

History

- Enhance the story of the locomotive and history of rail in the region.
- Celebrate pioneers of the district and the story of the cemetery.
- Collaborate with the Sheep's Back Museum.
- History of the former cemetery

Tourism

- Clean modern facilities will encourage visitors and locals to the Park.
- Promote Naracoorte Caves and other tourist attractions in the region.
- Place to relax and enjoy for visitors.

Gardens

- Create a botanical parkland in a sustainable way, planting significant trees which will be part of the landscape for generations to come.
- Trees will thrive with minimal maintenance and the lawned area easily maintained by Council.

Community

- Work with Lions, the Men's Shed and Schools to have a whole of community approach to the Park's development.
- Ensure any upgrades are sustainable from a maintenance point of view.
- Enhance an existing green space in the town for community benefit and offer something different to other recreational spaces.

Annual Maintenance

- Council currently allocate \$12,000 per annum to ongoing maintenance at Pioneer Park undertaken by Council staff.
- Council and Lions propose a shared approach to ongoing maintenance and upkeep, with Lions Committee Working Bee's as part of the annual maintenance approach to the Park.

Materials + Character

Some new elements are proposed for Pioneer Park as outlined below.

The overall aesthetic will be fresh and natural with a modern look to compliment the new landscaping design and planting.

Material chosen will be, where possible, local, robust and low maintenance.

- New gazebo – powder-coated or treated timber with a natural, modern aesthetic providing shade and shelter in the winter
- New street furniture – preference for recycled materials or powder-coated frames with a natural modern aesthetic
- New interpretive signage, entrance sign and framing – to match other way-finding signage in the Council area (branding, style and logo)
- Upgraded carparking and kerbing – sealed and line-marking as per Council standard design guidelines
- New pathway base materials – sealed pathway with some sections in a natural crusher base
- New Paving – paving selection to match over aesthetic of the park
- New historical wall – freestone low level wall to compliment signage and landscaping (limestone suggested)
- New BBQ – stainless steel and electrical as per standard Council provision for other open spaces
- New amenities block – colourbond, unisex, accessible facility



Proposed Implementation Plan and Cost Estimates

Theme + Projects	Cost Estimates									
History	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Restoration of the locomotive *Depending on successful 50/50 grant funding and not captured as part of overall costs.			\$50,000*							
Historical Wall *Potential to be funded by Lions Committee		\$20,000*								
Tourism	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
New signage throughout the park Interpretive, Historical and First Nations Signage		\$15,000								
Gazebo and paving, new BBQ and street furniture		\$65,000								

Tourism	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	
Ground levelling for events	\$15,000									
Long vehicle line-marking on MacDonnell Street	\$3,000									
Gardens	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Tree planting +garden upgrades	\$5,000	\$5,000	\$4,000							
*Pathway Projects 1-5 are indicative figures subject to detail design										
Pathway Project 1 (60M) *From Access and Inclusion Carpark to Toilets and Train	\$22,800*									
Pathway Project 2 (65M) *Train to Visitor Information Centre	\$24,700*									
Pathway Project 3 (116M) *Train to Top Car Park		\$44,080*								

Gardens	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	
Pathway Project 4 (35M) *Gazebo to MacDonnell Street			\$13,300*							
Pathway Project 5 (70M) *Circular Garden Bed			\$26,600*							
Feature tree and garden			\$5,000							
Irrigation upgrades *Quotes to be sought	\$7,000*	\$7,000*	\$7,000*							
Upgrade street furniture and bin surrounds		\$5,000	\$5,000							
Community	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Demolish existing toilet block	\$130,000									
Relocate and rebuild a new toilet facility										

Community	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	
Access and inclusion car park and additional parking on Moore Street <small>*Final figure based on detail design</small>		\$70,000*								
Upgrades to top carpark including resurfacing, lighting, re-kerbing and reshaping <small>*Final figure based on detail design</small>					\$130,000*					
Council Services + Infrastructure	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33
Annual Park Maintenance	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Total Projects	\$219,500	\$243,080	\$72,900	\$12,000	\$142,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000

*No cost escalation has been applied to the to the 10year program. Figures based on 2022/2023 cost estimates.



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