

## Tarnham Road Reserve

**Originating Officer** Community Facilities Planner - Sean O'Brien

**Corporate Manager** Manager City Property - Thuyen Vi-Alternetti

**General Manager** Acting General Manager City Development - Greg Salmon

**Report Reference** GC210608F02

**Confidential** ☒

### Confidential Motion

That pursuant to Section 90(2) and (3)(b)(i) and (ii) and (g) of the *Local Government Act 1999*, the Council orders that all persons present, with the exception of the following persons: Chief Executive Officer, General Manager City Development, General Manager Corporate Services, General Manager City Services, Manager Corporate Governance, Manager Finance, Manager City Property, Unit Manager Land & Property, Unit Manager Communications, Unit Manager Governance and Council Support and Governance Officer, be excluded from the meeting as Council receives and considers information relating to Tarnham Road Reserve, upon the basis that the Council is satisfied that the requirement for the meeting to be conducted in a place open to the public has been outweighed by the need to keep consideration of the matter confidential given the information relates to financial figures held in confidence as they specifically relate to the project which is not yet released for public tender.

## REPORT OBJECTIVE

The item 'Tarnham Road Reserve' GC210525R15 was included in the agenda for the General Council meeting on 25 May 2021 however the meeting concluded before this item was considered. Since the meeting on 25 May 2021, the outcome of the Grant Funding has been received and the report has been updated.

To provide Council with an update on the grant funding application, revised concept design and options for delivery of the Tarnham Road Reserve project.

## EXECUTIVE SUMMARY

At the General Council Meeting held 27 January 2021 (Report Reference: GC210127R08), Council resolved to commence the detailed design process for the eastern portion of Tarnham Road Reserve and to retain the western portion of land as part of the open space recreation reserve.

Following the Council decision, discussions were held on the option of incorporating the western portion of land and utilising some of the existing site infrastructure to deliver the same initial project scope and potentially achieve cost savings. The initial project for the eastern portion of land was estimated to cost [REDACTED] with additional costs of [REDACTED] to complete minor landscape upgrades to the retained western portion of land, resulting in an estimated total project cost of [REDACTED]. Attachment 1 identifies the eastern and western portions of land that were included in the previous concept design.

The revised project design now provides a more balanced design for the entire reserve, however it has not produced the desired cost savings and is estimated to cost [REDACTED].

The revisions to the concept are not anticipated to impact on the construction period which is still planned to commence in late 2021 should Council agree to any additional funding required above the

existing budget allocation of [REDACTED]. The revised concept is provided as Attachment 2 and cost breakdown for the project as Attachment 3.

In regard to the project funding, an application was submitted in January 2021 to the Office for Recreation, Sport and Racing for a funding contribution of \$390,888, which was unsuccessful.

## RECOMMENDATION

### That Council:

1. **Endorse the updated concept design for Tarnham Rd Reserve for final community consultation, detailed design and construction, which includes the western portion of the site.**
2. **Notes the revised project costs estimated at [REDACTED]**
3. **Notes the current allocation of funding of \$[REDACTED] for Tarnham Road Reserve from the Asset Sustainability Reserve.**
4. **Notes an application submitted to the Office for Recreation, Sport and Racing for a funding contribution to the development of Tarnham Road Reserve was unsuccessful.**
5. **Endorse additional funding of [REDACTED] for the Tarnham Road Reserve consisting of:**
  - a. **[REDACTED] to be funded from existing project budget savings, and**
  - b. **Remaining [REDACTED] to be funded from the Asset Sustainability Reserve.**
6. **Release the report, minutes and attachments relating to the report Tarnham Road Reserve, with any commercial figures redacted.**

## DISCUSSION

The aim of the Tarnham Road Reserve project is to transform the existing Reserve which is at the end of its useful life into a vibrant community recreation facility.

The key objectives of the project are:

- Address the poor condition of the tennis courts and under supply of netball courts in the area.
- Address the under supply of public toilets in the area (a map of public toilet provision is provided as Attachment 4).
- Provide a quality open space reserve that integrates into the surrounding suburb.
- Provide play equipment and areas that cater for older children.
- Consider options for additional car parking.

