



COHUNA RECREATION RESERVE

DRAFT Master Plan

February 2022

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1. Strategic Context



1.1 Location

Gannawarra Shire Council is based in northern Victoria, approximately 250 kilometres north-west of the Melbourne CBD. Gannawarra Shire Council is the Committee of Management to the Department of Environment, Land, Water and Planning (DELWP) for the Cohuna Recreation Reserve.

The reserve is home to Australian Rules Football, Cricket, Netball, Tennis, Lawn Bowls, Little Athletics, active recreation and the local public swimming pool, whilst also being the location for the annual Cohuna Show.

The Recreation Reserve is located adjacent to the Gunbower Creek, which separates the Reserve from the Cohuna Central Business District (CBD). To the east of the reserve lies Flora Reserve and Apex Park, where the Cohuna Skate Park, Cohuna Beach and adventure playground is located. This open space is connected via tracks and trails to the Recreation Reserve and CBD.

The Gunbower Creek precinct in Cohuna is located at the juncture of the commercial area of the town centre on the Murray Valley Highway and Gunbower Island. The key areas of the precinct include Garden Park, Apex Park and free RV Camping site. The precinct is generally bounded by the Cohuna Recreation Reserve in the north, the town centre in the south, the Cohuna Holiday Park in the north-east and the Murray Sound residential development site in the east.

