

CM13.3. Draft Sarvaas Park Master Plan

DATE	2 November 2021	FIL REFERENCE	FIL17/00354
CONFIDENTIAL	No		
FURTHER ENQUIRIES TO	David Costello City Landscapes	PHONE	60238133
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Council is currently in a caretaker period (which commences on 5 November 2021 and concludes at 6.00pm on 4 December 2021). However, Council is able to consider the matter contained in this report as consideration of the matter does not contravene Local Government (General) Regulation 2005 – Reg 393B, or because consent of the Minister for Local Government has been obtained under subsection (2) of Regulation 393B.

Purpose of Report

To present Council with the draft Sarvaas Park Master Plan for consideration and endorsement prior to placing the draft master plan on public exhibition for a minimum of 28 days.

Background

Master plans assist in providing a strategic direction for the future development of our parks, sports grounds and other defined areas throughout the city. Sarvaas Park is located on the corner of Corella and Curlew Streets North Albury and is one of the current priorities for establishing a master plan to inform future site developments. The sports facility is configured for rectangular field sports with the Albury Thunder Junior Rugby League Football Club (ATJRLFC) as the primary user, while other clubs also utilise the facility on occasion (CSU Mud Dogs Rugby League Club and Albury Steamers Rugby Union Football Club).

Issues

The ATJRLFC approached Council with a range of proposed improvements that would assist in meeting their current and future needs including:

- Additional changerooms to meet current male and female participation demands.
- Community room and larger canteen.
- Expanding the playing area for under 8's and 10's.
- Installation of perimeter fence to be able to lock the facility on game days.

To ensure that the wider community also had input into the draft Sarvaas Park Master Plan, a "Have Your Say" process was undertaken. A summary of the information received through the Have Your Say process is included in Attachment 1, and the resulting feedback was then used to inform the development of the draft Sarvaas Pak Master Plan (Attachment 2).

The key elements of the master plan include:

- Retention of exiting amenities building, with modifications to include gender neutral toilets and referee rooms;
- New sports pavilion building with additional change rooms, new community room and canteen, spectator shelters, administration area and additional storage;
- Removal of the old stand-alone toilet in Kestrel Street;
- Sealing the existing gravel surface carpark;
- Establishment of additional off-street parking;
- Relocation and enhancements to the playground;
- Playing surface improvements including upgrade to irrigation, installation of sub surface drainage, and removal of the central drain to establish one large playing area;
- Perimeter fencing to enable the site to be secured for events;
- Additional playing area to address the needs of the under 8s and 10s;
- Upgrade of sports ground lighting to extend training times for the expanding club;
- Minor tree removal from playing surface, with retention of mature hollow bearing trees; and,
- Installation of perimeter pathway.

Albury 2030 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.

Community Engagement

As part of the stakeholder engagement plan (Attachment 3), community engagement was undertaken through "Have Your Say" on the AlburyCity website. The surrounding residents of Sarvaas Park

received written notification regarding the upcoming master plan and the opportunity to “Have Your Say”, with the resulting feedback used to inform the development of the draft plans.

There were 12 responses to the Have Your Say process with ten of these responses providing additional comments (Attachment 1). The top four requested items were to improve change rooms, improve the playground, upgrade the car park, and expand the playing surface. These requests have now been incorporated into the draft master plan (Attachment 2). In addition, the ATJRLFC has identified the need to upgrade the sports ground lighting to allow all the teams to train on the allocated nights.

Upon Council endorsement of the draft Sarvaas Park Master Plan, the master plan will be placed on public exhibition for a minimum of 28 days. At the conclusion of the public exhibition period, comments received will be collated, and a report will be presented back to Council with comments received, an officer's response, and a final version of the master plan for Council's consideration. If there are no comments received during the public exhibition period, it is proposed that the draft plan be adopted as the final version of the master plans.

Financials

The opinion of probable costs for all project elements is estimated at \$3.32M. However, the initial focus would include the following priority projects:

Element number	Description	Estimated cost (ex GST)
1 & 2	Existing amenities building upgrade, and new sports pavilion building	\$1,503,150
6, 8 & 9	Establishment of extended playing surface, completion of perimeter fence and upgrade of play space	\$121,000
12	Sports ground lighting – stage 1	\$120,000

There is funding in the four-year delivery program for some elements of the master plan including \$1M for the existing amenities building upgrade and new sports pavilion building (includes \$350K from the NSW Government) and \$50K for the design of the Sarvaas Park Car Park.

