CM13.11. Fredericks Park and Murray Park Draft Master Plans

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Purpose of Report

To present Council with the draft Fredericks Park Master Plan and draft Murray Park Master Plan for consideration prior to placing the draft plans on public exhibition for a minimum of 28 days.

Background

Master plans assist 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. 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 these plans.

Issues

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.

The community was given the opportunity to provide their suggestions for Fredericks Park through an online engagement platform – Social PinPoint to "*Have Your Say*" into the design of the draft master plan. This consisted of a survey and ideas wall, where people could more actively engage and provide their input. A summary of the information received through the "*Have Your Say"* process for Fredericks Park is included in attachment 1, which includes 20 written responses from the community. This feedback was considered by Jeavons Landscape Architects whilst developing the draft Fredericks Park Master Plan (attachment 2). The key items of the draft Fredericks Park Master Plan are outlined below:

- *Bicycle Education Track* – a new designated space for children learning to ride, with signage lights, intersections and challenges;

- *Scooter & Bicycle Skills and Play* – to allow children to explore and improve a mix of skills including bumps, slopes, varied surfaces and skate elements;
- *Outdoor Fitness Zone* – will include a range of static outdoor strength and conditioning equipment;
- *Nature Play Area* – to be constructed around the turtle sculpture and include new garden beds, stepping stones, and mini bamboo forest;
- *Kick Around Lawn* – a flat area of irrigated lawn for informal ball sports;
- *Junior and Toddler Play Areas* – new age-appropriate play areas for smaller children;
- *Proposed Pedestrian Bridge* – a small pedestrian bridge to connect to Logan Road Off-Leash Area, as identified in the Council endorsed Bunton Park Master Plan;
- *Extension of Logan Road Off-leash Area* – An extension to the off-leash area (as identified in the Council endorsed Bunton Park Master Plan), which will be required when the second netball court is constructed; and
- *Enhanced Plantings and Landscaping* – extension of plantings, seating and pathways.

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

The community was asked to participate in a "*Have Your Say*" process to help determine the community's needs for the park in terms of play items, shelters, shade, seating, and green space. The community were also given the opportunity to nominate their preferred play items within an allocated budget. A summary of the information received through the "*Have Your Say"* process for Murray Park is included in attachment 3, which includes 35 written responses from the community. This feedback was considered by Jeavons Landscape Architects whilst developing the draft Murray Park Master Plan (attachment 4). The key items of the Murray Park Master Plan are outlined below:

- *Toddler Play* – a play space specifically for toddlers including small play elements, a shaded sandpit, and sensory garden;
- *Large Basket Swing* – for children of all ages;
- *Ball Courts* – a mini hardcourt with basketball and netball markings;
- *Gathering Place* – with picnic furniture and shelter;
- *Kick Around Lawn* – a large flat area of open irrigated lawn for informal ball sports;
- *Nature Play Area* – including natural cubbies and living tunnels created by plants, balancing logs, stepping stones and shady places to explore; and
- *Junior and Senior Play Spaces* – includes various play elements that provide more challenging play for older children.

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.

Community Engagement

The community engagement through "*Have Your Say*" was made available through the AlburyCity website. The surrounding residents of both parks received written notification regarding the upcoming master plans and the opportunity to "*Have Your Say*", with the resulting feedback used to inform the development of the draft plans.

Fredericks Park – Through the online engagement, 25 survey responses and 20 comments were received through the ideas wall (attachment 1). The common requests proposed on the ideas wall were to update the play area, include a bicycle education track and skate/scooter elements, improve shade in terms of shelter, shade sails and trees, include a fitness area, and a splash park (which will be identified at other locations in Albury). The large majority of these requests have now been incorporated into the draft Fredericks Park Master Plan.

Murray Park – Through the ideas wall, 35 comments were made regarding the future of the park (attachment 3). Many of the comments related to the installation of a basketball court, diverse play items, shade in the form of trees and shelters, native landscaping, seating and a BBQ area. The BBQ has not been identified for inclusion in the park at this stage given it is considered a local park and generally BBQs are not installed in local parks of this size. The most popular play items voted on through the budget tool were a combination play unit, double swing and basket swing which have now been included in the draft Murray Park Master Plan.