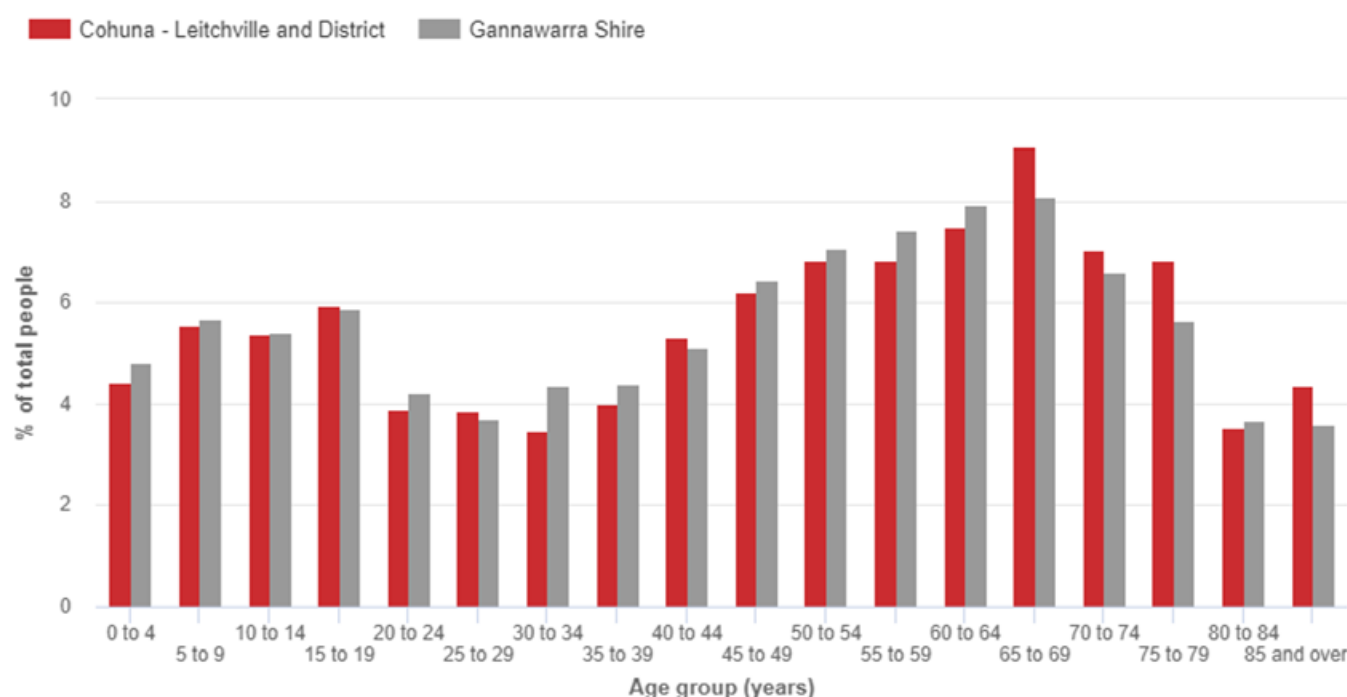
1.2 Tourism positioning

Council's Strategic Tourism Plan aims to encourage demand for the Shire's visitor experiences and services, and to improve the quality and range of experiences to generate higher visitor satisfaction and encourage return visits. Gannawarra Shire Council is investing heavily in the transformation of the Cohuna waterfront including areas immediately adjacent to the Recreation Reserve. Initiatives underway or recently completed include upgrading of the skate park, new adventure playground, Apex Park beach access, and improvements to Garden Park, Cohuna Gateway, Flora Reserve and entry to the Recreation Reserve.

In addition to addressing community demand for appropriate sporting facilities, the Recreation Reserve Master Plan will explore opportunities to enhance visitor experiences, including connections / relationship to Gunbower Creek, additional tourism accommodation, RV parking, informal recreation (including walking/cycling/canoeing) and multi-use facilities that are capable of accommodating sporting, community or tourism uses.

Age structure - five year age groups, 2016

Total persons



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id (informed decisions).

1.3 Population & Demographics

The Cohuna - Leitchville and District area accounts for roughly 30% of the total Shire population. However, like elsewhere across the Shire, the population has experienced a modest decline over the 12-months preceding 2020.

The estimated resident population of Gannawarra Shire as at 30th June 2020 was 10,400 people. The estimated resident population of the Cohuna - Leitchville and District area was 3,175 people, which had declined by 0.68% since the previous year (in contrast to the Regional Victoria average population growth of 1.3% in the same period).

In 2016, Cohuna - Leitchville and District had lower proportion of children (under 18) and a higher proportion of persons aged 60 or older than Gannawarra Shire. Overall, 18.7% of the population was aged between 0 and 17, and 38.2% were aged 60 years and over, compared with 20.0% and 35.5% respectively for Gannawarra Shire.

The graph below highlights the differences in age structure of Cohuna (and District) compared to Gannawarra Shire. With a lower proportion of children and adults below 40 years old, this will influence physical activity participation demands and preferences. Specifically, research indicates that younger age groups are more likely to participate in formal sports and club-based recreation, whereas older age groups are more likely to participate in informal recreation activities and non-combative sport.

This will likely influence (i.e. increase) demand for activities such as walking and cycling, whilst decreasing demand for AFL football and netball. However, activities such as cricket and tennis are known to attract and retain participants throughout life stages, whilst lawn bowls is typically characterised by participants aged over 40 years.

Despite previous predications¹ that the Shire population may continue to decline to around 10,000 people by 2036, growing migration to regional Victoria (particularly since Covid-19) suggest a reversing of recent population declines.

In Gannawarra Shire there were 65 residential buildings approved to be built in the financial year 2020-21. This is the highest number of building approvals issued in any single year over the last 20-year period. This suggests a stabilising (indeed reversing) of recent population declines; however, the scale of population change is not likely to significantly influence (increase or diminish) existing levels of demand for formal sport at Cohuna Recreation Reserve.

¹ Victoria in Future projected population growth expected for Gannawarra LGA 2016 to 2036 (Department of Environment Land Water and Planning, 2019)

There are several existing Council plans, strategies and documents that influence the development of the Cohuna Recreation Reserve Master Plan. Including, but not limited to, the Council Plan (2021-2025) which calls for *“unique transformational infrastructure that enhances liveability and passive and active recreation”*.

