

10.1.7 - Clem Kentish Reserve Master Plan - Interim Report (SJ3982)

Responsible Officer: Manager Strategic Planning

Senior Officer: Director Development Services

Disclosure of Officer's Interest: No Officer involved in the preparation of this report has an interest to declare in accordance with the provisions of the *Local Government Act 1995*.

Authority / Discretion

Executive	The substantial direction setting and oversight role of the Council such as adopting plans and reports, accepting tenders, directing operations and setting and amending budgets.
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Report Purpose

The purpose of this interim report is to inform Council regarding progress on the Clem Kentish Reserve Master Plan, which includes the formulation of two Master Plan options that have been developed. The report discusses the processes that have been undertaken to arrive at this current point, based on community and stakeholder input.

The report recommends a next stage of work for Council to consider, consistent with the Project Management Framework of the Shire, being to undertake an analysis of the Master Plan options to determine three key questions:

1. The capital and operational costs of both options;
2. The detailed feasibility of solving playability problems with the oval;
3. The feasibility of introducing a development contribution area over Serpentine in order to fund delivery of a Master Plan option.

Undertaking this second stage of work will enable a degree of completeness to the overall Master Plan options, to assist Council in its future decision to endorse the options for community consultation.

Relevant Previous Decisions of Council

Ordinary Council Meeting - 20 June 2022 - OCM126/06/22 - COUNCIL RESOLUTION / Officer Recommendation

That Council:

1. *REQUEST the Chief Executive Officer prepare a Master Plan for the area bound by Karnup Road, Lefroy Street and Wellard Street Serpentine, known as Clem Kentish Reserve.*
2. *REQUESTS the Chief Executive Officer include in the draft 2022/23 budget the following resourcing to prepare the Master Plan;*
 - a. *\$30,000 for staff salary to manage the project;*
 - b. *\$50,000 for external consultants to develop the Master Plan, including engaging the community.*
3. *NOTES that unless the resources in point 2 are allocated the project will not progress at this time.*

Clem Kentish Reserve is bound by Karnup Road and Wellard Street, Serpentine. The reserve has developed over incremental stages, and has a range of uses and components, of varying condition and utility. These include:

- A community hall used for club and community activities;
- Multipurpose hardcourts (two) and tennis courts (two) and facility, with lighting infrastructure;
- Sporting oval, which has had ongoing limitations associated with year-round utilisation (especially during winter months) due to ground conditions and drainage problems;
- Tractor Museum, which is leased to and run by the community group and is undergoing expansion in the short term;
- A recent skate park, which is set within an informal gravelled area that is used for car parking at times;
- Cricket nets, which have more recently been used for informal activities like scooter riding;
- Areas of remnant vegetation, which keynote the eastern gateway into the Serpentine townsite;
- Water tanks and informal access ways;
- Informal BMX track;
- Playground infrastructure.

The Shire's 2017 Community Infrastructure Implementation Plan (CIIP) has identified the potential for further growth and improvement of this reserve, identifying the site as a key hub for the growing local community. This document addresses Clem Kentish Reserve as follows:

"The Clem Kentish Reserve has activation potential through various means. The tennis courts at the Clem Kentish Reserve can achieve higher utilisation through improved accessibility and with the potential to become multiuse courts."

"The reactivation of the tennis courts in Serpentine is required. The facility should be accessible, when available, by all members of the Shire. Feasibility of multi marking two of the courts is to be investigated prior to funding within operating budgets. A concept plan will identify future use of the site."

The courts have been reactivated through means of multipurpose use, which was implemented in late 2019. In addressing the need for a concept plan as foreshadowed in the CIIP, Council at the June 2022 Ordinary Council Meeting endorsed the preparation of a Draft Master Plan for the reserve. This has been progressed to the current point of having two options to consider for the reserve, which are discussed in this interim reporting to Council.

Community / Stakeholder Consultation

Consistent with the community engagement plan prepared as part of the project, a range of consultation and engagement processes have been undertaken to assist in the formulation process. This included:

- online surveys, advertisement and group interviews;
- engagement with the local community, key user groups and stakeholders; and
- presentation to the 28 November 2022 Policy Concept Forum meeting attended by Elected Members.

Statutory Environment

Legislation

- *Local Government Act 1995*

Comment

The Master Plan for Clem Kentish Reserve seeks to set a clear direction for future capital improvements, facility renewal and opportunities for funding. The master planning process has considered key community and stakeholder inputs, to synthesise and formulate a response to shape and intended future amenity, recreational activity, and community purpose, that will meet future expectations. As foreshadowed earlier in the report, interim fundings have now been completed, which has revealed two Master Plan options that are potentially available for the future. These being:

- A multipurpose sporting and community recreation hub based on oval sports use;
- A multipurpose sporting and community recreation hub based on rectangular sports use.

How the Master Plan options were derived

Community and stakeholder consultation found that most Clem Kentish users are a part of the local community, within the 35-49 years age range, and utilise the Reserve for mostly passive recreation. This included passive activities like walking, and some recreational sporting use of the oval and hardcourts. An emerging young family and youth demographic also reflected the activities occurring in the southeast portion of the reserve, including skating, scooting and bike riding.

