

13.1 McCallum Park Active Area - Concept Design

Location	Victoria Park
Reporting officer	Jack Bidwell
Responsible officer	Ben Killigrew
Voting requirement	Simple majority
Attachments	<ol style="list-style-type: none">1. McCallum Park Active Area Concept Report [13.1.1 - 34 pages]2. McCallum Park Active Area Community Engagement Report [13.1.2 - 20 pages]3. McCallum Park Active Area Public Submissions [13.1.3 - 8 pages]

Recommendation

That Council:

1. Approves the McCallum Park Active Area Concept Report
2. Acknowledges the submissions received during the public advertising period
3. Lists the detailed design for consideration in the draft 2020/21 Annual Budget deliberations

Purpose

To consider and approve the concept design report for stage 2 of the Taylor Reserve & McCallum Park Masterplan - McCallum Park Active Area.

In brief

- Stage 2 of the Taylor Reserve & McCallum Park Masterplan has been designated as the McCallum Park Active Area.
- The McCallum Park Active Area design has been presented in the form of a concept design and community engagement report which captures the collaborative design process undertaken with the community to establish the sites uses.
- The design refinement for stage 2 was developed through a series of community engagement exercises to ensure it provides the right mix of passive and active spaces to cater for a wide variety of users.
- The design consists of an upgrade to the basketball courts, new skate and scooter facilities, a new pump track, landscaping, pathways, shading, seating, a café area, viewing spaces and car parking.
- If Council approves the concept design and budget is secured in 2020/21 FY to proceed with detailed design, the Town will be able to proceed to ensure the project is "shelf-ready".

Background

1. In 2015 the Town finalised the Foreshore Access Management Plan which developed a framework for the consistent management of the Swan River foreshore. This plan identified the need for a Masterplan for Taylor-McCallum Reserve to guide the future development of the site.
2. The revised Masterplan was endorsed by Council in March 2018 following significant community consultation. At the same time, the detailed design was prepared for stage 1 - river edge treatments and endorsed by Council. Part of the river edge treatments have been delivered within the Town's

maintenance/capital budgets with matching funds through the Department of Biodiversity, Conservation and Attractions.

3. In 2018, the Taylor Reserve & McCallum Park Masterplan was identified as the number 7 priority project by Elected Members to inform our planning and inform the Long-Term Financial Plan for major proposed future projects and initiatives.
4. Following the endorsement of the revised Masterplan and the commencement of works on a portion of stage 1 – River-edge wall, the Town commenced community engagement and design refinement on stage 2 – McCallum Park Active Area.
5. The Town engaged a design team consisting of an Emerge Associates, Skate Sculpture and New Line Skateparks to undertake the co-design process which would determine the community's design aspirations for the space and shape the concept plan.

Strategic alignment

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL02 - A community that is authentically engaged and informed in a timely manner.	The design was developed through a series of physical and online engagement activities with the community.
CL03 - Well thought out and managed projects that are delivered successfully.	The project is being delivered using the Town's draft Project Management Framework to ensure effective management of the project.

Economic	
Strategic outcome	Intended public value outcome or impact
EC01 - A desirable place for commerce and tourism that supports equity, diverse local employment and entrepreneurship.	If delivered, the project will deliver a space that attracts visitors from local, state, national and international communities.
EC02 - A clean, safe and accessible place to visit.	The design renews and upgrades existing facilities and provides new facilities to ensure the area is up to current safety standards delivers universally accessible areas.

Environment	
Strategic outcome	Intended public value outcome or impact
EN02 - A safe, interconnected and well maintained transport network that makes it easy for everyone to get around.	The design considers and enhances the existing walking, cycling and road networks to ensure it's easy for everyone to, from and around the space.
EN05 - Appropriate and sustainable facilities for everyone that are well built, well maintained and well managed.	The detailed design will include water sensitive urban design initiatives to increase sustainable stormwater drainage solutions.
EN06 - Appropriate, inviting and sustainable green spaces for everyone that are well maintained and well managed.	The upgrade of the space will create a vibrant reserve for both passive and active users that invites people from all areas of the world to the Town.
EN07 - Increased vegetation and tree canopy.	The design significantly increases the tree canopy coverage in the area through the inclusion of trees

	and garden beds.
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Social	
Strategic outcome	Intended public value outcome or impact
S01 - A healthy community.	A mix of sports and activities in the area encourages healthy living by increasing the availability of facilities for physical activity.
S04 - A place where all people have an awareness and appreciation of arts, culture, education and heritage.	The hype-court basketball court murals will connect our community through art, with a proposal for Aboriginal influenced artwork.

Engagement

Internal engagement	
Place Planning	Review and input into the concept design
Stakeholder Relations	Input into the communications and community engagement process
Project Management Office	Management of the project and input into the report
Finance	Review of the report
Operations	Review and input into the concept design
Asset Management	Review of the concept design

External engagement	
Stakeholders	Town wide
Period of engagement	2 Nov 2019 - On-site co-design workshop and skate filming session 2-18 Nov 2019 – Survey 11 Dec 2019 – Christmas Twilight Markets pop up session 13 Dec 2019 – 10 Jan 2020 – Survey 28 Mar 2020 – 12 Apr 2020 – Public comment period
Level of engagement	Involve
Methods of engagement	On-site design workshop, pop up listening post, online and hard copy survey, online and hard copy submission form.
Advertising	Town website, on-site posters, stakeholder emails, Your Thoughts, social media and Town eNewsletters
Submission summary	105 submissions on the first Survey – Design Ideas 107 submissions on the second Survey – Concept Design Feedback 50 submissions received during the public comment period.

