

IN1 – Cubbitch Barta Reserve Embellishment Plan

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272884

TRIM 9753

EXECUTIVE SUMMARY

- The purpose of this report is to advise Council on the outcome of the undertakings of the Cubbitch Barta Reserve Steering Committee that was established for the purpose of providing advice on how best to utilise funding associated with the Bridgewater Estate, Camden Park Stockland Voluntary Planning Agreement.
- This report recommends that:
 - Council note the outcome of the undertakings of the Cubbitch Barta Reserve Steering Committee that was established for the purpose of providing advice on how best to utilise funding associated with the Bridgewater Estate, Camden Park Stockland Voluntary Planning Agreement.
 - \$50,000 be introduced into the 2017/18 Capital Budget Reserve for initial works and design works for:
 - upgrades to the existing playground
 - more park seating
 - outdoor exercise equipment
 - waste bins
 - picnic shelters
 - multi-use court
 - water filter stations
 - park lighting
 - an operational storage and amenities building.
 - Note that further funds may be included for consideration in the 2018/19 capital budget, or subsequent budgets as appropriate, subject to the outcomes of the initial works and design processes.
 - Council extend its appreciation and thank the members of the Cubbitch Barta Reserve Steering Committee for their role and input in achieving these outcomes for the community.

REPORT

In early 2003, Stockland submitted a development application to Council for works to Cubbitch Barta Reserve in Camden Park as part of the Bridgewater Estate residential development. The proposal included the construction of a community building/hall including kiosk, storeroom and toilets.

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Later in 2007, a modification to the development consent was submitted by Stockland to modify the design of the proposed community building, which initiated a process of community consultation following concerns being raised by residents about the proposed community building. Residents were concerned with the facility's potential to attract anti-social behaviour as well as problems with noise and car parking issues.

The proposal continued to be debated up until 2011 when a report to Council resolved that:

- Council request that at the completion of the construction of the Bridgewater Estate, Stockland provide Council with the agreed value of the original community building (\$600,000) for Council to use on the embellishment and maintenance of facilities within Cubbitch Barta Reserve, in lieu of having to complete the works within the Reserve.
- Council seek Expressions of Interest for residents of Camden Park to join a steering committee to oversee the expenditure of the funds from Stockland.
- A report be presented to Council on the expenditure of the funds.

This was formalised in 2014 with Stockland submitting an application for the modification to their development consent to remove the condition that required Stockland to complete the community works prior to dedication of Cubbitch Barta Reserve to Council, noting a financial contribution would be provided for through a Planning Agreement.

Subsequently, in March 2016, Council resolved to adopt a Voluntary Planning Agreement with Stockland allowing for the transfer of the Cubbitch Barta Reserve to Council's ownership, along with a payment of \$743,422, as well as forming a steering committee to establish how the funds were to be used in the embellishment and maintenance of facilities within Bridgewater Estate. Approximately \$120,000 of the funds were to be used for the maintenance of the stormwater management facilities and the remainder, approximately \$623,000, for allocation to the embellishment and maintenance of the Cubbitch Barta Reserve.

In February 2017, Council advertised an Expression of Interest for residents of Camden Park to participate in the Cubbitch Barta Reserve Steering Committee (CBRSC). The objective of the Committee being:

- to bring together interested community members to assist Council in establishing how funds could be used in the embellishment and maintenance of facilities in accordance with the funding received under the Planning Agreement for Cubbitch Barta Reserve, Camden Park.

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During 2017, the CBRSC worked with Council to identify potential embellishments to the Reserve. Examples of potential park embellishments and their approximate costs were provided to the residents of Camden Park via a community survey. The survey asked residents whether they agreed on the embellishments and whether they had other recommendations not listed on the survey.

At its meeting on 21 November 2017, the CBRSC reviewed the feedback received from the community survey and agreed on a number of park embellishments and approximate funding allocations to be directed towards each from the Stockland Planning Agreement funds.

The CBRSC recommended program of works and allocation funding is:

▪ Upgrades to the children's playground:	\$150,000
▪ Additional park seating:	\$50,000
▪ Outdoor exercise equipment:	\$60,000
▪ Additional waste bins:	\$20,000
▪ Picnic shelters:	\$40,000
▪ Conversion of one existing tennis court to a multi-purpose court:	\$20,000
▪ Water filter stations:	\$20,000
▪ Park lighting:	<u>\$120,000</u>
	\$480,000

We note the funding allocations were workshopped based on similar examples with nominal contingency and, as such, require further investigations and design to be formalised as project budgets. However, the allocations serve to inform a program of works to commence designs. Initial designs can commence in 2017/18 with works to be scheduled for subsequent years.

The CBRSC recommended not pursuing the following possible park embellishments:

- New rotunda at the amphitheatre
- More barbeques
- Public toilets
- Retaining two tennis courts and adding a separate multi-purpose court
- Fenced off-leash dog facility.

Of note, during the consultation with the CBRSC and the community, the concept of public toilets and an operational facility within the Reserve was raised and received divided response.

