

### **CM13.3. Billson Park Master Plan - Scope and Stakeholder Engagement Plan**

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|--------------------------|-----------------------------------|----------------------|----------------------------|
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| <b>CONFIDENTIAL</b>      | No                                |                      |                            |
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#### **Purpose of Report**

To present to Council the Stakeholder Engagement Plan, project scope and timeframes for the Billson Park Master Plan, and detailed design phase of the project.

#### **Background**

Billson Park is NSW Government Crown Land with AlburyCity identified as the land manager. Billson Park is in central Albury on David Street, opposite the newly redeveloped Albury Skate Park. It is home to the Albury Cricket Club, with the existing amenities and infrastructure constructed during the 1980s. Other winter sports clubs have, on occasion, used the sports ground for training, however the sports ground lighting is poor. The park also has an existing small play space, car parking and community garden space (refer Attachment 1 for Billson Park site plan).

Billson Park is highly used by the local community, Albury Cricket Club, and other local user groups. The objective of the project is to develop a master plan for Billson Park that caters for the future needs of the space and the recreational needs of the community.

Following endorsement of the Master Plan, the project will continue to develop detailed designs and construction documentation to ensure the project elements (particularly high priority projects such as district level play space and sports pavilion/public toilets) are shovel-ready for construction.

The existing sports building infrastructure consists of single-storey buildings including changerooms/public toilets, community room, storage/curators shed and temporary storage container. The infrastructure does not meet the current sporting standards and is considered to be approaching the end of its useful life. Some recently completed minor works (shower partitions, painting, and replacement of hot water system) have improved the basic facilities until funding is acquired for construction of new facilities.

In addition, the play space is also approaching the end of its useful life and is no longer meeting the needs of the community and "Everyone Can Play" guidelines.

The community garden has relatively high usage, however, is not maximising the space provided to continue the development of the wider Billson Park community space.

A master plan for the Billson Park site is to be developed, in consultation with the key stakeholders and the community, that addresses the identified issues and guides future improvements.

### Issues

Historically, master planning projects have been completed and a request for quotation/tender process would be undertaken in subsequent years to engage design consultants for individual project elements. This process has included some challenges with continuity of design intent and the considerable time for separate procurement processes. To address this issue, this project will include the detailed design phase, which would commence immediately following Council endorsement of the Master Plan to ensure project elements are shovel-ready for the construction.

The scope of works for the project includes the following:

- Complete the initial *Have Your Say* process and stakeholder consultation;
- Develop a draft Master Plan for the site ready to present to Council for endorsement;
- Amendments to the draft Master Plan following public exhibition process;
- Council endorsement of the final version of the Billson Park Master Plan; and
- Develop detailed designs for new sports pavilion and key master plan elements.

The project aligns with outcomes contained within *Towards Albury 2050* Community Strategic Plan including:

#### *A Caring Community:*

- 3.3 Our community values arts, culture, heritage, and place. All residents share and celebrate our multiculturalism in a welcoming and open community.
  - 3.3.3 Our spaces will provide a safe, inclusive and welcoming environment for our community to enjoy.
- 3.5 Albury is a safe, inclusive, and accessible region for our entire community.
  - 3.5.2 Our buildings and spaces are designed to be inclusive and accessible to all community members.
- 3.6 Albury is a vibrant region that values enrichment offered by arts and cultural activities and provides for diverse lifestyles and experiences.

#### *A Leading Community:*

- 4.2 Albury collaborates as a community to plan for the future and work towards a shared vision.
  - 4.2.1 The community is consulted and engaged on important decisions in two-way conversations that result in informed decision making and shared leadership.

*Other related Strategies:*

Public Toilet Strategy – Billson Park changerooms are identified as a high priority for replacement in the Strategy.

Albury Wodonga Sports and Recreation Strategy – this Strategy identifies Billson Park as primary space for Albury Cricket Club, and additional training space for Albury Thunder and other sporting user groups. The Strategy identifies upgraded sports ground lighting (to training standard) as a priority in the Action Plan.

The proposed Key Milestones for the project are as follows:

| Milestone   | Scheduled completion |
|---|----------------------|
| Initial <i>Have Your Say</i> process  | April 2024           |
| Council endorsement of the draft Billson Park Master Plan   | August 2024          |
| Public exhibition   | October 2024         |
| Endorsement final version of the Billson Park Master Plan   | February 2025        |
| Engagement with key stakeholders during detailed design   | September 2025       |
| Complete detailed design and approvals for high priority master plan elements (Sports Pavilion and district level play space) | June 2026            |

**Risk**

- **Business Risk** – the Billson Park Master Plan will guide improvements for the site. The Stakeholder Engagement Plan will assist in coordinating the phases of consultation throughout the project life and ensure that the community has a say on the project through the development phases.
- **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. The endorsement of a Stakeholder Engagement Plan for the project provides a framework whereby stakeholders and the wider community can have input into the development of the Master Plan.
- **WHS and Public Risk** – these are not considered in the development of the Stakeholder Engagement Plan, however, will be considered during the master planning process. Public risk will be considered further during the detailed design phase of the project.
- **Environmental Risk** – environmental issues will be considered at a high level during the development of the Master Plan. A Review of Environmental Factors will be developed for major projects (as required) during the detailed design phase of projects.
- **Delivery Program Risk** – no funding has been identified for construction for the master plan elements. When cost estimates are determined for the priority master plan elements, funding is to be included in the project management framework and future budget processes for Council's consideration.

## Community Engagement

A Stakeholder Engagement Plan has been developed for the project (see Attachment 2). In summary, community engagement for the project will involve four stages:

Stage 1 – Awareness raising and information gathering.

- Have Your Say with key stakeholders and general community.

Stage 2 – Test ideas/concepts for potential inclusion.

- Prepare Preliminary draft and test ideas/plans with key stakeholders and general community.

Stage 3 – Public Exhibition of draft Master Plan.

- Following Council endorsement of the draft Billson Park Master Plan, the Master Plan will be placed on public exhibition seeking feedback.

Stage 4 – Engagement with key stakeholders during detailed design.

- Regular emails to key stakeholders.

## Options

1. Endorse the Billson Park Master Plan Stakeholder Engagement Plan and project scope. This is the preferred option as it will allow the project to commence with engagement of a consultant and commencement of stakeholder engagement to develop a master plan for Billson Park that caters for the future needs of the space and the recreational needs of the community. Upon endorsement of the Master Plan, the project will immediately move into detailed design of project elements to ensure that they are shovel-ready for construction. **Recommended;** or
2. Not endorse the Billson Park Master Plan Stakeholder Engagement Plan and project scope. This option is not recommended as this will delay the project and prevent the delivery of a suite of shovel-ready projects to address the site deficiencies and existing infrastructure that is approaching the end of effective life. **Not recommended.**

## Conclusion

Billson Park is located in central Albury on David Street, opposite the newly redeveloped Albury Skate Park. It is home to the Albury Cricket Club and used by other sporting groups, on a casual basis, and the general community. Existing amenities and infrastructure are approaching the end of their useful life, and prior to replacement it is desirable to develop a master plan to guide future improvements. To ensure the key stakeholders have input into the project a Stakeholder Engagement Plan has been developed (see Attachment 2) and endorsement is required prior to commencement of the project.

The addition of detailed designs to the scope of works for this project will ensure that projects are shovel-ready which will assist in applications for future grant funding.

**Recommendation**

That Council endorse the Stakeholder Engagement Plan and project scope for the Billson Park Master Plan.

**Attachments**

1. Billson Park Site Plan (DOC24/30672).
2. Stakeholder Engagement Plan - Billson Park Master Plan (DOC21/3614).