

AGENDA ITEM NO.: 10.3
TO: Council on 23 March 2021
DIRECTOR: Simon Bradley, Director Infrastructure and Environment
REPORT AUTHOR: Vincent Cammell, Manager Infrastructure and Assets
SUBJECT: JW Rattley Reserve Playground Upgrade

1. EXECUTIVE SUMMARY

At the Council Meeting held 23 February 2021 Council approved \$25,000 (through the next budget review) towards new play equipment at JW Rattley Reserve. At this meeting Council did not endorse the proposed Revised Concept Plan (Version 3) and requested that Council Administration develop a new Concept Plan which provides play equipment that is challenging, interactive and which creates a sense of space (i.e. equipment that is large enough to develop a sense of height, speed, and scale).

The provided figure of \$25,000 originated from the estimated costs of various play elements as detailed in the Revised Concept Plan which accompanied the February Report to Council (Version 3), such as a teepee hut, hopscotch, carved wooden animal, with balancing logs and boulders connecting the various play elements. The cost to provide larger, more challenging play equipment, as sought by Council, is significantly more than the previously allocated budget.

Council Administration has developed three options, depending on the ultimate budget for this project.

- Option 1: JW Rattley Reserve Concept Plan (Version 4 - \$24,900*)
- Option 2: JW Rattley Reserve Concept Plan (Version 5 - \$58,575*)
- Option 3: JW Rattley Reserve Concept Plan (Version 6 - \$70,275*)

Council Administrations preferred Option is Option 3 Concept Plan (Version 5) which provides a 'climbing forest' structure which will create a greater range of play equipment within the reserve. An additional budget of \$33,575 will be required to the provisioned \$25,000 for this project (totally the \$58,575 reflected above) and it is recommended that this adjustment be captured in the Third Quarter Budget Review for 2020/2021 when presented to Council.

2. RECOMMENDATION

That Council:

- (1) **Having considered Item 10.3 JW Rattley Reserve Playground Upgrade, receives and notes the report.**
- (2) **Endorses Option 2 Concept Plan (Version 5).**
- (3) **Approves an additional \$33,575 to the JW Rattley Reserve Upgrade and this adjustment be captured in the Third Quarter Budget Review for 2020/2021 when presented to Council, dedicating a total of \$58,575 to the project upgrade.**
- (4) **Communicate its thanks and corresponds with all residents who provided feedback to the community consultation and neighbouring residences of JW Rattley Reserve to advise of Council's decision and the program to complete the project including the revised design.**

3. DISCUSSION

Following consideration at the Council meeting held on 23 February 2021, Council resolved:

- (1) *That Council, having considered Item 10.3 JW Rattley Reserve Consultation Outcomes and Revised Concept Plan (Version 3), receive and note the report.*
CARRIED
- (2) *That Council endorses the JW Rattley Reserve Revised Concept Plan (Version 3) (as presented in Attachment 13) for construction in the 2020/2021 Financial Year.*
LOST
- (3) *That Council approves \$25,000 to the JW Rattley Reserve Upgrade and this adjustment be captured in the Third Quarter Budget Review for 2020/2021 when presented to Council. Carried 25/2021*
CARRIED
- (4) *That Council thanks all residents who provided feedback to the community consultation and to advise of Council's decision and program to complete the project, in addition to overall marketing and media to advise of the revised plans to the broader Prospect community.*
CARRIED

Council did not endorse the Revised Concept Plan (Version 3) and requested that Council Administration develop a new Concept Plan which provides play equipment that would be seen as more challenging, creates a sense of space (i.e. equipment that is large enough to develop a sense of height, speed, and scale).

The figure of \$25,000 originated from the estimated costs of various play elements as detailed in the Revised Concept Plan (Version 3) presented to Council in February 2021, such as a teepee hut, hopscotch, carved wooden animal, with balancing logs and boulders connecting the various play elements.



Council Administration has developed three options, depending on how much Council is prepared to provide for this project.

- Option 1: JW Rattley Reserve Concept Plan (Version 4 - \$24,900*)
- Option 2: JW Rattley Reserve Concept Plan (Version 5 - \$58,575*)
- Option 3: JW Rattley Reserve Concept Plan (Version 6 - \$70,275*)

* \$25,000 is already allocated to project through resolution of Council. Options 2 and 3 above would require additional funding. These are all updates from the previous versions provided.

Option 1: JW Rattley Reserve Concept Plan (Version 4)

Option 1 (Version 4) includes the provision of a 'climbing cubby' plus the supporting play elements such as hopscotch, carved wooden animal, with balancing logs and boulders. The proposed location of this equipment would on the eastern side of the park, between the rear lawn area and existing equipment. As these pieces of equipment have no significant height, there is little issue with privacy issues for neighbouring residents. Table 1 details the costs of each item.