The Waterfront Master Plan specifically suggests consideration of the relocation or reconfiguration of the recreation reserve (i.e. bowls, tennis and swimming pool) in order to enable future commercial development along the waterfront area. The plan also suggests the inclusion of a Tan Track - track looping around the northern side of Cohuna - in addition to RV parking and waterfront accommodation within the Recreation Reserve.

- Multi-use facilities,
- Improving opportunities for physical activity participation,
- Improving opportunities for walking and cycling, and
- Waterfront redevelopment and improved access to waterways.



2. Site Issues & Observations

At a 'helicopter' level, the Recreation Reserve is characterised by the natural landscape features (i.e. Gunbower Creek and existing vegetation, including significant River Red Gums). However, beyond the natural features, the reserve is characterised by its two over-sized playing fields and existing sporting infrastructure.

It appears that existing sporting and Show facilities have been developed separately or independently to service the needs of individual groups, single sports or users. That is, provision of shared use or multi-use facilities is limited. This may partially reflect the significant distances between facilities and overall size of the reserve, however it presents challenges in terms of effective asset management, maintenance and long-term sustainability.

The practice of providing individual facilities also appears somewhat culturally ingrained reflected by the recent development of netball toilet/change rooms and separate Show pavilion currently under construction (immediately adjacent to the netball courts). This leads to unnecessary duplication of facilities, increasing asset maintenance obligations and ineffective use of valuable public open space.

Reserve functionality also reflects disparate and separate core facilities resulting in large areas of the reserve being required for vehicle movement, circulation and access. There are significant opportunities to rationalise internal roads and fencing to improve functionality, enhance pedestrian safety, connections and overall amenity, including interface with Gunbower Creek.

The following images on the following page reflect existing site conditions.





Recently completed upgrade to the reserve entrance



View across the main oval to pavilion and grandstand



Interface between the tennis courts and the waterway



Entrance to the tennis courts and clubhouse



Entrance to the bowling club with the clubhouse in the background



Old scoreboard for the main sports oval



Agricultural show and camping infrastructure located between the ovals



Existing play space and player boxes next to the main oval



Free camping for visitors within the reserve



Athletics club building and toilets next to the northern oval



Recently resurfaced netball court and new agricultural society building under construction



Recently constructed netball change and toilet facilities

3. Club Aspirations

Several meetings have been held with existing user groups. Representatives outlined current use of facilities, historical infrastructure development and suggested priorities for improvement. Groups acknowledged that the existing pavilions facilities for each individual sport were either ageing, failed to meet contemporary standards (including mixed gender use) or otherwise required upgrade.

Representatives expressed a desire for the Master Plan to explore options for a range of new facilities and potential reconfiguration of the reserve to provide a suite of contemporary facilities to service club and community needs. In particular a contemporary new shared use pavilion that could support broad community use, functions and meetings.

There was acknowledgment that establishment of an overarching governance committee (or similar) may need to be considered that brings all existing clubs together under a collective management model to help oversee implementation of the Master Plan and future operation of any shared use facilities (i.e. new multi-use pavilion). Potential management models and specific design requirements will need to be further explored as part of detailed planning for the proposed new sports pavilion.

Having regard to existing assets, the suggested priorities for improvement included: Football Netball Pavilion upgrade, improved spectator amenity (including Grandstand and netball viewing), replace the two existing netball courts with two new courts (with improved orientation, viewing and support facilities) and a new pavilion to service the second oval.

A range of other suggested improvements will also be explored including, walking/cycling paths, improved traffic management, canoe launch, fishing platform, family picnic facilities, RV Parking, Tourism accommodation and power capacity upgrade to the reserve.

4. Demand Assessment

A high-level demand assessment has been undertaken to guide future facility and infrastructure provision at Cohuna Recreation Reserves to service the existing and long-term needs of the community. The demand assessment has considered existing facility provision, current uses, membership profile, participation trends, population data and industry provision ratios for existing activities.