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Given that Council has dedicated operational resources to maintaining and improving the Cubbitch Barta Reserve and Camden Park facilities, there is a need for the provision of staff amenities and storage within the Camden Park housing estate.

Currently, operational staff that are servicing Camden Park transport maintenance equipment to the site each day and are required to leave Camden Park to use temporary staff amenities located on the corner of Cawdor Road and Remembrance Drive, Cawdor. The temporary facilities are costing Council approximately \$25,000 per year, as well as costs associated with lost work time due to travel and impacts greatly on operational efficiencies and the comfort of staff.

It was recommended by Council Officers to the CBRSC that a public toilet facility within the Cubbitch Barta Reserve could be accompanied by an adjoining maintenance facility for Council staff. This would see the public toilets being cleaned and locked by such staff as part of their normal maintenance operations.

Although the CBRSC understood the benefit of providing public toilet facilities for park users and Council's maintenance staff, concerns relating to the potential for public toilets to attract anti-social behaviour meant that such facilities were not considered to be a priority for the Reserve.

Instead, the CBRSC determined that the best approach would be to proceed with obtaining detailed costs and designs for the recommended park embellishments then revisit the need for public toilets once the supported park embellishments were completed, noting approximately \$143,000 of the Stockland Planning Agreement fund would not be allocated.

The recommended approach by the CBRSC towards the issue of public toilets is noted; however, it remains apparent that a maintenance facility within in the Camden Park housing estate is of high need in order to meet the operational and Work Health & Safety needs of Council. If the provision of a permanent maintenance facility within the Camden Park housing estate is not addressed in the near future, Council will need to reduce the level of maintenance activities being undertaken at Cubbitch Barta Reserve and Camden Park.

Therefore, this report includes the recommendation to allocate funds towards the provision of a permanent maintenance facility within Camden Park housing estate, along with proceeding with the CBRSC's recommended park embellishments, beginning with obtaining detailed costs and designs, and undertaking the majority of these agreed works within the 2018/19 financial year. The facility would be designed, utilising the recently agreed public toilets template, such that any future public toilet could be constructed as an extension.

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Noting that the design works to be funded by the recommended initial \$50,000 will include investigations for matters around environmental compliance, including site specific issues such as those required under the *Scar Tree Plan of Management*, for the proposed developments.

CONSULTATION

The Cubbitch Barta Reserve Steering Committee was formed through Council seeking Expressions of Interest (EOI) from Camden Park residents. The EOI identified specific criteria including having to be a resident of the Camden Park Bridgewater Estate. A total of twelve residents made application to participate on the Committee and all were accepted. A late application was not accepted. The Committee also included three Councillors plus Council Officers.

The CBRSC met over the course of three meetings throughout 2017 and discussed the demographics of Camden Park, current and future recreational needs, maintenance issues and potential park embellishments.

Once the CBRSC identified possible park embellishments, the Committee requested that the residents of Camden Park be given the opportunity to provide feedback through the form of a community survey.

A community survey was developed asking residents whether they agreed with the suggested embellishments and what they felt were the top five priorities for the Cubbitch Barta Reserve. The survey was distributed to all residents of Camden Park (approximately 620 households) and asked to return the reply paid postage surveys within a two week feedback period.

A total of 136 were returned to Council and the results presented to the CBRSC at its meeting on 21 November 2017.

Additionally, Council's parks maintenance staff were consulted throughout the process and undertook significant park maintenance activities such as the removal of overgrown vegetation, replacement of failing infrastructure and cleaning of waterways in response to community feedback. These activities will continue to occur as part of Council's maintenance operations.

FINANCIAL IMPLICATIONS

\$743,422 is being held in Restricted Cash Reserve as per the Bridgewater Estate Stockland Planning Agreement. If the recommendations of the CBRSC are supported as per this report, it is recommended that an amount of \$50,000 of Section 93F funding be introduced into the 2017/18 capital works program from Developer Contributions (S.93F) from Restricted Cash and \$430,000 be considered for introduction in subsequent years also from Developer Contributions (S.93F).

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An allocation of \$50,000 in the 2017/18 budget will enable Council to commence some of the smaller scale park embellishments along with procuring designs for the larger park embellishments.

ATTACHMENTS

Nil

RECOMMENDATION

1. That Council note the outcome of the undertakings of the Cubbitch Barta Reserve Steering Committee that was established for the purpose of providing advice on how best to utilise funding associated with the Bridgewater Estate, Camden Park Stockland Voluntary Planning Agreement.
2. That \$50,000 be introduced into the 2017/18 Capital Budget Reserve for initial works and design works for:
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3. That Council note that further funds may be included for consideration in the 2018/19 capital budget, or subsequent budgets as appropriate, subject to the outcomes of the initial works and design processes.
4. That Council extend its appreciation and thank the members of the Cubbitch Barta Reserve Steering Committee for their role and input in achieving these outcomes for the community.