CM13.5. Draft Albury Regional Skate and Recreation Hub Concept Design

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CONFIDENTIAL	No		
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Purpose of Report

The purpose of this report is to seek Council's endorsement of the draft concept design for the Albury Regional Skate and Recreation Hub, place the draft concept design for the Albury Regional Skate and Recreation Hub on public exhibition until mid-February and to investigate grant opportunities for the construction phase of the Albury Regional Skate and Recreation Hub.

Background

In July 2018, Council endorsed the Albury Skate and BMX Strategy. The Strategy includes recommendations for the development of Skate and BMX facilities across the city.

Two of the key recommendations from this Strategy, were:

- Undertake local consultation and design for a new regional scale skate park of at least 1500sqm at the existing Albury Skate Park site in 2018/19; and
- Allocate funding to the construction of a new Regional Skate Park at Albury Skate Park as part of Council's budget process.

Since the endorsement of the Strategy, Parks and Recreation staff have been working with consultants from PLAYCE and members of the local skate and BMX community to develop a draft concept plan for the redevelopment of the Albury Regional Skate Park on the existing site in David Street. Parks and Recreation staff also undertook community consultation seeking feedback on what skate and BMX elements and facilities the community would like to see in the regional skate park.

Through this consultation, PLAYCE has developed a concept plan for an iconic regional skate park. One of the key themes from the consultation was to bring back some "street style" elements from areas around Albury that have been lost. From this, the "street" theme was developed by PLAYCE and has been strongly supported by the skate and BMX community. The community consultation also identified the provision of skate facilities catering for a wide range of ages and abilities, such as separate large and small bowls which cater for both advanced and beginner levels. Feedback provided also requested a range of activities (outdoor basketball, rock climbing and parkour), an undercover area for hot and wet weather use, seating, lighting and access to transport options. The creation of a space to host large scale events and attract visiting riders for demonstrations was also a priority for the skate and BMX working group. Since the concept designs include recreational activities as well as the regional skate facility, the title of the project has been amended to the Regional Skate and Recreation Hub (refer Attachment 1).

Issues

The draft concept plan for the Albury Regional Skate and Recreation Hub links with the following documents:

Albury 2030 Plan

3.4 Albury offers a diverse and accessible range of facilities and activities for all ages
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.

Albury Skate and BMX Strategy June 2018

- *Undertake local consultation and design for a new regional scale skate park of at least 1500 square metres at the existing Albury Skate Park site in 2018/19.*
- *Allocate funding to the construction of a new Regional Skate Park at Albury Skate Park as part of Council's budget process.*

Two Cities One Community

1.2 We are a destination that offers a variety of experiences, attractions and events.
3.3 Our community is healthy and has a strong sense of wellbeing.

Premier's Priorities (NSW Government)

This project would also assist to meet one of the key Premier's Priorities of Tackling Childhood Obesity. By creating free and accessible recreation opportunities, AlburyCity would be assisting to meet the target of reducing overweight and obesity rates of children by five percentage points by 2025.

Risk

- *Business Risk* – This concept design phase will be delivered with existing staff resources and funding. There is currently no funding allocated for the detailed design phase or construction phase for the project.

- *Corporate Risk* – The redevelopment of the Albury Regional Skate Park has been discussed and consultation completed several times over the last 10 years. Local skate and BMX proponents were vocal about the upgrade of the park including presenting AlburyCity with a petition with over 1,000 signatures requesting an upgrade to the Albury Skate Park. The design of the upgraded skate facility in the short timeframe after completion of the Albury Skate and BMX Strategy provides a positive image for Council. There is likely to be a community push to

continue the design process and deliver on-ground works for the project which is not yet funded.

Feedback collected from users during the Have a Say process and concept development stages indicated that they felt that they had been consulted with on several occasions without any action or upgrades to the Albury Skate Park. This could result in negative media regarding the upgrade of the Albury Skate Park.

An additional risk is that the display of this concept may lead to raising the community's expectations around the project. It would need to be clearly articulated during the public exhibition period that the project is currently unfunded, and that AlburyCity would be seeking grant funding to assist with project delivery.

- *WHS and Public Risk* - The existing skate parks were identified in the Albury Skate and BMX Strategy as having reached the end of their useful life and has maintenance issues which are actively managed. While they can function with maintenance, the recommendation is to replace all the existing skate facilities over time. The provision of a safe and accessible space was a guiding principle for the design of the Albury Regional Skate and Recreation Hub.