The redevelopment of the site requires a large amount of demolition, earthworks and new retaining walls to address the steep topography of the site, removal of sinking fill soils as well as repair and resurfacing of the courts. Addressing each of these site issues has an associated cost impact on the project.

### Revised Concept Design

Following the General Council meeting on 27 January 2021 a series of meetings were held on site with the project design team, civil construction experts who specialise in outdoor court developments, some Elected Members and staff. With the Council decision to retain the western end of the Reserve it was determined that there was an opportunity to revise and improve the initial concept design (constrained to the eastern portion of the reserve) by giving consideration to the following:

- Incorporate the design elements in the original project scope across the entire reserve (eastern and western portions of land).
- Maintain some of the existing infrastructure where possible to reduce overall project costs, such as resurfacing a large portion of existing court areas as opposed to full reconstruction of four new

courts.

- Incorporate community feedback on preferences for the western section of the reserve.
- Reduce the amount of retaining walls.
- Provide an improved layout and greener more aesthetically pleasing design.
- Reduce hard surfaces in the area associated with sinking fill soil, and reduce the quantity of fill required.

A dog park was also a common theme in the community feedback on the western portion of land however there is insufficient space within the site to cater for a dog park.

The previous endorsed concept design reviewed by Council encompassed 3,286m<sup>2</sup> at the eastern end of the reserve. The updated concept design includes the additional 2125m<sup>2</sup> of the reserve at the western end totalling 5411m<sup>2</sup> for the total project design.

### **Project Funding**

Council has allocated a budget of [REDACTED] to deliver the project in the 2020/21 budget.

An application was submitted to the Office for Recreation, Sport and Racing (ORSR) seeking an additional funding contribution of \$390,888 to complete the initial project covering the eastern end of the reserve only, which was unsuccessful.

The initial concept design for the eastern end of the reserve was estimated to cost [REDACTED] with a further initial estimate of [REDACTED] required to landscape the western portion of land resulting in an estimated total project cost of [REDACTED]

The revised concept design incorporating the entire Tarnham Road Reserve has not resulted in a decreased project cost, whilst there have been cost savings achieved from the use of some existing infrastructure, the increased scale of the project across the entire parcel of land has additional costs.

The new design does provide an improved use of the land better reflecting the feedback received through the community consultation conducted in November/December 2020 and addresses the whole site.

If Council elects to proceed with the revised project design, an additional contribution [REDACTED] above the existing budget of [REDACTED] will be required.

### **Community Engagement**

In November and December 2020, Council conducted a comprehensive community consultation, asking people what they would like to see at the Tarnham Road Reserve Complex. In total 208 people viewed the consultation information on Making Marion. 27 people contributed feedback through the online survey.

The community feedback included opportunities for a range of open space infrastructure items that could be considered, as well as community aspirations for the western end of the site which was previously outside the scope of the area included in the concept design.

The revised concept design responds to the community engagement with:

- Inclusion of the western end of the site into the concept design.
- Realignment of the infrastructure across the site to achieve a greener, more functional and cost effective design.
- Change to location of the public toilet to ensure it is located further from residential houses.
- Inclusion of additional play and skate features.
- Introduce shelters and seating.

Should Council proceed with the project, a final community consultation process will be undertaken to:

- Inform the community of Councils decision to retain the western portion of land.
- Provide information on the updated concept design incorporating ideas put forward by the community for the western end of the reserve.

- Seek feedback on the revised concept design.

The initial community feedback for the western end of the reserve is provided as Attachment 5.

### Project Delivery Options

Should Council support the revised concept design, there are three (3) options for delivery of this project:

1. Endorse additional funding of [REDACTED] for the Tarnham Road Reserve consisting of:
  - [REDACTED] to be funded from existing project budget savings, and
  - Remaining [REDACTED] to be funded from the Asset Sustainability Reserve.
2. Complete detailed design and value manage the delivery of the project within the available budget set by Council.
3. Apply to the Office for Recreation, Sport and Racing (ORSR) for an [REDACTED] in the second round of the Infrastructure Grants Program expected to open mid-June 2021 and carry over the existing budget of [REDACTED] to the 2021/22 budget for capital works.