	<p>39 supported the design</p> <p>6 supported the design with some concerns</p> <p>5 opposed the design</p>
Key findings	<p>The final concept design was refined into the concept report and provided to the community for public comment. 90% of submissions received indicated they supported the design.</p> <p>The comments provided during the public comment period were assessed by the project team and used to refine the final concept design which included increased shaded areas, further tree planting locations and adjustments to skate and BMX facilities to include more variation for different age groups.</p>

Other engagement	
Water Corporation WA	Watercorp were engaged due to a drainage easement over the site, under the basketball courts. Indicative support has been given to the Town for the design with minor conditions to be resolved through the detailed design process.

Legal compliance

Not applicable.

Risk management consideration

Risk and consequence	Consequence rating	Likelihood rating	Overall risk analysis	Mitigation and actions
Reputational Negative public perception towards the Town if the design was not endorsed by Council.	Minor	Rare	Low	Provide Elected Members details on the community engagement process undertaken with the community to create the design and indicate the level of public support for the concept.
Reputational Negative public perception to the Town if the project does not proceed past the concept stage in the short term future due to a decrease in public interest and possible requirement to repeat community engagement	Minor	Possible	Moderate	Maintain internal and external advocacy for funding towards the next stage of the project to ensure progression is maintained.

Financial Impact The Town is unable to afford to deliver the project in a single stage.	Catastrophic	Possible	High	Investigate alternative delivery funding methods including a staged delivery and advocacy for external funding through the detailed design phase.
Service Interruption Adjustments to the design requested by Council may impact the delivery of other projects due to additional resourcing required to undertake further community consultation.	Moderate	Unlikely	Moderate	Minor adjustments can be made during the detailed design phase. Major adjustments can be made but will require further community consultation and delay the next stage of the project.

Financial implications

Current budget impact	Sufficient funds exist within the current annual budget to address this recommendation.
Future budget impact	<p>To continue the project to detailed design, a budget of \$200,000 would be required in the 2020/21 Annual Budget.</p> <p>Note - To continue the project to construction, indicative probable costs are that a budget of approximately \$5,000,000 would be required once a detailed design is complete and works are tendered. This could occur later in 2020/21 and future years pending approved funding. Works are likely to be delivered in a staged approach over multiple years.</p> <p>The project may also be considered for inclusion in the Long Term Financial Plan to set aside funds for future delivery.</p>

Analysis

6. The McCallum Park Active Area concept design was refined over a 4-stage design and engagement process:
 - Stage 1 - Site analysis and opportunity mapping;
 - Stage 2 - Concept exploration through an on-site workshop and online engagement;
 - Stage 3 - Concept design feedback; and
 - Stage 4 - Public comment on the final draft concept design.

7. The process commenced in September 2019 and was finalised in April 2020 following the public comment period.
8. During the public comment period on the final draft concept design, the Town received 50 submissions, of which 90% supported the design.
9. After reviewing the comments, the Town and design consultants made the following adjustments to the McCallum Park Active Area concept design:
 - (a) Minor adjustments to the skate/scooter/BMX areas to allow for more flexible spaces that accommodate a wider range of age and skill groups while still staying true to the co-design process;
 - (b) Increased hard roof shaded areas;
 - (c) Increased tree coverage across the site;
 - (d) Increased number of garden beds in areas of large paved surfaces; and
 - (e) Noted to increase variation in surface types during the detailed design.
10. The concept design considers the value of the amenity, connectivity and connection to the wider parkland. It, therefore, provides the opportunity to bring a new and vibrant experience to the community and visitors of McCallum Park. The final proposed design will cater for both active recreation and passive experiences both from within the project site and connection to the future playground and Swan River.
11. The concept design includes a new pedestrian platform that connects into the proposed pedestrian and cycling bridge over Heirisson Island currently being investigated by the Department of Transport. The platform will not be scoped in the detailed design and is instead proposed to be negotiated with the Department of Transport as a separate scope of works if the proposed bridge proceeds.
12. Should Council approve the McCallum Park Active Area concept report and provide a budget in the 2020/21 Annual Budget, the Town would proceed to a Detailed Design phase. The Detailed Design phase includes preparing technical plans (based on the approved concept) that can be used by contractors for construction, a staging plan, detailed cost estimates and tender documentation. This Detailed Design phase is scheduled to be completed within the 2020/21 financial year.
13. The timing for the future upgrade of the McCallum Park Active Area will ultimately be a future decision for Council when more accurate concept level costings are available. The delivery of the capital works is estimated to take 12-24 months following detailed design depending on approved funding/staging.
14. Council may choose to prioritise this work in the 2020/21 financial year or retain it as a 'shelf-ready' project for funding advocacy to State and Federal Governments. During the preparation of detailed designs, the Town will also investigate potential funding options.
15. The preparation of the detailed design in 2020/21 will align to the towns COVID-19 Recovery Strategy Survive theme by providing a contract of works to a local design contractor during the recovery phase.
16. It is recommended that Council approve the McCallum Park Active Area Concept Report and seek to consider funding for detailed design in the 2020/21 Annual Budget.

Relevant documents

None applicable.