The ‘benchmark ratios’ are an industry guide for the provision of playing fields or courts per head of population. The ratios consider sport/physical activity participation rates within Victoria as well as the capacity of each facility to accommodate regular use. The ratios do not take into account potential additional facility demands that may be required to host special events, carnivals or tournaments.

The adjoining table provides a summary of key findings. The scope of existing playing facilities at Cohuna Recreation Reserve could potentially be considered in excess of requirements for a community of this size. In particular, the number of cricket, tennis and lawn bowls facilities. However, the capacity to continue to host a range of events and tournaments remains critical to club sustainability (i.e. revenue generation and participation pathways) as well as broader tourism attraction to the region.

However, it is also recognised that ongoing asset management, maintenance and provision imposes a significant burden on a limited number of existing volunteers and therefore opportunities for asset consolidation, rationalisation and shared use will be explored in the Master Plan.

Activity	Existing Playing Facilities	Membership (2021) & Trend	Benchmark Ratios (Cohuna & District pop = 3,175)	Comment / Facility Provision
Football	<ul style="list-style-type: none"> Main Oval Second Oval 	<ul style="list-style-type: none"> Junior FB = 52 Senior FB = 56 Junior FB has declined since 2018. 	<ul style="list-style-type: none"> One Oval per 4,500 people. 	<ul style="list-style-type: none"> Two ovals will be adequate to meet existing and future demands.
Netball	<ul style="list-style-type: none"> 2 courts 	<ul style="list-style-type: none"> Junior NB = 49 Senior NB = 37 Membership remains stable. 	<ul style="list-style-type: none"> One outdoor court per 3,500 people 	<ul style="list-style-type: none"> Two courts are required to accommodate existing participation.
Cricket	<ul style="list-style-type: none"> 3 ovals Practice nets (Main oval and second oval) 	<ul style="list-style-type: none"> TBC 	<ul style="list-style-type: none"> One oval per 3,000 people 	<ul style="list-style-type: none"> Potential surplus of one oval. Two ovals likely to be adequate based on population ratios.
Tennis	<ul style="list-style-type: none"> 1 hard court 14 grass courts 	<ul style="list-style-type: none"> Adults = 10 Juniors = 10 Social = 20 Membership reportedly declining. 	<ul style="list-style-type: none"> One court per 1,500 people 	<ul style="list-style-type: none"> Two courts required to accommodate regular participation. Plus access to additional courts for annual tournament (i.e. 10-courts).
Bowls	<ul style="list-style-type: none"> 3 greens 	<ul style="list-style-type: none"> Male = 45 Female = 30 Social = 15 Membership reportedly increasing. The club reportedly averages 28 (Wed) and 48 (Sat) pennant players on main competition days. Special events can attract 80 players. 	<ul style="list-style-type: none"> One green per 10,000 people 	<ul style="list-style-type: none"> Two greens should be adequate to cater for regular demand. Special events may require access to a third green. The Cohuna Bowls Club building can accommodate dining for 250 guests. Although separate Clubs, it is noted that there is another Bowls Club at Cohuna Golf Course with two greens.
Little Athletics	<ul style="list-style-type: none"> Grass track (2nd Oval) Jumping pits 	<ul style="list-style-type: none"> TBC 	<ul style="list-style-type: none"> One synthetic track per 75,000 people. 	<ul style="list-style-type: none"> Retain access to a grass athletics track and jumping pits.
Park Run	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Weekly event Average 37 participants plus 12 volunteers. 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Over 194 events conducted since establishment in 2016, with over 7,000 participants. Require a 5km route, without road crossing.

5. Master Plan

Consistent with Council's Sport and Recreation Strategy (2019-2029) and Council Plan (2021-2025), the Recreation Reserve Master Plan reflects key strategic focus areas - multi-use facilities, physical activity participation, walking and cycling, and waterfront redevelopment - to deliver transformational infrastructure that enhances liveability whilst reflecting the recreational needs and aspirations of the community.





