

CM13.2. World War II Memorial Bowl 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 World War II Memorial Bowl Master Plan public exhibition period, and to present to Council the final version of the World War II Memorial Bowl Master Plan for endorsement.

Background

Master plans assist in providing a strategic direction for future development of our parks, sports grounds and other defined areas throughout the City. The recent completion of the Monument Hill Master Plan, and subsequent improvements, highlighted the need to upgrade the World War II Memorial Bowl area.

The proposed upgrade to the World War II Memorial Bowl has been well supported by the Albury RSL Sub Branch, who support the development of a master plan, and have expressed interest in an upgraded play space and the establishment of an exercise zone.

A Request for Quotation (RFQ) process was undertaken to develop a master plan for the World War II Memorial Bowl, with Jeavons Landscape Architects engaged to undertake the master planning process.

At the Council Meeting held on 8 March 2021, Council resolved to:

- a. *receive and endorse the draft World War II Memorial Bowl Master Plan;*
- b. *place the draft World War II Memorial Bowl Master Plan on Public Exhibition for a minimum of 28 days; and*
- c. *if no submissions are received through the public exhibition process, that the draft World War II Memorial Bowl Master Plan be adopted as the final version.*

Community Engagement

Extensive community engagement occurred during the development of the draft World War II Memorial Bowl Master Plan through the initial 'Have Your Say' process, with 53 unique stakeholders participating in the online engagement platform and 39 people completing the survey, while 30 added comments to the ideas wall. This feedback was considered by Jeavons Landscape Architects whilst developing the draft World War II Memorial Bowl Master Plan.

Following endorsement of the draft World War II Memorial Bowl Master Plan at the 8 March 2021 Council meeting, the draft World War II Memorial Bowl Master Plan was placed on public exhibition commencing 12 March 2021 and concluding on 16 April 2021. Copies of the draft Plan were made available at the LibraryMuseum, Lavington Library, Council Offices and on the AlburyCity website.

To promote the public exhibition period, surrounding residents were notified through a letterbox drop, whilst broader awareness occurred through an advertisement placed in The Border Mail, and promotion using social media posts.

Staff presented at the Albury RSL Club Sub Branch and Albury Access Committee meetings to discuss key points of the Master Plan.

In summary, there was one submission received through the public exhibition period which is outlined in the following table. In addition, a letter was also received from the Albury RSL Sub Branch and an extract of the Albury Access Committee Meeting has also been included in the table below.

A copy of comments received is included in attachment 1.

Name: <i>Kerry Golding</i>
Feedback: <ol style="list-style-type: none">1. Resident of Affleck Street and live close to Memorial Bowl. Concerned about “small events” especially at night with noise. Please consider what types of small events, parking, and noise. Officers Response: <ol style="list-style-type: none">1. The issues identified impacting on surrounding residents will be considered when scheduling any events in this area. The Master Plan only proposes the site to cater for small events given constraints associated with parking and lack of amenities (eg. toilets). Larger musical events will be catered for at other Council venues such as Botanic Gardens (eg. “Music in the Gardens”).
Name: <i>Albury Access Committee Meeting</i>
Feedback: <ol style="list-style-type: none">1. Are any photos available of the dancing that used to occur in the area?2. Will buses operate in the area?3. Will the wall be retained?4. Will toilets be provided?5. When will the works be completed?6. Will the park be promoted?7. Can the fitness parks have a ‘come and see/learn how to use the equipment’ session offered?8. If people cannot access QR codes, what are the options? Officers Response:

1. Council staff will attempt to locate any archived photographs.
2. There are currently no bus stops near the Memorial Bowl.
3. The wall will be retained; however, a small section will be removed to improve access. This will not impact on the heritage of the area.
4. Toilets have not been included in the Master Plan at this stage, given this is a local park with shorter dwelling times anticipated.
5. Works will be completed in 2022.
6. Typically, word of mouth alerts people of the parks that exist. However, the Council website and social media will also be used to promote the completion of the park upgrade.
7. QR codes are available to demonstrate exercise usage.
8. Council can consider having a 'come and see' event.

Name: *Albury RSL Sub Branch*

Feedback:

1. The membership fully endorses the proposal which is long overdue.
2. The Sub Branch thanks AlburyCity for their interest and support for the community project

Officers Response:

1. Acknowledged
2. Noted.

In summary, the comments received through the public exhibition were favourable and did not require amendments to the draft World War II Memorial Bowl Master Plan. Therefore, it is proposed to endorse the draft Memorial Bowl Master Plan as the final version (Attachment 2).

Albury 2030 Community 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

Monument Hill Master Plan – The Monument Hill Master Plan was endorsed by Council in 2017. The Master Plan focuses on the main lookout at the western end of Dean Street. Stage One works have recently been completed, which improves the community space and interpretive signage that surrounds the World War I War Memorial.

Plan of Management for Community Land 2016 – The land parcels associated with this Master Plan are either Council-owned land or unmade road reserves. The Council-owned land parcels have a classification of 'Community' as defined by the *Local Government Act 1993*. Therefore, the land parcels are included in the Plan of Management for Community Land 2016 and are categorised as 'Park'. The draft Master Plan is consistent with the intent and objectives of the Plan of Management.

Albury Local Environment Plan (LEP) 2010 – The area of interest in the draft Master Plan is zoned E2 - Environmental Conservation area, as outlined in the *Albury LEP 2010*. The works proposed are generally consistent with the objectives outlined in the *Albury LEP 2010*. However, to maintain the views from the top of Monument Hill to Dean Street will require vegetation removal. This will require environmental approvals.