- *Delivery Program Risk* – This concept design development phase can be delivered with existing resources and funding. Funding for detailed design and construction of the Albury Regional Skate and Recreation Hub will be considered through future budget processes. The probable cost estimate provided by PLAYCE for the construction phase of the project is $2,444,448 ex GST (refer Attachment 2) and detailed design phase approximately $150,000 - $180,000.

  AlburyCity will use the endorsed concept plan to investigate grant opportunities such as Club grants, Stronger Country Communities (additional rounds), Regional Growth, Tourism and Environment Fund or other avenues that are advertised. The project has been designed that it can be staged, if needed. This can be seen in the concept design through the differing sections created within the park. Stage One would involve construction of skate sections and associated pathways and infrastructure. Additional staging would be the parkour and fitness area, pump track and ball court area. The preferred delivery option would be to complete the project as one stage to gain efficiencies in construction.

Community Engagement

Extensive community engagement was undertaken in 2018 as part of the development of the Albury Skate and BMX Strategy.

Further community engagement was undertaken in August 2018, through a Have a Say process, seeking community input into inclusions for the Albury Regional Skate Park. The community engagement included an online survey and a drop-in consultation session at the Retro Cafe.

A working group, comprising members of the local skate and BMX community, has also been engaged to work with the consultants to develop the Regional Skate and Recreation Hub concept design. This group has met with Parks and Recreation staff and PLAYCE on three occasions.

As part of the public exhibition process, community members who have provided comment during the development of the Skate and BMX Strategy and the Have a Say process on the Albury Regional Skate Park will be contacted and provided the link to the public exhibition webpage. In addition, the Youth Council will be briefed on the project. Draft concept designs will be available for viewing at the Lavington Library, Library Museum, Council offices, Retro Youth Café and on Council's website.

Placing the draft Albury Regional Skate and Recreation Hub concept design on public exhibition will enable the community to have a further say on the project. The public exhibition period would be open until mid-February to ensure that as many members of the community can provide feedback.

The messaging around the public exhibition period will need to include that:

- The detailed design phase and construction phases of the project are currently unfunded;
- Albury City will use the endorsed draft concept design to investigate grant funding opportunities; and
- The construction may be staged with the number of stages and timing of construction funding dependent.

Options

1. Endorse the draft Regional Skate and Recreation Hub concept designs and place the draft designs on public exhibition.

   This is the preferred option as the draft designs align with the Albury Skate and BMX Strategy. The community has been involved in the development of the draft concept designs through a Have A Say process and meetings have been held with the skate community. Having Council endorse draft designs will allow staff to investigate grant opportunities for the project. The negative impacts will be that Council will be seeking community input into another skate and BMX project in a short period of time. However, it is required to ensure the wider community has an opportunity to be involved in this stage of the design process.

2. Not endorse the draft Regional Skate and Recreation Hub concept designs and seek amendments prior to presenting back to Council.

   This is not the preferred option as the community has demonstrated through the Albury Skate and BMX Strategy and the presentation of a petition, that the redevelopment of the Albury Skate Park is a high priority. The community has been consulted through Have a Say which has provided information considered into the design process. Delaying the process further is not a desirable outcome and could see community backlash.

Conclusion

The development of the concept designs for Albury Regional Skate Park has been identified by the community as a priority for several years and this was reinforced through the Albury Skate and BMX Strategy. The aims of the design are to provide a regionally significant skate and BMX facility that creates a central hub for skate and BMX activities. The project will assist in providing several positive social engagement and physical activity outcomes for the community while attracting visitors and events to the city.

Council's endorsement of the Draft Albury Regional Skate and Recreation Hub concept designs, and placing the draft concept designs on public exhibition, will provide the community with an additional opportunity to provide feedback into the draft designs prior to commencing the detailed design phase. It will also allow Council staff to investigate funding opportunities that could be sought for construction.

A further report will be prepared for Council at the conclusion of the public exhibition period outlining submissions received and the final version of the Albury Regional Skate and Recreation Hub concept designs for Council's consideration and endorsement.

Recommendation

That Council:

a. Endorse the Draft Albury Regional Skate and Recreation Hub concept designs;
b. Place the Draft Albury Regional Skate and Recreation Hub concept designs on public exhibition until mid-February; and
c. Prepare a further report for Council at the conclusion of the public exhibition period which outlines the comments received and the final version of the Albury Regional Skate and Recreation Hub concept designs.

Attachments

1. Draft Albury Regional Skate and Recreation Hub Concept Design (DOC18/172768)
2. Albury Regional Skate and Recreation Hub - Opinion of Probable Costs (DOC18/173866)