CM13.3. Draft Fredericks Park Master Plan and Draft Murray Park Master Plan - Public Exhibition Results

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CONFIDENTIAL	No		
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Purpose of Report

To provide Council with comments received through the draft Fredericks Park and Murray Park Master Plans public exhibition period, and to present to Council the final version of the Fredericks Park and Murray Park Master Plans for endorsement.

Background

Master plans aid in providing a strategic direction for the future development of our parks, sports grounds and other defined areas throughout the City. Two of the current priority areas for establishing master plans are Fredericks Park in North Albury, and a recently acquired open space in the Murray Park Estate at Thurgoona.

Fredericks Park, also known affectionately as 'Turtle Park', is located beside the Bungambrawartha Trail on the corner of Logan Road and Fairview Drive, North Albury. The Park has undergone previous upgrades several years ago which included the installation of play items such as a flying fox and net structures, shelters, BBQ, toilets and the turtle sculpture. However, some of the older play elements are now approaching the end of their effective life and require replacing, and prior to investing in further improvements it was deemed appropriate to develop a master plan for this large and highly visited park.

Murray Park is currently a vacant lot of land located at 25 Meander Street Thurgoona, with a land size of 4,446 square metres. This land was provided to Council by the developer with the intent to build a play and recreational space for this community.

A Request for Quotation (RFQ) process was undertaken to develop master plans for these two sites, which resulted in Jeavons Landscape Architects being engaged to undertake the plans.

At the Council meeting held on 14 December 2020, Council resolved as follows:

That Council:

a. Receives and endorses the draft Fredericks Park Master Plan, and draft Murray Park Master Plan;

b. Place the draft Fredericks Park Master Plan and draft Murray Park Master Plan on public exhibition for a minimum of 28 days; and

c. If no submissions are received through the public exhibition process, then the Master Plans be adopted as the final versions.

Community Engagement

Extensive community engagement occurred during the development of the draft Fredericks Park Master Plan and draft Murray Park Master Plan through the initial "*Have Your Say*" process, with 20 written responses from the community received for Fredericks Park, and 35 written responses received for Murray Park. This feedback was considered by Jeavons Landscape Architects whilst developing the draft Fredericks Park Master Plan and the draft Murray Park Master Plan.

Following endorsement of the draft master plans at the 14 December 2020 Council meeting, the draft Fredericks Park Master Plan and draft Murray Park Master Plan were placed on public exhibition, which concluded on 29 January 2021. Copies of the draft plan were made available at the Library Museum, Lavington Library, Council Offices and on the AlburyCity website. To promote the public exhibition period, surrounding residents were notified of the public exhibition period through a letterbox drop, whilst broader awareness occurred through an advertisement placed in the Border Mail, and promotion using social media posts. The two draft master plans were also tabled at the Albury Access Committee meeting for consideration.

In summary, there were six submissions received for Fredericks Park and five from Murray Park. The tables below summarise the comments received, along with an appropriate officer's response. A copy of all comments received is also included in attachment 1.

Name: *Albury Access Committee Meeting*
Feedback: *1. Exit points and whether or not a ramp will be provided for wheelchairs and prams.* *2. Will there be railing to assist people to navigate along the pathway if vision impaired?* *3. Discussion occurred around seating – type height and preferably with armrests.* *4. Artwork that beautifies area/seating was discussed. Include local artists.* ***General discussion*** • *Murray Park pathways will be wide enough for scooter wheelchairs.* • *Nature plantings and nature play incorporated into design of each park.* • *Dog bowls and water fountains for both parks will be provided.* • *Colour contrast to discern the flowers and infrastructure will be considered during the detailed design phase.* • *Broken lines instead of one continuous line also assists people with low vision and will be considered during detailed design.* • *Pedestrian refuge on Fairview Drive.* • *Funds not available for construction.*

Officers Response:

1. Yes. This is a standard practice for new pathways.
2. This can be considered as part of the detailed design phase.
3. Seats with armrests and appropriate heights are standard inclusions in any park/play space upgrade. This is usually considered through the detailed design.
4. Thanks, and comment noted.

Draft Fredericks Park Master Plan

Name: *Cherry Smith*

Feedback:

1. *The plan looks fantastic.*
2. *We wanted the bridge across to the off-leash area for so long. Hope this becomes a reality.*
3. *The new playground will be fantastic.*

Officers Response:

1. Thanks, and comment noted.
2. The bridge is identified in both this plan and the adjacent Bunton Park Master Plan, although timeframes for construction are currently unknown.
3. Thanks, and comment noted.