Table 1: JW Rattley Reserve Concept Plan (Version 4)

| Play Item | Unit | Rate | Quantity | Total |
|---------------------|----------------|-------------|-----------------|-----------------|
| Climbing Hut | Item | - | 1 | \$5,500 |
| Excavation | m ² | \$40 | 25 | \$1,000 |
| Edging | m | \$85 | 20 | \$1,700 |
| Softfall | m ² | \$40 | 25 | \$1,000 |
| Hopscotch | Item | - | 1 | \$4,000 |
| Wooden Animal | Item | - | 1 | \$3,000 |
| Boulders | Item | - | 3 | \$1,700 |
| Prelim/ Contingency | Item | - | - | \$7,000 |
| | | | | \$24,900 |

Option 2: JW Rattley Reserve Concept Plan (Version 5) (recommended)

Option 2 (Version 5) includes a 'climbing forest' that tests the user's ability to climb from one end to the other (refer to picture for approximate layout). Designed for users above the age of three years, the equipment can cater for up to 30 users. It has a climbing height of 2.7 metres above ground level. The proposed location of this equipment would be in the centre of the park, between the rear lawn area and existing equipment. This location will be the most appropriate in terms of reducing privacy issues for neighbouring residents. Table 2 details the costs of each item.



Table 2: JW Rattley Reserve Concept Plan (Version 5)

| Play Item | Unit | Rate | Quantity | Total |
|---------------------|----------------|-------------|-----------------------------|------------------|
| Climbing Forest | Item | - | 1 | \$40,000 |
| Excavation | m ² | \$40 | 70 | \$2,800 |
| Edging | m | \$85 | 35 | \$2,975 |
| Softfall | m ² | \$40 | 70 | \$2,800 |
| Prelim/ Contingency | Item | - | - | \$10,000 |
| | | | | \$58,575 |
| | | | Funding Already Allocated | -\$25,000 |
| | | | Additional Funding Required | \$33,575 |

Option 3: JW Rattley Reserve Concept Plan (Version 6)

Option 3 (Version 6) includes just the climbing structure plus the supporting play elements such as hopscotch, and timber armchairs, with balancing logs and boulders. The proposed location of this equipment would be in the centre of the park, between the rear lawn area and existing equipment. This location will be the most appropriate in terms of reducing privacy issues for neighbouring residents. Table 3 details the costs of each item.

Table 3: JW Rattley Reserve Concept Plan (Version 6)

| Play Item | Unit | Rate | Quantity | Total |
|-----------------------------|----------------|-------------|-----------------|------------------|
| Climbing Station | Item | - | 1 | \$40,000 |
| Excavation | m ² | \$40 | 70 | \$2,800 |
| Edging | m | \$85 | 35 | \$2,975 |
| Softfall | m ² | \$40 | 70 | \$2,800 |
| Hopscotch | Item | - | 1 | \$4,000 |
| Wooden Animal | Item | - | 1 | \$3,000 |
| Boulders | Item | - | 3 | \$1,700 |
| Prelim/ Contingency | Item | - | - | \$13,000 |
| | | | | \$70,275 |
| Funding Already Allocated | | | | -\$25,000 |
| Additional Funding Required | | | | \$45,275 |

Council Administrations preferred Option is Option 2 Concept Plan (Version 5) which provides a 'climbing forest' structure which will create a greater range of play equipment within the reserve. Additional budget of \$33,575 will be required to the \$25,000 currently allocated to budget for this project and it is recommended that this adjustment be captured in the Third Quarter Budget Review for 2020/2021 when presented to Council.

All revised options outlined in this report remove / supersede the previous designs to Council e.g. tepees etc.

Council Administration will also replant the damaged plants with more advanced plant species which will have two significant impacts:

- Great impact in terms of visual amenity
- Less opportunity for plants to be covered by mulch/ trampled upon

Community Engagement

Council undertook community consultation in November/ December 2020 to discuss the changes to the original Concept Plan that was originally endorsed by Council. Council did not endorse the Revised Concept Plan (Version 3).

Even though Council Administration is recommending a new concept plan, it does not recommend that further community consultation in terms of seeking the community's feedback takes places. Council Administration does recommend thanking those residents who provided feedback to the community consultation in addition to neighbouring residences of JW Rattley Reserve to advise of Council's decision and program to complete the project. It is considered that the issue has been brought to the community's attention adequately and feedback now considered, noting the recent media coverage which has attested to the direction now being taken. There is a small risk of future media attention, however, overall the resultant impact is considered minor.

Implications, Related Questions and Further Information

As part of the adopted 2019/2020 Annual Business Plan and Budget \$75,000 was allocated to the upgrade to the play equipment at JW Rattley Park. These funds were used to upgrade the reserve last year. Council has also allocated an additional \$25,000 to the JW Rattley Reserve upgrade in the Third Quarter Budget Review for 2020/2021.

Council Administration recommends that Council allocates an additional \$33,575 to the JW Rattley Reserve upgrade in the Third Quarter Budget Review for 2020/2021 to facilitate the option recommended through this report.

Relevance to Core Strategies / Policy

- *Local Government Act 1999*
- Community Engagement and Consultation Policy
- Open Space Strategy

Community Plan: Towards 2040

► Connected & Caring

'We strive to be a city which capitalises on its locational advantages, brings people together, harnesses social and technological connection opportunities and is easy to navigate.'

► Active & Engaged

'An empowered community which cares for the City and for each other, is involved in the many aspects of our community life and strives for positive change through contributions to decision making.'

ATTACHMENTS

Nil.