

## CL18.362 Boongaree - Update and Next Steps

**HPERM Ref:** D18/379707

**Group:** Finance Corporate & Community Services Group  
**Section:** Recreation Community & Culture

**Attachments:** 1. Boongaree Options Report (under separate cover)

### Purpose / Summary

To seek endorsement of the revised master plan for Boongaree, provide an update on the detail design and costings, and to seek Council commitment for future funding sources.

### Recommendation (Item to be determined under delegated authority)

That Council:

1. Support the amendments to the revised Master Plan and adopt the detail design for Boongaree.
2. Council receive a further report in relation to the skate park extension following further investigations.
3. Identify at a future quarterly budget review an initial budget allocation of \$200,000 to utilise for matching funding for upcoming grant applications, including NSW Government Everyone Can Play Grant Initiative.
4. Develop a Business Case and Funding Plan for the staged delivery of Boongaree that identifies funding sources, including grant funding and community fundraising opportunities, over several budget cycles commencing 2018/19 for inclusion in Council's long-term financial plan.

### Options

1. Adopt the recommendation.

Implications: This is the preferred option as the revised masterplan reflects changes that are consistent with community feedback and have been generally supported by the Berry Forum and Berry community.

The recommendation also seeks to prepare a funding plan for the project which will see it be implemented in stages. This project is seen as a significant investment and recreation need within the Berry community following the construction of the Berry Bypass and the loss of a district park within the immediate area.

The project offers significant benefits including providing passive and active recreation infrastructure for the existing and growing Berry community, as well as providing a valuable tourist attraction for those travelling through the region and providing positive flow-on economic benefits to Berry Town Centre.

2. Adopt an alternative recommendation.

Implications: Depending on the proposed amendments to the recommendation, this may result in further delays in progressing the project to the next stage of delivery, which may hinder upon eligibility of future grant funding applications. In addition, if Council resolve to make further amendments to the masterplan, this may require further community consultation.

## Background

Boongaree, previously named Berry Sporting Complex and Berry District Park, is located on North Street in Berry. The site is currently used for various passive and active recreation activities including rugby league, cricket, tennis, netball, skate park, walking, cycling, picnics and timed off-leash dog area.

Council initially commenced the process of preparing a masterplan for Boongaree in 2014, in preparation of the construction of the Berry Bypass by NSW Roads and Maritime Services (RMS). The initial Berry District Park Master Plan was reported to Council's Ordinary Meeting on 25 October 2016, where Council resolved (MIN16.791) in part:

1. *That Council form a Working Group, which is Co – Chaired by a Councillor and Community member with the following membership:*
  - a. *all Councillors*
  - b. *Three (3) representatives of the Berry Community Forum (Including one (1) representative from the Berry Sporting Complex Management Committee*
  - c. *Two (2) representatives of the Berry Rotary Club*
  - d. *One (1) representative of the Berry Chamber of Commerce.*
  - e. *If possible, a young person be included as one of the community representatives.*
2. *Council work with the community project reference group involved in progressing the finalisation of the masterplan, detailed design and determine the preference of the name of the Berry District Park.*
3. *Council allocate \$35,000 from the strategic project reserve immediately to undertake staged detailed design and development of a Business Case and Plan, and Funding and Procurement Plan to guide future delivery of Berry District Park and ensure it is “shovel ready” for future grant applications*

In response to the above resolution, Council staff established a working group, continued to consult with the community project reference group, and proceeded to the preparation of a detailed design for the park. The money allocated towards the project was utilised for the preparation of the detail design of the park. It is recommended as part of this project that a Business Case, Funding and Procurement Plan be undertaken as a next stage. This is subject to adoption of the revised Master Plan and detailed design. It is also recommended that Council consider including the project over several budget funding cycles commencing 2018/19.