The establishment of the extended play surface and the upgrade of the play space can be completed through the operational budget while funds from the 2020-21 Community Fund were utilised to complete the perimeter fence.

Other project elements can be considered when submitting future grant applications and during future Council budget deliberations, with the sports ground lighting the next priority.

Risk

- **Business Risk** – A detailed funding strategy for the draft Sarvaas Park Master Plan which identifies funding opportunities will be developed upon endorsement of final version of the master plan. Some elements of the master plan are underway, and part funded. These include:
 - Building extensions – The design process is well underway for the existing amenities building upgrade and new sports pavilion building to include community room, additional changerooms, upgraded public toilets and shelter.
 - Perimeter fencing – To assist in improving safety on game days, which has now been installed following successful grant application from ATJRLFC through AlburyCity Community Fund.
 - Sports ground lighting – Development Consent has been granted and a revised lighting design has been received with LED Lights.
 - Sports ground expansion – Project can be undertaken through the maintenance budget and is scheduled to commence upon endorsement of the master plan.

To ensure that master plan elements are shovel ready for construction, staff will continue the detailed design process for these projects and work with the club on funding strategies.
- **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.
- **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 when they occur to ensure consistency with relevant Australian Standards.
- **Environmental Risk** – A Review of Environmental Factors will be undertaken during the detailed design phase and prior to construction. The master plan identifies the removal of some trees on site to enable expansion of the playing surface. However, these are predominantly horticultural plantings that were associated with the existing playground area that is proposed to be relocated. There are also large hollow bearing trees on site which are identified for retention, and perimeter trees are also to be retained.
- **Delivery Program Risk** – The adoption of the final version of the Sarvaas Park Master Plan will allow Council to take a considered approach to enhancing the amenity at the site. As projects move through the phases of the project management framework, funding will be presented to Council in future budgets for consideration.

Options

1. Endorse the draft Sarvaas Park Master Plan and place the draft Master Plan on public exhibition for a minimum of 28 days. This is the preferred option as it will enable the user groups and wider community to have further input into the draft master plan prior to finalisation; or
2. Do not endorse the draft Sarvaas Park Master Plan and request amendments. This is not the preferred option as the master plan has been developed in consultation with the primary user group and the wider community with ideas incorporated into the draft master plan. Placing the

draft Sarvaas Park Master Plan on public exhibition will provide a further opportunity to allow any additional community feedback and suggested refinements.

Conclusion

The draft Sarvaas Park Master Plan has been developed by Council staff in conjunction with key stakeholders and the wider community through a *"Have Your Say"* process.

Endorsing the draft Sarvaas Park Master Plan will enable the draft Master Plan to be placed on public exhibition for a minimum of 28 days and will provide the opportunity for the community to have further input into the final version of the Master Plan prior to final Council endorsement. Noting the upcoming Christmas period, public exhibition will be extended to ensure the community has sufficient opportunity to review and make comment.

If no comments are received through the public exhibition period, then the draft version of the Sarvaas Park Master Plan can become the final versions of the Master Plan.

Recommendation

That Council:

- a. Receives and endorses the draft Sarvaas Park Master Plan;
- b. Places the draft Sarvaas Park Master Plan on public exhibition for a minimum of 28 days; and
- c. If no submissions are received through the public exhibition process, then the Sarvaas Park Master Plan be adopted as the final version.

Attachments

1. Have Your Say Results – Sarvaas Park Master Plan (DOC21/240252).
2. Draft Sarvaas Park Master Plan (DOC21/241058).
3. Stakeholder Engagement Plan – Sarvaas Park Master Plan (DOC20/4542).

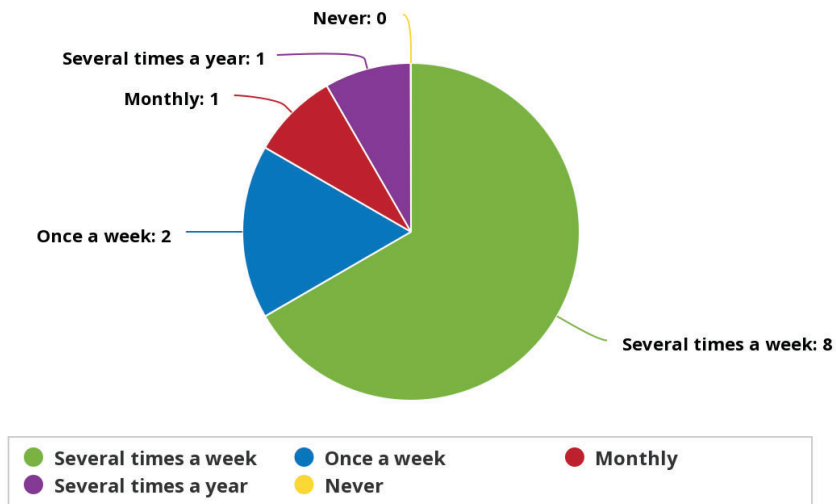
Sarvaas Park Master Plan Have Your Say Results