In addition, the World War II Memorial Bowl Master Plan area also forms part of the (C10) – Monument Hill Parklands Conservation Area, and the proposed Master Plan upgrade is consistent with the Conservation Area objectives, which include:

1. to conserve and enhance the environs of the precinct, as well as the original design intent of the Grand Avenue, extending from Dean Street to the Monument;
2. to integrate the Monument Hill precinct with the riverside parks area and the City Centre;
3. to preserve significant landscape elements within the precinct; and
4. to have regard to views of the Monument, as well as views from the Hill and Memorial Bowl Area, onto the City environs below.

To ensure that the Master Plan and proposed elements align with the objectives of the Monument Hill Parklands Conservation Area, a consultant was engaged to undertake a 'Historical Heritage Assessment' (HHA) and 'Statement of Heritage Impact' (SoHI). The HHA and SoHI assessment revealed that there would not be any direct negative impacts to heritage items located within the vicinity of the study area, caused by the construction of new elements associated with the draft Master Plan.

Dean Street to Monument Hill pedestrian link – The longer-term goal is to have an improved pedestrian link between Dean Street and the World War I Memorial atop Monument Hill. The link between the World War II Memorial Bowl and the World War I Monument will require the replacement of the path and improved landscaping. The link between the World War II Memorial Bowl and Dean Street (Palm Annex) will require a separate investigation and master planning process.

Financial Impact

The revised opinion of probable costs to complete the works outlined in the Master Plan is \$621,309 (ex GST). There is currently \$50,000 identified in the draft 2021/22 (Year 1) New Initiatives to complete detailed design work, and a further \$550,000 proposed in 2022/23 (Year 2) to undertake construction. The proposed construction budget of \$550K can be further refined upon completion of the detailed design process, which will provide a more accurate indication of both construction and landscaping costs (including irrigation).

It is preferred to complete the works in one stage, and grant funding will be pursued to help co-fund the project to reduce the extent of Council investment.

Risk

- **Business Risk** – There is funding identified in 2021/22 for detailed design, and 2022/23 for construction. During the detailed design process, consideration will be given to staging. However, it would be preferred to complete the construction as one project. Grant funding will be sought to offset the associated costs of construction.
- **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. There has been significant consultation with key stakeholders as part of the stakeholder engagement process, which included the support of the Albury RSL Sub Branch. In addition, a statement of Heritage Impact has been prepared, which concluded that the proposals identified within the Master Plan won't have any direct negative impacts to heritage items located within the vicinity of the study area.
- **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 stages when they occur to ensure consistency with relevant Australian Standards.
- **Environmental Risk** – The Master Plan site is included in a conservation area (C10) and has an Environmental Conservation Zoning (E2). Generally, the Master Plan aligns with the objectives of both the planning items. Prior to any construction work, development consent will be needed with the application to outline the Environmental impacts. Some of the preliminary environmental issues identified include:
 - removal of two existing trees that are growing in close proximity and damaging the integrity of the low wall; and
 - pruning and minor removal of vegetation that is interrupting the views along the axis.Environmental approvals will be sought prior to the removal of any vegetation from Monument Hill to the centre of Albury. The proposed removal of vegetation as identified above will be largely offset by the enhanced planting proposed across the site, and new plantings proposed for the adjacent Indigenous Garden (native plants endemic to the local area) off Memorial Drive, as well as the open space adjoining Affleck Street.
- **Delivery Program Risk** – The adoption of the final version of the World War II Memorial Bowl Master Plan will allow Council to take a considered approach to enhancing the amenity at the

site. Following adoption of the Master Plan, consideration can be given to programming and prioritising works through Council's Delivery Program, with funds identified for detailed design and construction in Years 1 and 2 of the four-year Program.

Options

1. Endorse the final version of the World War II Memorial Bowl Master Plan (Attachment 2). **This is the preferred option** as through the public exhibition period there were no amendments required to the draft World War II Memorial Bowl Master Plan; or
2. Do not endorse the draft World War II Memorial Bowl Master Plan as the final version of the master plan and request changes. **This is not the preferred option** as an extensive community engagement process has been undertaken to develop the Master Plan and comments received did not require amending the draft Master Plan.

Conclusion

The draft World War II Master Plan has been developed by Jeavons Landscape Architect in consultation with Albury RSL Sub Branch, Council staff and the wider community.

The draft World War II Memorial Bowl Master Plan was endorsed by Council at the Council meeting held on 8 March 2021 and placed on public exhibition which concluded on 16 April 2021. At the conclusion of the public exhibition period, one comment was received from the community as well as comments received through presentations to the Albury RSL Sub Branch and Albury Access Committee. As a result of the comments received, there were no amendments required to the draft World War II Memorial Bowl Master Plan, and therefore the draft World War Memorial Bowl Master Plan should be endorsed as the final version of the World War II Memorial Bowl Master Plan.

Recommendation

That Council:

- a. Receives and notes the comments received through the public exhibition period for the draft World War Memorial Bowl Master Plan (Attachment 1); and
- b. Endorses the final version of the World War II Memorial Bowl Master Plan (Attachment 2).

Attachments

1. Draft World War II Memorial Bowl Master Plan – Comments received (DOC21/122117).
2. World War II Memorial Bowl Master Plan – Final (DOC21/113276).