It should be noted that:

- In relation to option 2, further work will be required with the design team to understand how the project could be staged or scaled back to a reduced scope of work. An initial breakdown of costs provided by the cost estimators indicates that the current project budget would provide for the most basic of outcomes including earthworks, retaining walls, drainage, court restoration, public toilet, car parking and fencing, but possibly not deliver the turfed areas, shelter, play equipment, and additional features that would enhance the reserve. It is also important to note that staging the project may have a potential cost implication and increase contractor fees.
- In relation to Option 3, feedback from ORSR indicates the Tarnham Road Reserve project is unlikely to receive support as the outcome reduces the number of courts (from 8 to 4) and has a relatively low level of club participation numbers compared to other projects seeking funding.

### Time frames

Date	Task	Status
February to March 2020	Site Survey Geotech Review	Completed
April to May 2020	Tender Documentation	Completed
June to August 2020	Tender/Procurement Design	Completed
September to October 2020	Draft Concept Design	Completed
November 2020	Council Report Draft Design	Completed
December 2020	Consultation on draft concept	Completed
January 2021	Application to Office for Recreation, Sport and Racing	Completed
February to early May 2021	Design Review and updated concept	Completed
Late May 2021	Grant notification	Completed
<b>Late June 2021 - September 2021</b>	<b>Detailed Design and Community Engagement (July 2021)</b>	<b>CURRENT STAGE OF PROJECT</b>
September to early November 2021	Tender process and Development Approval	
November 2021	Commence Construction	



**Attachment**

#	Attachment
1	Attachment 1 Tarnham Reserve Eastern and Western Portions
2	Attachment 2 Concept Design
3	Attachment 3 Tarnham Road Reserve Estimated Cost
4	Attachment 4 OS Toilet Provision
5	Attachment 5 Community Engagement West End