Key: (in order of priority)

Cohuna Recreation Reserve

DRAFT Master Plan

- 1 Site Power Upgrade
- 2 Construct a shared trail along the river frontage
- 3 Construct a new multi-use pavilion to service the needs of the sporting clubs (i.e. football, netball, little athletics and tennis) and to improve the capacity to host community events and gatherings. Pavilion works to include pedestrian forecourt.
- 4 Construct 2 new lit netball courts and associated paving, spectator areas, players benches, etc. Existing toilet block to be removed.
- 5 Construct a new cricket pavilion and precinct
- 6 Construct new fishing platforms
- 7 Construct a new car park. Parking around the reserve to be retained for match days with this car park located outside the ticketed area to support access to the river precinct, tennis courts and pedestrian access to the new pavilion.
- 8 Convert the existing netball court to a landscaped forecourt for the agricultural building and improved interface with the river.
- 9 Refurbish or replace the existing grandstand and incorporate new storage facilities for Little Athletics and other clubs
- 10 Northern oval for use as 2x cricket fields and 1x junior AFL
- 11 Retain and refurbish existing cricket nets, noting that run-ups are likely to extend onto the playing surface
- 12 Demolish the existing little athletics building and toilet block
- 13 Little athletics moved to main oval. Indicative linework shown.
- 14 Construct 10 synthetic grass tennis courts, including 5 with lighting to service club and future tournament needs - subject to future feasibility investigation.
- 15 Potential area for additional tourism accommodation
- 16 Area to be repurposed for family recreation and picnic facilities pending implementation of the Shire Aquatic Strategy.
- 17 Complete the waterfront shared trail as part of future family recreation zone
- 18 Future pedestrian bridge
- 19 Potential site for aquatic facilities, RV camping and/or tourism accommodations, as per the Cohuna Waterfront Masterplan.
- 20 Retain and refurbish existing sheds and stables as required to retain the Cohuna show on site
- 21 Potential future refurbishment of bowls club house
- 22 Potential removal of existing cricket nets at end of useful life, thereby providing an area for additional RV parking if required, or another alternate solution to be determined.
- 23 Retain and refurbish toilet block as required

Riverfront activation

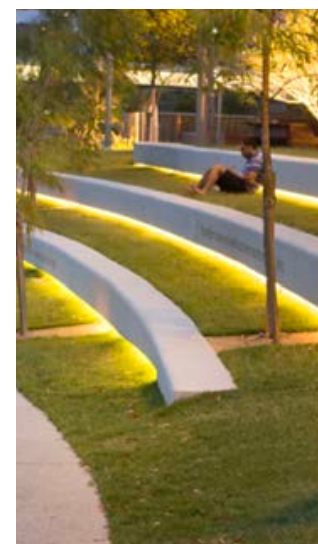
A number of items are proposed to increase recreation opportunities along the waterfront which adjoins the reserve. The images below outline some of the proposed activities including a shared trail, accommodation, fishing platforms and canoeing.



Family barbecue and picnic facilities

A new family friendly recreation zone is proposed to include barbecues, shelters, a multi-purpose half court, picnic facilities, and seating. The proposed facilities are subject to the recommendations of the aquatic strategy. This precinct is intended to cater to people of all ages and abilities and be used by local residents, visitors and the sporting groups that use the reserve.

The images below outline some of the key facilities and materials proposed for the space including multi-purpose half court, shelters, paths and furniture.



6. Implementation

The tables below outline the high, medium and low priorities for implementation. The order of priorities considers logistical construction sequencing, community needs and the operational capacity of Council and key stakeholders to implement actions. Priorities are provided as a guide only and will be subject to Council's annual budget considerations, competing resource demands and the capacity to attract external funding which could promote or downgrade individual actions as opportunities arise. The plan provides a framework for staged implementation within an indicative ten-year timeframe.