## Working Group

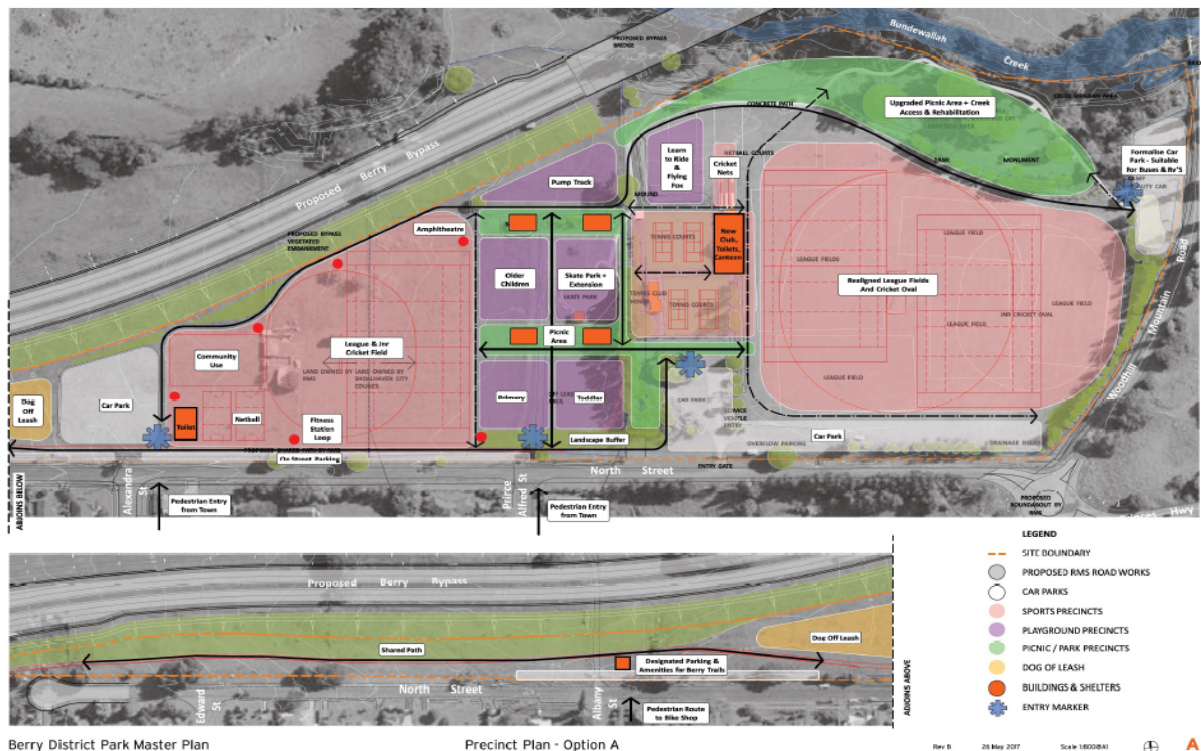
A Working Group was formed in accordance with MIN16.791 on 28 February 2017, as a sub-committee of The Berry Forum. The Working Group was co-chaired by a member of Berry Forum, community member and Councillor Wells. On average, six (6) other people attended Working Group meetings which represented the Berry Forum, Berry Sporting Complex Management Committee, Rotary Club of Berry, Berry Chamber of Commerce, Landcare and broader community.

Preliminary discussions with the working group suggested that there were varying ideas within the community in relation to the components of the park. Subsequently, the Working Group members decided that it would be worthwhile to undertake additional stakeholder workshops to re-consult key stakeholders, review the Master Plan and prepare a revised plan.

## Community Stakeholder Workshop

A community stakeholder workshop was held on 4 April 2017 and as a result, three (3) Master Plan options were developed. Project consultants were engaged to review the options and generate two (2) options for final consideration by the Working Group. The project consultants prepared a comprehensive report outlining the process and final options for consideration, as provided at **Attachment 1**.

The Report was presented to the Working Group on 2 May 2017 at which time they identified Option A (as shown in *Figure 1* below) as the preferred option. The Working Group then presented their recommendation to The Berry Forum on 8 June 2017 for endorsement, where it received unanimous support.



*Figure 1 – Adopted Masterplan, Options Workshop April 2017*

## Berry District Park - Renaming

Since the October 2016 resolution, Council staff initiated a naming campaign which saw the community vote in majority for the renaming of Berry District Park to Boongaree Park. On 25 July 2018, Council's Strategy & Assets resolved to adopt the name Boongaree. Council will seek to formally rename the park with the Geographical Names Board of NSW.

## Boongaree Master Plan

Since the options workshop (*Figure 1*), various amendments were made to the adopted master plan to address a number of community concerns. Specifically, the changes include:

- Reduction in length of on-street parking on North Street to address concerns from community in relation to traffic and acoustic impact. The amendment ensured on-street parking provisions on North Street ceased west of Alexandra Street. To compensate for the reduction in the number of parking spaces on North Street, additional parking is provided on site that connects the parking on the southern side of the Senior fields, through to the bus parking on Woodhill Mountain Road. This connection also provides an added function of draining water that is known to pool in this location and should ensure the fields are more useable.

- Return location of netball courts from the west of the junior fields to north of the tennis courts as per the current site location, to address concerns from community in relation to lighting and acoustic impact. It was acknowledged that the junior fields would generate acoustic impact to nearby residents, therefore retaining the netball courts at the existing location was seen to reduce the potential maximum acoustic and lighting impact. Retaining the netball courts in their current site location was seen to be advantageous due to the existing lighting provisions and given the courts are used for practice only.
- Relocation of amenities block from west of the junior fields to the south-western corner of the Play Zone adjacent to the early childhood adventure play area. The amenities block was relocated to a more central and accessible area within the park that is close to the hub of passive activity associated with the nature play area.