## Tarnham Rd Western and Eastern land



# TARNHAM ROAD RESERVE LANDSCAPE CONCEPT



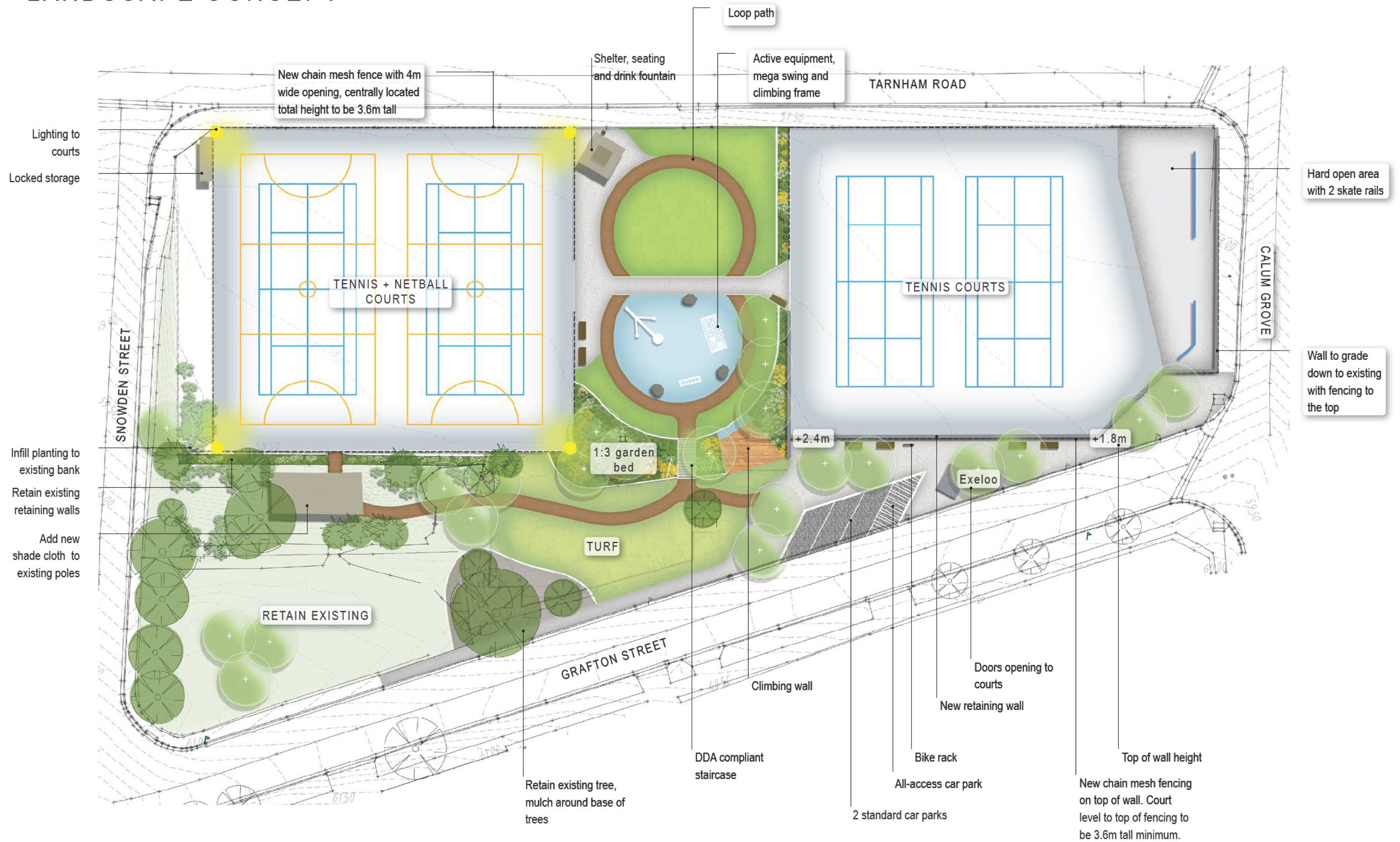
LANDSCAPE VISION



DYNAMIC	BOLD	RECREATION
MOVE	ENGAGE	ACTIVE
COLOUR	MULTIPURPOSE	
ENERGY	DEVELOP	COMMUNITY

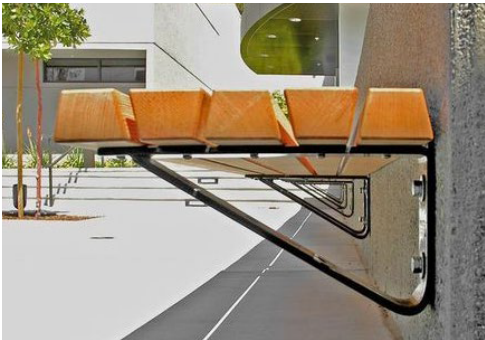


LANDSCAPE CONCEPT





# MATERIALS + EQUIPMENT PALETTE



Seating walls



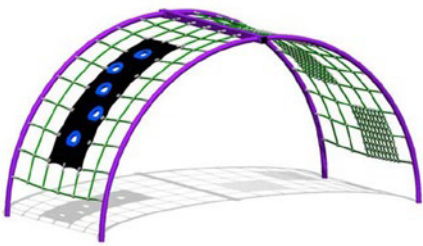
Seating



Climbing wall



Mega swing



Arched net climb



Fencing



Concrete footpath with painted lines



Monkey bars



Bold coloured rubber softfall

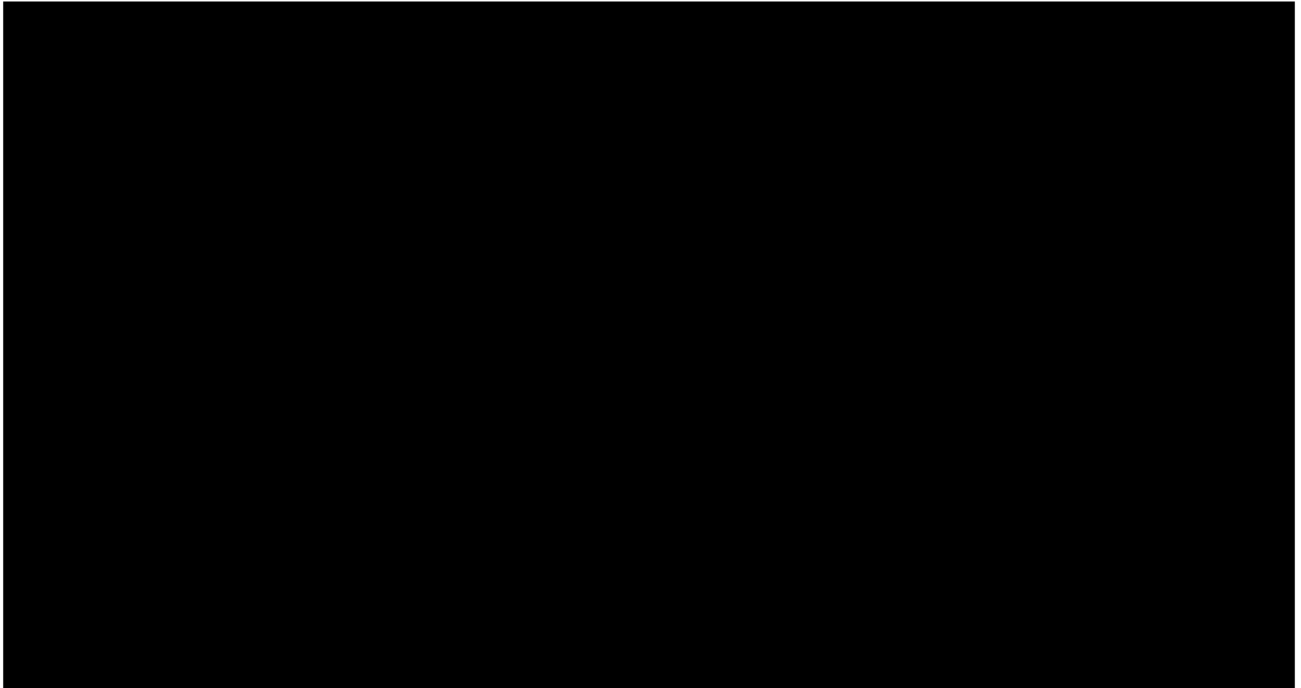


Seating rocks/pebbles



Shelter structure

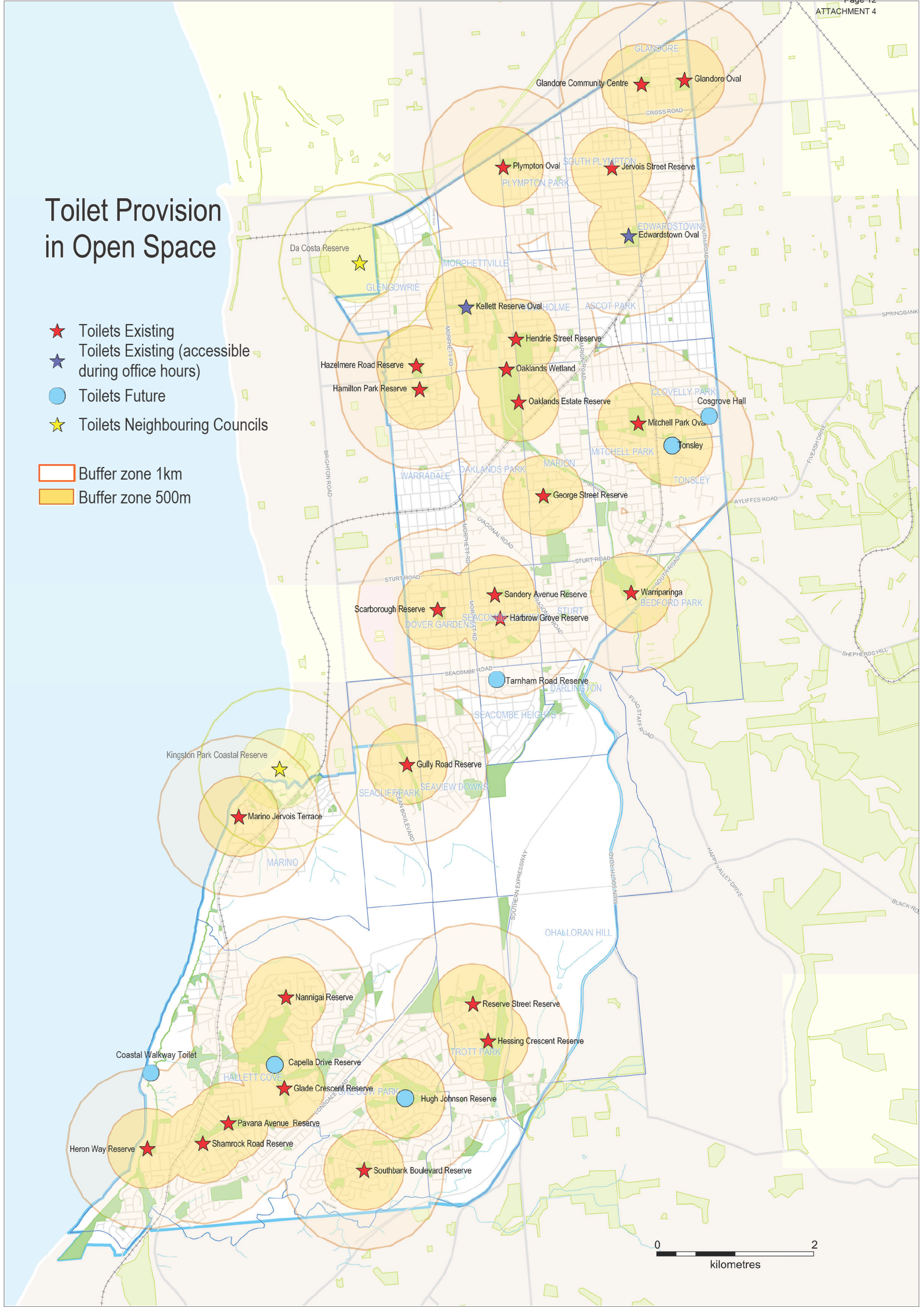
**Attachment 3**





# Toilet Provision in Open Space

- ★ Toilets Existing
  - ★ Toilets Existing (accessible during office hours)
  - Toilets Future
  - ★ Toilets Neighbouring Councils
- 
- Buffer zone 1km
  - Buffer zone 500m





## Community Engagement

**The community was asked “Do you have any suggestions for the undeveloped land on the Western side of Tarnham Rd?”**

- Leave asphalt as scooter, skateboard, roller board space with new low black fence only