Survey Responses

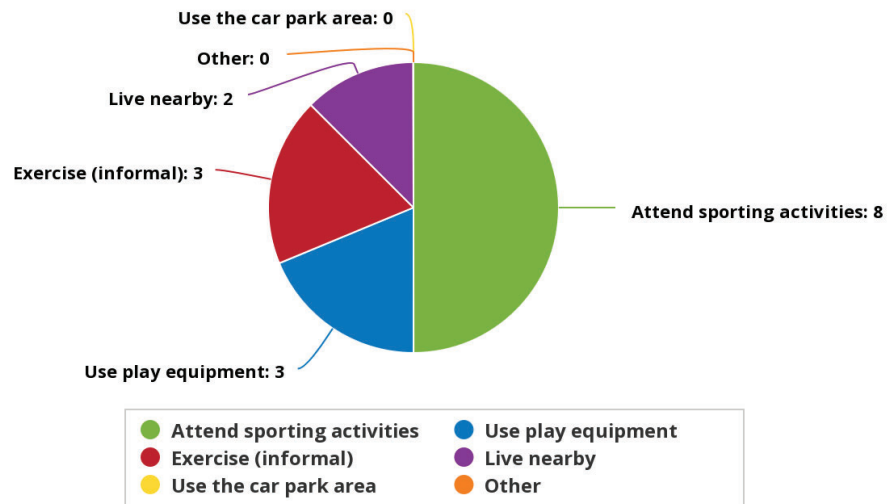
Q1. How often do you visit Sarvaas Park

12 answers



Q2. Why do you visit Sarvaas Park

12 answers

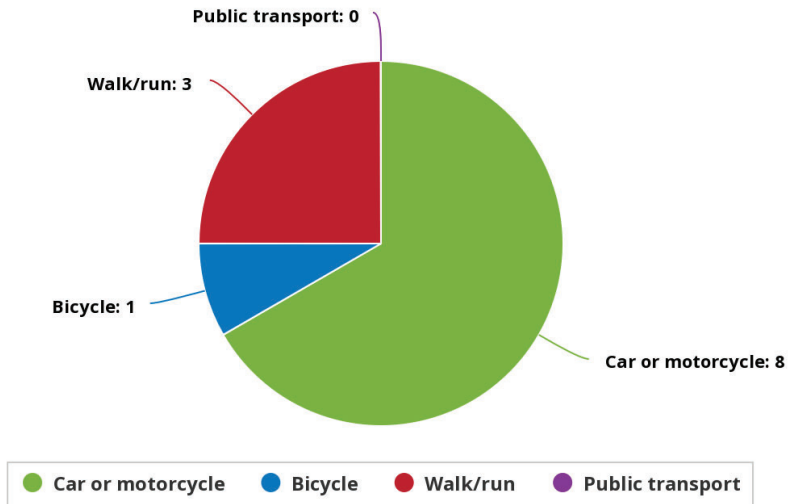


Sarvaas Park Master Plan Have Your Say Results



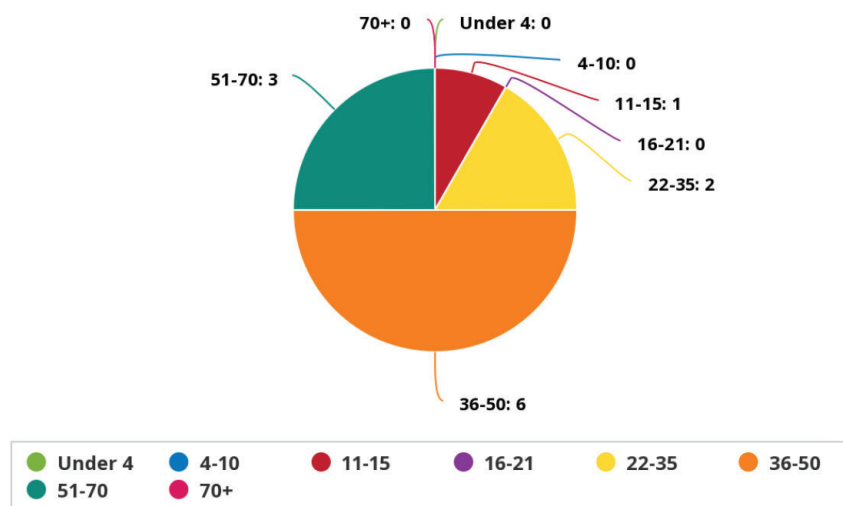
Q4. How do you get to Sarvaas Park

12 answers



Q5. Please choose your age group

12 answers

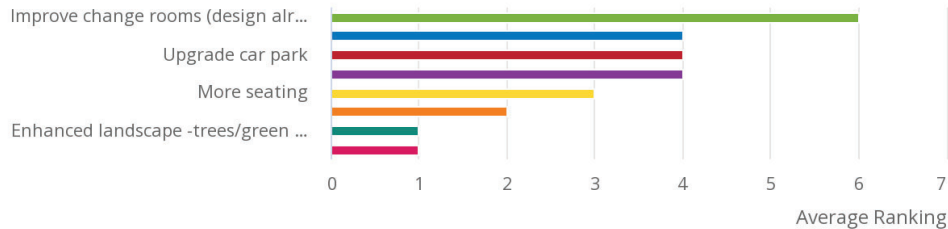


Sarvaas Park Master Plan Have Your Say Results



Q6. Please rank your preferred options in order of highest to lowest for future improvements at this site

12 answers



- Improve change rooms (design already underway)
- Improved play ground
- Upgrade car park
- Expand the playing surface
- More seating
- Improve the existing playing surface
- Enhanced landscape -trees/green space
- Interpretive signage

Have Your Say comments
1. Survey Comment Ensure shade around play ground
2. Survey Comment Hi, as a committee member of the thunder seniors, an improved junior ground would lead to better outcomes for our junior players
3. Survey Comment Sarvaas Park is such an important asset in our town for the sport of rugby league. Anything that can be done to improve the park for the benefit of our young people is an invaluable investment
4. Survey Comment Great work council on working with the user groups to achieve the best outcome for all users of this facility
5. Survey Comment Please do not take out the big gum tree in front of the building I don't believe it is in the way of use everyday use or with game days
6. Survey Comment For the last 6 years our family have travelled, 2 or 3 times a week, to Sarvaas Park. A round trip of 130kms. We look forward to these improved facilities and we congratulate the Club and Council for working together on this
7. Survey Comment Exciting times for ATJRL and Albury City Council

Sarvaas Park Master Plan Have Your Say Results



8. Survey Comment

Exciting times for ATJRL and Albury City Council

9. Survey Comment