The revised masterplan with the above modifications is illustrated at *Figure 2* below.



*Figure 2 – Revised Masterplan, October 2018*

### **Revised Masterplan and Detailed Design**

Detail design of the various components within the revised master plan have now been completed, with the exception of the skate park extension. Further information is provided later in this report that summarises the skate park design process.

The facilities incorporated within Boongaree will provide for various passive and active recreation infrastructure for the existing and growing Berry community, and for tourists, in accordance with the objectives of the Berry Community Strategic Plan and Council's Community Infrastructure Strategic Plan. The facilities include, but are not limited to the following:

- Pump track
- Junior and Senior Cricket pitch, Rugby League and Soccer fields
- Exercise zone
- Extension to the existing skate park
- Additional on-street and off-street parking, including parking for buses and RV vehicles
- Replacement netball courts and practice cricket pitches
- Nature play – Childhood Adventure Zone
- Youth Zone
- Shared path that circulates the park and connects with surrounding path networks
- Fenced dog off-leash area

- Learn to ride facility
- Additional amenities inclusive of lift and change facilities
- Sensory garden and native flora area (Reconciliation garden)

#### *Skate Park Design and Geotechnical Findings*

Council engaged Convic (project consultant) to prepare the detail design of the skate park extension, in accordance with the design developed by the community and skate park user group.

As part of the design process, the consultants undertook a review of the geotechnical report prepared on behalf of Council. The review found that the location of the skate park extension is subject to soils that are highly reactive coupled with the presence of uncontrolled fill. The geotechnical findings indicate that there is a risk of severe cracking and slab displacement of any extension to the skate park.

The project consultants have prepared two options for staff and community to consider in moving forward with a design for the skate park extension.

- *Option 1:* Demolish existing skate park and undertake extensive ground remediation works to stabilise the ground conditions and consolidate with geotechnical information. This will provide a new engineered bench to build the skate park on and will address majority of the soil movement issues. This option offers lower maintenance and longevity of the facility.
- *Option 2:* Reskin sections of the existing park and construct an extension. This will need to incorporate a significant number of articulated joints 2m apart into the slab connections. These will accommodate any differential settlement between the existing park and extension, relieve stresses and reduce the risks of cracks occurring. Articulation joints will reduce overall skate park area and would not be suitable for skating / skateboarding. This option is a lesser cost, however increased maintenance will be required of the articulation joints including additional monitoring and liability to Council.

Council staff recently met with community representatives in November to discuss the above options, it was resolved that further investigation will take place prior to making any determination on the above options. Further investigations will consider whether there were any previous sedimentation basins within proximity to the site, as constructed by RMS during the construction of the Berry Bypass. It is recommended that Council receive a further report in respect to the skate park on the findings of the investigation and seeking endorsement on how to proceed forward.

#### **Community Engagement**

The project has involved extensive community engagement since its inception in 2014 as part of the development of a masterplan for the then Berry District Park. The overarching community engagement process included a Working Group, stakeholder workshops, presentations to Berry Forum meetings, on site meetings, Get Involved page updates and written correspondence.

The Working Group provided advice to Council staff on the broader community engagement process.

Stakeholder Options Workshop was held on 4 April 2017 which saw engagement of over 28 community members from a range of interested groups. The work and facilitated a process for review and design of a new master plan.

Subsequent consultations and workshops included Children's Consultation, a Naming Consultation for the park, multiple Forum presentation and meetings with Berry Rotary, the

Berry Chamber of Commerce, North Street residents and information through the Get Involved Page.

Council staff presented regularly to the Berry Forum monthly meetings, with the most recent presentation undertaken at their AGM Meeting on 11 October 2018 where the revised masterplan was presented along with the detail design developed for the learn to ride facility and options for equipment within the park. The presentation was well received, and the members present highlighted their eagerness to see the plan be put into action.

On 28 November 2018, Council staff met with members of community (Berry Forum, Berry Rotary and Berry Chamber of Commerce) in relation to the outcomes of detail design, initial cost estimates and the next steps.

## Financial Implications

### *Construction / Delivery Cost Estimates*

Estimates of probable construction / delivery costs have been prepared by Council's City Design and Services Unit and Works and Services Unit and are demonstrated in Table 1 below.

The construction / delivery cost estimates have not been prepared by a Quantity Surveyor nor have they been market tested. Therefore, the estimates have large contingencies of up to 20% inclusive within the estimates cost.