Name: *Jason and Ailsa Carr*

Feedback:

Support the proposed changes however a couple of items that should be considered.

1. *Suggest extending northern pathway around the play area to avoid conflict between cyclists and park users.*
2. *Noted over the years cars driving through the park for a number or reasons. Suggested installation of bollards between trees to restrict vehicle access to the park.*
3. *Continue to observe people speeding excessively up and down on road (Fairview Drive) Concerned about potentially serious injury. Suggest consideration of installing two or three speed humps along Fairview Drive.*

Officers Response:

1. The request for extension of the northern pathway has now been included in the final version of the Fredericks Park Master Plan.
2. Bollards are included in the master plan which will restrict vehicle traffic into the park.
3. This has been passed onto the Albury City Traffic Team for further consideration.

Name: *Mary Johnson*
Feedback: *1. Concerned about removal of concrete drain and potential flooding. Why break something that works?*
Officers Response: 1. Prior to any alterations to the "concrete drain" investigations and feasibilities will be required to ensure any proposed changes do not increase the risk of flooding.

Name: *Allan and Jeanette Hoffmann*
Feedback: *Long term resident which backs onto the park. Over time they have watched improvements to the park and Bungambrawartha Creek/channel* *1. Could you extend northern tree line to north eastern corner. This would include planting an additional four or so trees?*
Officers Response: 1. The request for additional trees has now been included in the final version of the master plan.

Name: *Louise & Greg Binding*
Feedback: *1. Only concern is parking and increased traffic and should include off street parking which could not be seen on the proposed plan.* *2. Written previously to Council suggesting speed humps and 40 speed zone. With the increase in traffic perhaps this could be considered again.*
Officers Response: 1. It was considered that street parking was adequate for the park and therefore no off-street parking was included in the master plan. 2. This request has been passed onto the Albury City Traffic Team to investigate further.

Name: *Peter Reynoldson*
Feedback: *1. The Logan Road dog park is gaining in popularity and issues with parking on Logan Road during times of cricket training. Suggest the carparking behind the North Albury Sports Club could be used and gate to the dog park installed.*
Officers Response: 1. The Bunton Park Master Plan identifies relocation of the cricket nets to the northern end of the Logan Road off leash area, which will reduce parking congestion on Logan Road.

Draft Murray Park Master Plan

Name: Natasha Raybould
Feedback: *1. Disappointed that BBQ and public bathroom are not included in the master plan.* *2. The resident letter stated BBQs are typically installed in larger high use parks, yet Brooklyn Felds estate has a BBQ and toilet facility.* *3. I believe that the development of this future park, has not considered the views of the current and future residents.* *4. Very disappointed that some families will continue to access neighbouring parks just because Council is overlooking the needs for basic amenities.*
Officers Response: 1. This is a local level play space and therefore a BBQ and public toilet was not included in the initial draft master plan. A BBQ is still not considered a priority. However, given the significant feedback received from the community seeking the provision of a toilet, the master plan has been further updated to include a toilet. 2. The Brooklyn Fields park was designed and constructed by the developer as part of the subdivision. The purpose for the establishment of the park in the early stages was to make the estate more attractive to the land purchasers. 3. The development of the master plan has included two rounds of public consultation, with a large majority of feedback now incorporated into the plan. 4. Provision of a toilet facility has now been included in the draft master plan.

Name: *Alexander Balbao*
Feedback: 1. *Thanks for adding basketball court but would request a separate netball court and not a reversible one as shown on the plan.* 2. *I think a toilet is a necessity here. Even a small one similar to Brooklyn Fields. Children should not be denied more play time because parent/carer need to go to the toilet.* 3. *Ramps should be integrated where necessary to give equal access.* 4. *Hope that residents adjacent to the park will not complain during peak hours when more cars are parked everywhere.*
Officers Response: 1. A separate netball ring will now be installed as part of outdoor basketball area. 2. Provision of a toilet facility has now been included in the draft master plan. 3. Access has been considered in the master plan with consideration of ground levels and grades. 4. Thanks, and comment noted.

Name*: Thurgoona Community Action Group*
Feedback: 1. *Pleased a park is being built in the estate in a more timely manner than originally planned.* 2. *Good to see variety of play spaces for all ages and abilities and "Nature Play Space".* 3. *Suggest more detail in landscaping and include more local species.* 4. *Even a small area such as this would be better to have a variety of layers of vegetation such as grasses, shrubs and trees. Some nesting boxes could be included as these trees mature.* 5. *An information board about the park and its inclusions along with a map showing connections to other local recreation areas could be included.*
Officers Response: 1. Thanks, and comment noted. 2. Thanks, and comment noted. 3. Plant species are not usually confirmed until the detailed design process. However, local species will be considered when determining the final plant species list. 4. This can be considered at the completion of the project. 5. This can be considered through the detailed design process.