Fence needs gates on the corners not half way down the block, many people walk diagonally across the park or just wish to enter from side streets and the new fence is blocking access

10. Survey Comment

More undercover area for spectators



1. Sarvaas Park Existing Amenities Building

Retain existing change rooms with modifications
• Gender neutral toilets
• Referees rooms

2. Sarvaas Park New Sports Pavilion

Includes
• Community Room with new canteen
• Additional change rooms
• Administration area
• Additional storage
• Spectator shelters

3. Existing Standalone Toilet Block

Toilet does not comply with current standards
Demolish toilet block
Review the need to open toilets during the day

4. Car Parking - Sealed

42 car spaces
2 disabled

5. Car Parking - Off-street

Retain parallel parking around the perimeter in the short term
Review feasibility of angle parking as part of any future road upgrade project

6. Play Space

Establish local level play space
Relocate to south east corner of the site

7. Playing Surface

Establish one large area of playing surface
(includes removing drain and central trees).
Upgrade irrigation system and install subsurface drainage

8. Playing Surface Extension

Establish extended playing surface for under 8's & 10's
Includes irrigation and couch grass

9. Perimeter Fencing

Erection of 1.8m high fencing to enable the site to be secured for event
The playing areas and play space to be open to the public when not in use by organised sports days
Locate fence to permit angle parking in the future

10. Tree Planting

a) Retain perimeter planting
b) Removal of trees in extended playing surface
c) Retain existing large hollow bearing trees

11. Perimeter Pathway

Construct pathway outside the perimeter fence to create a walking circuit

12. Sports Ground lighting

Lighting to meet Australian Standards for playing games

Draft Sarvaas Park Master Plan			
Version	1.000	Date	02.11.2021
Drawn		Checked	DA
Project No.	PL17100254	Page No.	1



AlburyCity Stakeholder Engagement Plan

STEP 1. The required detail for your plan. Complete the information below:

Project Name	<ul style="list-style-type: none"> Sarvaas Park Master Plan FIL19/05519
Engagement Plan Author	<ul style="list-style-type: none"> Jack Bradley
Date of Engagement Plan	<ul style="list-style-type: none"> 10/01/2020
TRIM Number	<ul style="list-style-type: none"> DOC20/4542
Project Overview	<ul style="list-style-type: none"> Develop a master plan for Sarvaas Park that will guide improvements to the site
Overarching project goal or objective (s)	<ul style="list-style-type: none"> To provide quality facilities that meets participation demands and ta park that meets the community needs
Stakeholder Engagement Objective	<ul style="list-style-type: none"> User group/stakeholder requirements for the future needs of the space and the recreational needs of the surrounding community. Consult with the general community to ascertain community priority/appetite for the potential improvements to the park.
Stakeholders	<p>External</p> <ul style="list-style-type: none"> Albury Thunder Junior Rugby League Club CSU Mud Dogs (Murray Cup) St Anne's Primary School Xavier High School Department of Education NRL Community <p>Internal</p> <ul style="list-style-type: none"> City Landscape personnel Communications with engagement process Traffic Assets Design
Timeline	<ul style="list-style-type: none"> Stakeholder engagement meetings – March-April 2020 Have a say – September 2020 Public exhibition – November 2021 Note consultation with Key Stakeholders will be throughout the project
Level of Engagement (IAP2 Spectrum)	<ul style="list-style-type: none"> CONSULT - with the key stakeholders and community in the master plan development CONSULT with the Key stakeholders to gain feedback into priorities
Media interest	<ul style="list-style-type: none"> This project is not likely to attract significant media interest

Budget	<ul style="list-style-type: none"> • \$500
Evaluation	<ul style="list-style-type: none"> • No negative comments received regarding lack of consultation for the project
Approval	<ul style="list-style-type: none"> • Stakeholder Engagement Plan approved by: David Armstrong

STEP 2. Add details of Stakeholder Engagement Plan to the register

STEP 3. Consult with the Communications Team and / or Corporate Planner

Discuss the different techniques to engage with stakeholders (internal or external) and your anticipated deliverables. Consider the implementation timeframe for your Engagement Plan. Add information to Step 4. Refer to AlburyCity Corporate Communications Strategy for methods to best communicate.

STEP 4. Deliverables and techniques.

When you have determined the techniques and timing for your engagement process, please list below:

Engagement Techniques and Timeframe	
TECHNIQUES/DELIVERABLES	ESTIMATED DATES FOR ENGAGEMENT DELIVERY
Stakeholder engagement meetings	<ul style="list-style-type: none"> • Albury Thunder Junior Rugby League (initial meeting held 18 Dec 2019). Ongoing consultation through the building design process • Remaining April 2020
Community consultation – online survey ‘have a say’ <ul style="list-style-type: none"> • Set up website • Email to key stakeholders • Letterbox drop surrounding residents • Advert Border Mail • Poster on site 	<ul style="list-style-type: none"> • September 2020
Public exhibition <ul style="list-style-type: none"> • Set up website • Email to key stakeholders • Letterbox drop surrounding residents • Advert Border Mail • Poster on site 	<ul style="list-style-type: none"> • November 2021

Communications Approval (as required)	•
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STEP 5. Evaluation of the engagement process

At the conclusion of the engagement activity (either internal or external), review the process. Consider the following questions and complete the table below:

Evaluation of the process	<ul style="list-style-type: none"> Did you identify the correct stakeholders? Were their needs met? Were the correct techniques / deliverables used and were they implemented correctly?
Evaluation of the outcome	<ul style="list-style-type: none"> What was the result of the engagement? How many people did it reach? Were the community / stakeholders satisfied? What was the stakeholder impact on the decision process and final decision?

STEP 6. Close the loop. This is important for both internal staff and the external community.

Let the people you engaged know the final outcome of your engagement activity.

When complete, summarise how you closed the loop in the space provided.

For Internal employees:

- Summarise the main findings of your stakeholder engagement
- Determine the best method for advising staff and use this to inform of your findings / outcomes. If required, refer to AlburyCity Corporate Communications Strategy for methods to best communicate with staff.

For External community and other stakeholders

- Summarise the main findings of your stakeholder engagement.
- Complete this form and submit: http://www.alburycity.nsw.gov.au/inside-alburycity/have-a-say/results/feedback-form/_nocache
- Liaise with the Communications team to place the summary back on 'Have a Say' under 'past items'.

'Close the loop' methods undertaken
What did you do to close the loop of your engagement activity?