In addition, the construction / delivery cost estimates do not include the estimated cost of amenities. As stated above the geotechnical findings have resulted in additional works not initially considered as part of the design process for the skate park. The estimated construction/delivery cost provided below for the skate park extension may increase once further investigation has been completed and the most efficient and effective option has been ascertained. Within the estimated construction / delivery costs, there is potential for additional savings.

Component	Estimated Construction / Delivery Cost
Learn to Ride facility	\$249,340
Childhood Adventure Zone	\$1,911,909
Amphitheatre	\$830,235
Youth Zone and Skate Park Extension	\$3,941,717
Pump track	\$26,670
Exercise Zone	\$535,845
Netball Courts and Practice Cricket Pitches	\$635,000
Overall Concrete Paths	\$546,806
Tree Costings	\$142,640
Fields, Footpaths and Parking	\$3,614,675
Electrical (Both Solar and Conduit)	\$2,397,600
	<b>\$14,832,437</b>

*Table 1 – Estimates of Probable Construction / Delivery Costs*

### *Indicative Staging Plan*

To address the significant cost of the delivery of the project, staged delivery / construction is needed. Initial staging plans have been investigated and the following has been identified based on need, provision of services, cost and access but will require further stakeholder consultation to manage community expectations. The following indicative staging plan is suggested:

- Stage: Car parking area (on and off-street, bus/coach parking area) and swale drains.
- Stage: Pump Track Zone (this will be facilitated by the community group).
- Stage: Senior Sport Fields Zone and surrounding electrical, plumbing and drainage.
- Stage: Childhood Adventure Zone, Learn to Ride Facility, amenities, entry pathway, landscaping and drainage.
- Stage: Junior Sport Fields Zone, amenities / BBQ, adjoining pathways, power, irrigation and drainage.
- Stage: Youth zone, skate park extension, amenities, pathways, power, landscaping and drainage.
- Stage: Netball courts, cricket nets and drainage.
- Stage: Amphitheatre, exercise zone, pathways, landscaping and drainage.
- Stage: Native flora area, Kids Play zone.
- Stage: Parking area (long vehicle parking), remaining pathways, lighting and tree planting.
- Stage: Dog Agility zone and fencing.

The staging plan can be interchangeable and subject to funding availability, stages could potentially progress simultaneously. Council staff will consult with the working group to determine an appropriate staging plan for the delivery of the Boongaree Masterplan over time.

The development of a Business Case and Funding Plan will enable Council to identify funding sources for the park over numerous financial years, commencing in 2018/19, within Council's long term financial plan. It is proposed to develop a business Case and Funding Plan subject to the adoption of the revised Master Plan and detailed design.

In addition, Council and community members have received indications from Members of Parliament about potential funding sources which may be able to be utilised to commence the construction / delivery of the longer-term masterplan.

Development priority entails the delivery of services, parking, the Childhood Adventure Zone and the Youth Zone. This priority of staging is due to the necessity of services, footpaths, drainage and parking as well as a commitment to community through previous monies raised and community support.

Ultimately, the staging plan needs to be finalised according to priority of needs and in conjunction with the community members.



Figure 3 – Indicative Staging Plan

### Grant Initiatives

Council have recently submitted a grant application to the Commonwealth Government under the Building Better Regions Round 3. The application is seeking dollar for dollar funding to match \$500,000 from Council and Rotary Club of Berry for the provision of Boongaree Nature Play area. Given the costs associated with the project, the grant application seeks to fund works up to the value of \$1,000,000.

The NSW Government's Department of Planning and Environment has released the Everyone Can Play grant for new and upgraded inclusive play spaces. New play spaces are eligible for funding of up to \$200,000 with dollar to dollar matching from councils. At present no matching funds are available for this or other future grants, however an application is being prepared for Boongaree under this grant initiative. Therefore, it will be recommended that Council identify at a future quarterly budget review an initial budget allocation of \$200,000 to be utilised for 'matching funding'.

The ability to commit matching funding in most circumstances for grant initiatives is a requirement of eligibility. However, where it is not, grant guidelines often suggest that projects with funding commitments will be considered favourably. Should Council not be successful in the grant application, the funding committed could be utilised for other grant applications as matching funding, or for construction / delivery of components of initial stages of Boongaree.

Council staff will continue to monitor for upcoming grant initiatives which the project may be eligible for in order to reduce total long-term cost to Council for the construction and delivery of Boongaree.

### Risk Implications

#### Community perception

Due to the significant cost of the construction and delivery of the project, concerns have been raised by the community representatives in relation to community perception. Specifically, it was suggested that the community may perceive the delivery of Boongaree would be to the detriment of any other infrastructure being delivered or upgraded in Berry. Council and the Berry Forum will work together to communicate the process, expenditures, budgets and grant funding opportunities to the broader community to ensure this community perception is appropriately managed.