Prior to implementation of several key items, a number of pre-planning activities need to occur as outlined below. These items should be actioned as soon as possible to support implementation of the Master Plan.

ID	Action Item
PRE - PLANNING PRIORITIES	
i	Club Governance: Council to facilitate stakeholders to establish an overarching Management Committee (or similar) and Operational Plan for the proposed new pavilion.
ii	Multi-use Pavilion: Facilitate pavilion design and tender documentation in consultation with sporting clubs. (NB: i and ii to be undertaken concurrently).

High Priorities

High priorities items focus on critical facilities to support formal sporting clubs, in particular contemporary new pavilions and compliant netball courts, as well as infrastructure to support increased community use (i.e. River Trail, fishing platforms and social space in new pavilion). High priorities should be considered for implementation within 1-3 years from adoption.

ID	Action Item
HIGH PRIORITY	
1	Site Power Upgrade
2	Shared path trail: Construct a 3m wide, 2.5km circuit shared trail along the river frontage
3	Pavilion and forecourt: Construct a new multi-use pavilion to service the needs of the sporting clubs (i.e. football, netball, little athletics and tennis) and to improve the capacity to host community events and gatherings. Pavilion works to include pedestrian forecourt.
4	Netball Courts: Construct 2 new lit netball courts and associated paving, spectator areas, players benches, etc. Existing toilet block to be removed
5	Cricket Pavilion: Construct a new cricket pavilion
6	Fishing platforms: Construct 2 x new fishing platforms

Medium Priorities

Medium priorities focus on additional improvements to reserve facilities to enhance functionality, appeal and capacity for sporting and community use. Medium priorities should be considered for implementation within 4-6 years from adoption, however access to external funding may influence implementation timing.

ID	Action Item
MEDIUM PRIORITY	
7	Car park: Construct a new car park. Parking around the reserve to be retained for match days with this car park located outside the ticketed area to support access to the river precinct, tennis courts and pedestrian access to the new pavilion.
8	Agricultural forecourt and garden: Convert the existing netball court to a landscaped forecourt for the agricultural building and improved interface with the river.
9	Grandstand: Refurbish or replace the existing grandstand and incorporate new storage facilities for Little Athletics and other clubs
10	Cricket and Junior AFL: Northern oval for use as 2x cricket fields and 1x junior AFL

ID	Action Item
MEDIUM PRIORITY	
11	Retain and refurbish existing cricket nets: Run-ups are likely to extend onto the playing surface
12	Remove Little Athletics Building: Demolish the existing little athletics building and toilet block
13	Relocate Little Athletics to main oval: Linework for track, shotput, discus and long jump ect.

Low Priorities

Low priorities reflect longer-term aspirations including opportunities for community use, tourism accommodation and river connections (i.e. family precinct) and asset renewal planning. Low priorities should be considered for implementation within 7-10 years from adoption.

ID	Action Item
LOW PRIORITY	
14	Tennis courts: Construct 10 synthetic grass tennis courts, including 5 with lighting to service club and future tournament needs - subject to future feasibility investigation.
15	Camping area: Potential area for additional tourism accommodation
16	Family recreation and picnic areas: Area to be repurposed for family recreation and picnic facilities pending implementation of the Shire Aquatic Strategy.
17	Connecting Paths: Complete the waterfront shared trail as part of future family recreation zone
18	Future pedestrian bridge: Cost to be determined pending detailed designs
19	Aquatic facilities and tourism: Potential site for aquatic facilities and tourism accommodations, as per the Cohuna Waterfront Masterplan.
20	Retain Sheds: Retain and refurbish existing sheds and stables as required to retain the Cohuna show on site
21	Bowls club: To be refurbished
22	RV camping: Potential removal of existing cricket nets at end of useful life, thereby providing an area for additional RV parking if required, or another alternate solution to be determined.
23	Existing Toilet Block: Retain and refurbish as required