Name: *Angela Scholtz*
Feedback: *1. For accessibility path to seating needs to be concrete or hard surface.* *2. It would be nice to have the area near the trees where people in wheelchairs can sit quietly in the shade.*
Officers Response: 1. Main path is concrete as well as the areas around picnic tables leading to the main path. Softfall rubber also links to some play elements. 2. There are a number of areas within the proposed landscape plan where a person in a wheelchair could sit in the shade under mature trees.

Name: *Norm Yeo (verbal)*
Feedback: *1. Concerned about a public toilet and BBQ installed at the site.*
Officers Response: 1. A BBQ has not been included in the draft plan. However, given the significant feedback received from the community seeking the provision of a toilet, the master plan has been amended to include a toilet.

In summary, the comments received during public exhibition were favourable for both master plans with some suggested improvements.

Fredericks Park – As a result of the public exhibition period, two minor amendments were made to the Draft Fredericks Park Master Plan to produce the final version of the Fredericks Park Master Plan (attachment 2):

1. Extension of the shared pathway along the northern edge of the play area; and
2. Extension of tree line along the northern boundary of the park.

Murray Park – As a result of the public exhibition period. two amendments were made to the Draft Murray Park Master Plan to produce the final version of the Murray Park Master Plan (attachment 3):

1. Adjustment of outdoor basketball area – include separate basketball and netball ring; and
2. Inclusion of a public toilet.

Albury 2030 plan

Theme One – A Growing Sustainable Economy

1.8 Albury's infrastructure and assets are well managed and maintained.
  1.8.1 Determine infrastructure and service levels through balancing community needs, future growth, sustainability and heritage values.

Theme Three – A Caring Community

3.2 Albury's key community safety indicators continuously improve.
  3.2.1 Develop and implement strategies to improve community safety and amenity.

3.3 The health and wellbeing of the Albury community improves.
  3.3.4 Ensure appropriate infrastructure including accessible path networks/encourage active lifestyles.

3.4 Albury offers a diverse and accessible range of facilities and activities for all ages.
  3.4.1 Improve access for all – in relation to systems and processes, transportation, civic buildings, community facilities and parks.
  3.4.3 Promote and encourage healthy lifestyles through development and efficient use of sporting, recreational, educational and cultural facilities, and infrastructure.
  3.4.5 Increase and promote activities and infrastructure available for children and young people.

Related Strategies

Outdoor Basketball Courts Strategy – The strategy outlines a half-court multipurpose court to be installed at the Thurgoona Community Centre with the view to install a full-size court in the future at a larger park/sporting precinct. The inclusion of the half-court at Murray Park rated highly through the online engagement and would be used by the wider community.

Open Space Strategy and Albury Play Space Strategy – These draft strategies are scheduled to be presented to Council in 2021. The proposed Fredericks Park and Murray Park Master Plans (and the proposed investment into these parks) will be strongly consistent with the intent of these strategies, which seek to encourage active communities and longer stays. The "*Have Your Say*" process also identified some interest in the establishment of a splash park at both sites. Suitable splash park locations in the City will be included in the draft Albury Play Space Strategy.

Albury Public Toilet Strategy – Public toilets are not typically included in a local play space such as Murray Park. However, given the significant community feedback and request for a public toilet, it has now been included in the Murray Park Master Plan. The recently endorsed AlburyCity Public Toilet Strategy indicated that public toilets should be provided at regional and sub-regional play spaces and should be considered at district play spaces. However, it is noted that the Murray Park community do not have immediate access to a public toilet, and therefore it can be justified in this instance.

Financials

Murray Park – The updated opinion of probable costs for the finalised version of the Master Plan is **$611,952**. The construction of the park could be undertaken in three stages which are outlined in the following table.

Stage		Estimated cost (ex GST)
1	Stage 1: Play equipment, path/circulation surfaces, perimeter fence, some landscaping and large trees.	**$233,377**
2	Stage 2: Ball courts, remaining landscaping, nature play and lawn.	**$253,575**
3	Stage 3: Construction of public toilet (pending detailed design)	**$125,000**
	Total Project Opinion of Probable Costs	**$611,952**

These estimated costs will be further refined as part of detailed design. However, an allocation of $240,000 is identified for Stage 1 works in the 2021/22 draft budget, with a further $245,000 identified for Stage 2 identified in the 2022/23 draft budget. Stage 3 (public toilet) costs will be identified in a future budget for Council consideration.