- Create a car park at South Western corner along Tarnham Rd. Lower area into a dog park (if that works).
- Please ensure it is for community use not sold off for general revenue. Maybe a community hall or men's shed, for local residents.
- Trees, garden and seating
- Tennis activity requires shelter and seating for community and players waiting/watching as games are not over in minutes. Additional Car Parking for up to 20 cars
- Monkey bars
- A large fenced grass area with bike / scooter track. Toddler and younger kids nature / adventure playground. Could work with the retaining walls and do slides down them, tunnels, etc. Dog friendly At the moment it's the perfect spot for snakes and desperately needs improving.
- Perhaps a barbecue area such as Dover Gardens.
- Splash park/water feature I have another idea but hard to explain. I need to be able to upload a photo... but it's a tiled wall with a trough of water at the bottom. Attached paintbrushes are used to dip in water and effectively “paint” on the tiles in which people can draw/write, etc. Then it evaporates in time - depending on weather
- Dog park or community garden. Or bike track for children
- Dog park
- I believe that a decision needs to be made to either retain the western area and provide additional open space for community use with landscaping and turf or retain and make good the existing infrastructure. Leaving this as an undeveloped site will be detrimental to the aesthetic of the area. I think there is a great opportunity for the land to be used for basketball also .
- Fitness/exercise equipment. Further sporting space such as half court basketball, handball courts Fenced playground
- Add monkey bars / play ground please
- Dog park where dogs can roam with their owners without a lead.
- Extra court, larger playground or open space for future need - do not sell off !
- Picnic area, rotunda, seating etc
- It would be good to see a BBQ area / shelter placed here or basketball hoops
- The existing facilities are predominantly designed for those people who are very active. I think the remaining land should include some quiet spaces for the less active members of our society eg. seniors and people with disabilities