External Funding Opportunities:

Stakeholders will need to carefully explore external grant and funding opportunities to assist with implementation of major capital items in the master plan. Funding programs regularly change, however two key Victorian Government sources currently available that could be targeted include (NB: all subject to different closing dates and stages / funding rounds):

- **Sport and Recreation Victoria:**

<https://sport.vic.gov.au/grants-and-funding/our-grants>

- » Local Sports Infrastructure Fund- i.e. Female Friendly Facilities, Community Sports Lighting, Community Facilities and Planning programs.
- » Community Cricket Program – i.e. community cricket facilities.
- » Country Football and Netball Program- i.e. Pavilion facilities and netball courts.

- **Regional Development Victoria:**

<https://www.rdv.vic.gov.au/grants-and-programs/grants-and-programs-search>

- » Regional Infrastructure Fund – i.e. projects that have the potential to stimulate economic and community activity.
- » Stronger Regional Communities Plan - i.e. projects that support towns in attracting families and young people to live and work.
- » Regional Tourism Infrastructure Fund – i.e. projects that help grow and realise the potential of regional Victoria's visitor economy.

Appendix A: Summary of Council strategic documents

The following table provides a summary of key directions and influences from relevant background plans and strategies that may impact on the development of the Cohuna Recreation Reserve Master Plan.

Document /Source	Key Directions / Influences	Implications for Master Plan
Council Plan 2021 – 2025 (Draft)	<ul style="list-style-type: none"> Vision: <ul style="list-style-type: none"> Our community will be proud, connected and inclusive as we actively seek opportunities that enhance lifestyle and liveability. We will recognise and appreciate the value of the natural environment and how it connects our communities. We will strive to be resilient to a changing environment through innovation and collaboration. The Gannawarra will grow through encouraging economic diversity, creating unique tourism destinations, and embracing our cultural and natural assets. Goals: <ul style="list-style-type: none"> Liveability - Enhance the wellbeing and liveability of the Gannawarra through creative infrastructure and services. Growth - Grow the Gannawarra through a diverse and broad economy. Sustainability - Achieve long-term financial and environmental sustainability. 	<ul style="list-style-type: none"> Build unique transformational infrastructure that enhances liveability and passive and active recreation.
Cohuna Future Vision	<p>The essence of Cohuna can be summarised in four words:</p> <ul style="list-style-type: none"> FOREST The town is a gateway to the nationally significant Gunbower river red gum forest. FARMS The town is surrounded by farmland, significantly contributing to the state's dairy industry. FACTORIES The town is bordered by businesses that support the regional and state economy. FAMILY The town is bound a strong sense of community and belonging. <p>The future plan outlines the role of key areas:</p> <ul style="list-style-type: none"> FLORA PARK: This site will be transformed into a nature park attraction inspired by the Gunbower red gum forest. This would bring the essence of Cohuna's natural attractions - the waterways, fish, the bush and the wildlife right into the heart of town. GARDEN PARK: This is Cohuna's 'showroom'. Here the town shows off to visitors, puts on events, performances and activities and generally celebrates country living and the people who have made major contributions to the town and region. THE GATEWAY CENTRE: The Gateway Centre is the ideal place to celebrate everything about Cohuna. COHUNA TAN TRACK: A major track looping around the northern side of Cohuna will encourage group walks, use of 'gophers', walks with pushers, as well as fun-runs and cycling. INTERIM RECREATIONAL VEHICLE (RV) PARKING: Interim sites and other sites to be investigated and evaluated, close to RV amenities and within walking distance from town will be developed and marketed to attract this growth market and encourage a longer stay. Overflow caravan parking will also be provided for peak events e.g. Easter in the powered sites nearby around the existing football ground. 	<ul style="list-style-type: none"> Implications within the study areas include: <ul style="list-style-type: none"> Tan Track - track looping around the northern side of Cohuna. RV parking – incorporate into the Recreation Reserve Master Plan as appropriate. Acknowledge and incorporate proposed directions adjacent to our study area including: <ul style="list-style-type: none"> Flora Park - nature park attraction. Garden Park – events showroom. The Gateway Centre – visitor information.