Fredericks Park – The updated opinion of probable costs is estimated at **$1,471,955**. Three construction stages have tentatively been identified for this master plan and are outlined in the following table.

Stage	Stage Name	Estimated cost (ex GST)
1	Stage 1: Playground Areas	**$774,750**
2	Stage 2: Nature Play Areas	**$330,543**
3	Stage 3: Scooter and bicycle skills and education track	**$366,662**
	Total Project Opinion of Probable Costs	**$1,471,955**

Funding has been identified in the Four-Year Delivery Program, with $115,000 identified in 2021/22 for detailed design, and $775,000 included in the 2022-24 draft budget for construction of Stage 1. This project would likely attract grant funding, which will be pursued to offset the anticipated costs.

Risk

- **Business Risk** – A detailed funding strategy for Fredericks Park which identifies funding opportunities will be developed upon endorsement of the final version of the master plan. To ensure that the project is shovel ready for construction, funding for detailed design has been included in the 2021/22 draft budget for Council consideration. Elements of the master plan would also likely attract grant funding. Murray Park has funding of $485,000 identified in the draft Four-Year Delivery Program to construct Stages 1 and 2, and it is noted that further funding will be required to complete Stage 3 (public toilet) of the Murray Park Master Plan.
- **Corporate Risk** – Developing master plans for sites provides a strategic direction for all key stakeholders and Council. It is also critical to achieving grant funding and this creates a

positive image for Council. There may be community expectations that works associated with the master plans will occur quickly, and these expectations will require careful management.

- **WHS and Public Risk** - WHS and risk management have been considered at a high level during the master planning process. Further risk management consideration will be undertaken during the detailed design phase and during construction when they occur to ensure consistency with relevant Australian Standards.
- **Environmental Risk** – A Review of Environmental Factors will be undertaken during the detailed design phase and prior to construction. Consideration to minimise loss of vegetation, dust, noise, and sediment control will be undertaken. Both master plans are proposing to undertake extensive planting and landscaping elements to improve the environmental amenity.
- **Delivery Program Risk** – The adoption of the final version of the Fredericks Park Master Plan will allow Council to take a considered approach to enhancing the amenity at the site. Detailed design can be included in the works program, while construction funding is included into the next budget process for Stage 1 (2021/22 - 240,000) and two (2022/23 - $245,000). Approving the master funding will allow the master plan (excluding the public toilet element) to be completed in one construction phase.

Options

1. Endorse the final version of the Fredericks Park Master Plan (attachment 2) and the Murray Park Master Plan (attachment 3) including minor amendments. **This is the preferred option** as the plans have been through the "*Have Your Say*" and a public exhibition process with resulting feedback now incorporated into the final version of the master plans; or
2. Do not endorse the draft Fredericks Park Master Plan (attachment 2) and the Murray Park Master Plan (attachment 3) as the final version, and request changes. **This is not the preferred option** as a range of consultation has occurred with the community, who now have an expectation of improvements proceeding in accordance with the final version of the master plans.

Conclusion

The draft Fredericks Park Master Plan and draft Murray Park Master Plan have been developed by Jeavons Landscape Architects in conjunction with Council staff, key stakeholders, and the wider community.

The draft Fredericks Park Master Plan and draft Murray Park Master Plan were endorsed by Council at the Council meeting held on 14 December 2020 and placed on public exhibition which concluded on 29 January 2021. At the conclusion of the public exhibition period, 11 comments were received (six Fredericks Park and five Murray Park) as well as some comments received through a presentation to the Albury Access Committee. As a result of the comments received, minor amendments were made to both master plans to create the final versions of the Fredericks Park Master Plan (attachment 2) and Murray Park Master Plan (attachment 3).

Given the extensive amount of public consultation that has now been undertaken, there is now a community expectation that the final versions of the Fredericks Park Master Plan and Murray Park

Master Plan will be endorsed, to allow the concepts to move into detailed design and construction phases.

Recommendation

That Council:

a. Receives and notes the comments received through the public exhibition period for the draft Fredericks Park Master Plan and Murray Park Master Plan (attachment 1);

b. Endorses the final version of the Fredericks Park Master Plan including minor amendments (attachment 2); and

c. Endorses the final version of the Murray Park Master Plan including minor amendments (attachment 3).

Attachments

1. Draft Fredericks Park Master Plan and draft Murray Park Master Plan – comments received (DOC21/68291).
2. Fredericks Park Master Plan – Final (DOC21/68290).
3. Murray Park Master Plan – Final (DOC21/68287).