Upon Council endorsement of the draft Fredericks Park and Murray Park Master Plans, both will be placed on public exhibition for a minimum of 28 days. At the conclusion of the public exhibition period, comments received will be collated and a report presented back to Council with comments received, an officer's response, and a final version of the master plans for Council's consideration. If there are no comments received during the public exhibition period it is proposed that the draft plans be adopted as the final version of the master plans.

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.

Financials

Murray Park – the opinion of probable costs to complete the works outlined in the Master Plan for Murray Park (attachment 4) is $482,682. It is proposed to implement the Master Plan in two stages as outlined below:

Stage	Stage Summary	Estimated cost (ex GST)
1	Stage 1: Play equipment, path/circulation surfaces, perimeter fence, some landscaping and large trees	**$237,648**
2	Stage 2: Ball courts, remaining landscaping, nature play, and lawn.	**$245,034**
	Total Project Opinion of Probable Cost	**$482,682**

An allocation of $200,000 is available in the 2020-21 budget for construction of stage one, however the full costs associated with construction won't be fully known until completion of the procurement (tender) process. Stage two will be included in the project management framework for future consideration. Grant funding is also currently being pursued to fund stage two of this project.

Fredericks Park – the opinion of probable costs is estimated at $1,298,918. Three construction stages have tentatively been identified for this Master Plan, including:

Stage		Estimated cost (ex GST)
1	Stage 1: Playground Areas	**$704,901**
2	Stage 2: Nature Play Areas	**$285,458**
3	Stage 3: Scooter and Bicycle skills, and education track	**$308,559**
	Total Project Opinion of Probable Cost	**$1,298,918**

Currently, there are no funds identified in the four-year delivery program for the construction phase of the Master Plan. However, these stages (design and construction) will be included for consideration by Council as part of the 2021-22 budget preparation. This project will also be considered when submitting future grant applications.

Risk

- **Business Risk** – A detailed funding strategy for Fredericks Park which identifies funding opportunities will be developed. Elements of the master plan would likely attract grant funding. This will be investigated further as elements are included in future budget processes. Murray Park has funding ($200,000) identified in year two of the current four-year delivery program. The shortfall in funding will be reviewed during the 2021-22 budget process. Further funding will be required to complete stage two of the 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.
- **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. Following adoption of the draft Master Plan, consideration can be given to programming and prioritising works through Council's delivery program. Endorsement of the final version of the Murray Park Master Plan will allow Council to proceed with the proposed construction of stage one as allocated within the current 2020-21 budget.

Options

1. Endorse the draft Fredericks Park Master Plan and draft Murray Park Master Plan and place the draft Master Plans on public exhibition for a minimum of 28 days. **This is the preferred option** as it will enable the wider community to have further input into the draft master plans prior to finalisation; or

2. Do not endorse the draft Fredericks Park Master Plan and draft Murray Park Master Plan and request amendments. **This is not the preferred option** as the wider community has already provided extensive input into the development of the draft Master Plans with ideas incorporated into them. Placing the draft Fredericks Park Master Plan and draft Murray Park Master Plan on public exhibition will provide a further opportunity to allow any additional community feedback and suggested refinements prior to Council endorsement of the final versions of the 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 through a "*Have Your Say"* process.

Endorsing the draft Fredericks Park Master Plan and draft Murray Park Master Plan will enable the draft Master Plans to be placed on public exhibition for a minimum of 28 days and will provide the opportunity for the community to have further input into the final version of the Master Plans prior to final Council endorsement. Noting the upcoming Christmas period, public exhibition will be extended to ensure the community has sufficient opportunity to review and make comment.

If no comments are received through the public exhibition period, then the draft versions of the Fredericks Park Master Plan and Murray Park Master Plan can become the final versions of the Master Plans.

Recommendation

That Council:

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

b. Places 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.

Attachments

1. Have Your Say results - Fredericks Park Master Plan (DOC20/172339).
2. Draft Fredericks Park Master Plan (DOC20/168139).
3. Have Your Say results - Murray Park Master Plan (DOC20/162325).
4. Draft Murray Park Master Plan (DOC20/168132).