Document /Source	Key Directions / Influences	Implications for Master Plan
Sport & Recreation Strategy 2019-2029	<ul style="list-style-type: none"> Strategic Priorities: <ol style="list-style-type: none"> Multi-use facilities – to support a range of activities - this may include consolidation of facilities. Energy Saving initiatives – particularly water, shade and solar. Improving opportunities for participation - particularly for disadvantaged children and youth, females, those with disabilities, the elderly and our Aboriginal community members. Improved opportunities for walking and cycling. Waterfront development - improved access to waterways. Key Focus Areas: <ol style="list-style-type: none"> Structured sports Non-structured sports Social / family passive recreation Nature based activities Priority Projects: <ul style="list-style-type: none"> Cohuna Aquatic Centre – redevelop outdoor pool precinct. Cohuna Rec Reserve – Club requests: <ul style="list-style-type: none"> Installation of an electronic scoreboard at the Cohuna Recreation Reserve (completed). Upgrade of entrance to the Cohuna Recreation Reserve (completed). Netball court resurfacing and possible realignment to meet Netball Victoria standards. Development of a new multi-use space on the second oval at Cohuna Recreation Reserve that includes female friendly change rooms and toilets. 	<ul style="list-style-type: none"> Strategic priorities to focus on: <ul style="list-style-type: none"> Multi-use facilities. Improve opportunities for participation. Improved opportunities for walking and cycling. Waterfront development - improved access to waterways. Review netball court provision (compliance, quality and orientation). Consider facility requirements to service the 2nd oval.
Gannawarra Waterfront Masterplans Final Report, March 2019.	<ul style="list-style-type: none"> GUNBOWER CREEK PRECINCT, COHUNA <ul style="list-style-type: none"> The Gunbower Creek precinct in Cohuna is located at the juncture of the commercial area of the town centre on the Murray Valley Highway and Gunbower Island. The key areas of the precinct include Garden Park, Apex Park and free RV Camping site. The precinct is generally bounded by the Cohuna Recreation Reserve in the north, the town centre in the south, the Cohuna Holiday Park in the north-east and the Murray Sound residential development site in the east. The main street fronts the Gunbower Creek, providing striking visual amenity for the town centre. Cohuna has significant potential to grow its visitor economy and this precinct can play a key role in facilitating this growth. Projects listed within this project study area: <ul style="list-style-type: none"> Long term reconfiguration of rec reserve and new multipurpose pavilion. Potential new oval entry point New walking/ cycling track linked to Gunbower state forest. Future road expansion bowls club/rec reserve potential to consider long term relocation and creation of future waterfront development opportunities. 	<ul style="list-style-type: none"> The concept masterplan provides for the long term consideration of the relocation or reconfiguration of the recreation reserve (bowls/tennis) to enable future commercial development along the waterfront area. This would open up land for redevelopment, whilst providing new recreation facilities and infrastructure. There is opportunity to consider relocating the community swimming pool within the foreshore area. Relocation of the swimming pool would enable new connections to be developed to the north east, including new walking trails. Recreation Reserve Masterplan to complement proposed new and/or upgraded informal recreation spaces proposed in the Waterfront Masterplan.
Strategic Tourism Plan 2015-2020	<ul style="list-style-type: none"> The strategic directions aim to encourage demand for the shire's visitor experiences and services, and to improve the quality and range of experiences and services to generate higher visitor satisfaction and encourage return visits. 	<ul style="list-style-type: none"> Recreation Reserve improvements to consider opportunities for broader community and tourism benefit as well as use by formal sport groups. Consider opportunities for additional tourism infrastructure (i.e. accommodation and RV parking) within the reserve.