In synthesising the community and stakeholder consultation along with a high level facility assessment, the following key findings were revealed:

- The site is considered to be underutilised and not fulfilling its potential;
- The oval has fundamental issues in its construction, regarding drainage that makes its playability low and also reduces the ability to schedule sporting use;
- The Reserve needs to better announce itself as a key node for the Serpentine community;
- Lighting is not sufficient to support evening and night-time sporting use;
- The tennis courts require resurfacing, and the current tennis pavilion either replaced or removed;
- Public toilets require upgrading, and universal access and facilities are required, such as female changerooms;
- The Recreation Centre building require upgrading, including the kitchen, changerooms, toilets, introduction of air conditioning, provision for a full size basketball court;
- Areas of the car parks are unsealed and unattractive, with only informal gravel car parking servicing the Serpentine Tractor Museum;
- More children and youth facilities are required, such as a nature playground and an upgraded skate park;
- There is no pedestrian pathway network that enables walking and running loops to occur, and no exercise equipment nodes which are desired;
- The location of the cricket nets conflict with potential playground and skatepark expansions;
- An oval sport model or a rectangular sport model could reveal differing levels of utilisation of remaining space in either option.

The Master Plan Options

Two Master Plan options have been prepared and can be viewed in **attachment 1**. These propose either an oval sports model, or a rectangular sports model, with varying levels of residual building and facility changes based upon the utilisation of land outside the oval.

Principles underpinning both options include:

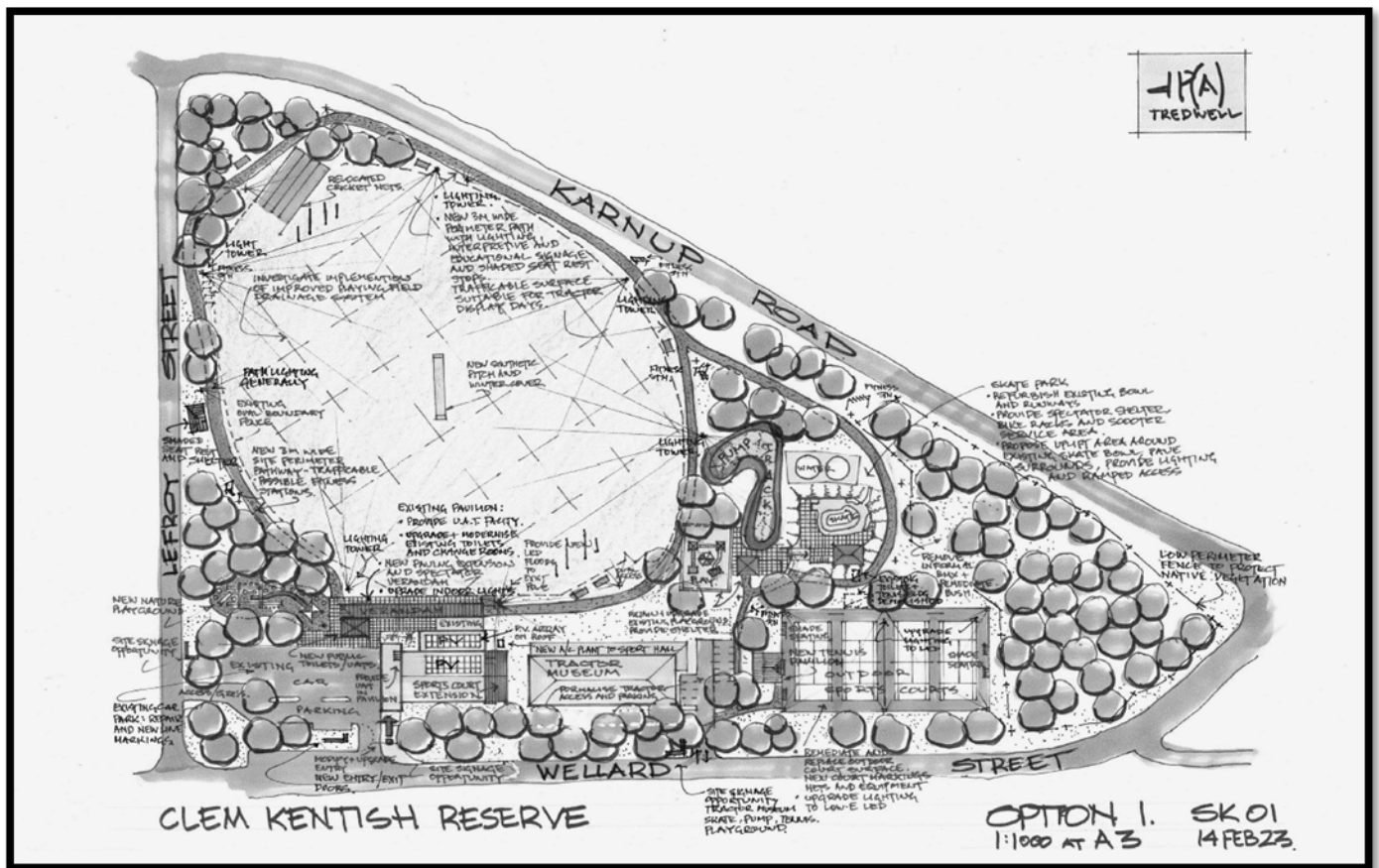
- Promoting a space that encourages a variety of user groups and visitors to the reserve through means of a range of shared inclusive facilities and accessibility;
- Improving the passive recreational activities available on site which support diverse community participation, and which can adapt as needed;
- Improving facilities, amenities and maintenance such as public toilets, shade, seating structures, access and parking;
- Enhancing natural features which reassure the rural village character of Serpentine townsite;
- Enhancing recreational activity including tennis and multi-use courts, skate park, relocated cricket nets and an improved, functional, redesigned bike pump track;
- Protecting threatened ecological communities of vegetation (TEC) within the reserve through the redesign of facilities such as the pump track;
- Fixing the oval and lighting it to become a proper active oval, attracting a Serpentine based sports club utilising either an oval or rectangular sports shape.
- Enhancing the existing recreation building, including upgrades to kitchen, change rooms and additional club room space.

The two options are shown following:

Master Plan Option 1 - Oval option

This comprises:

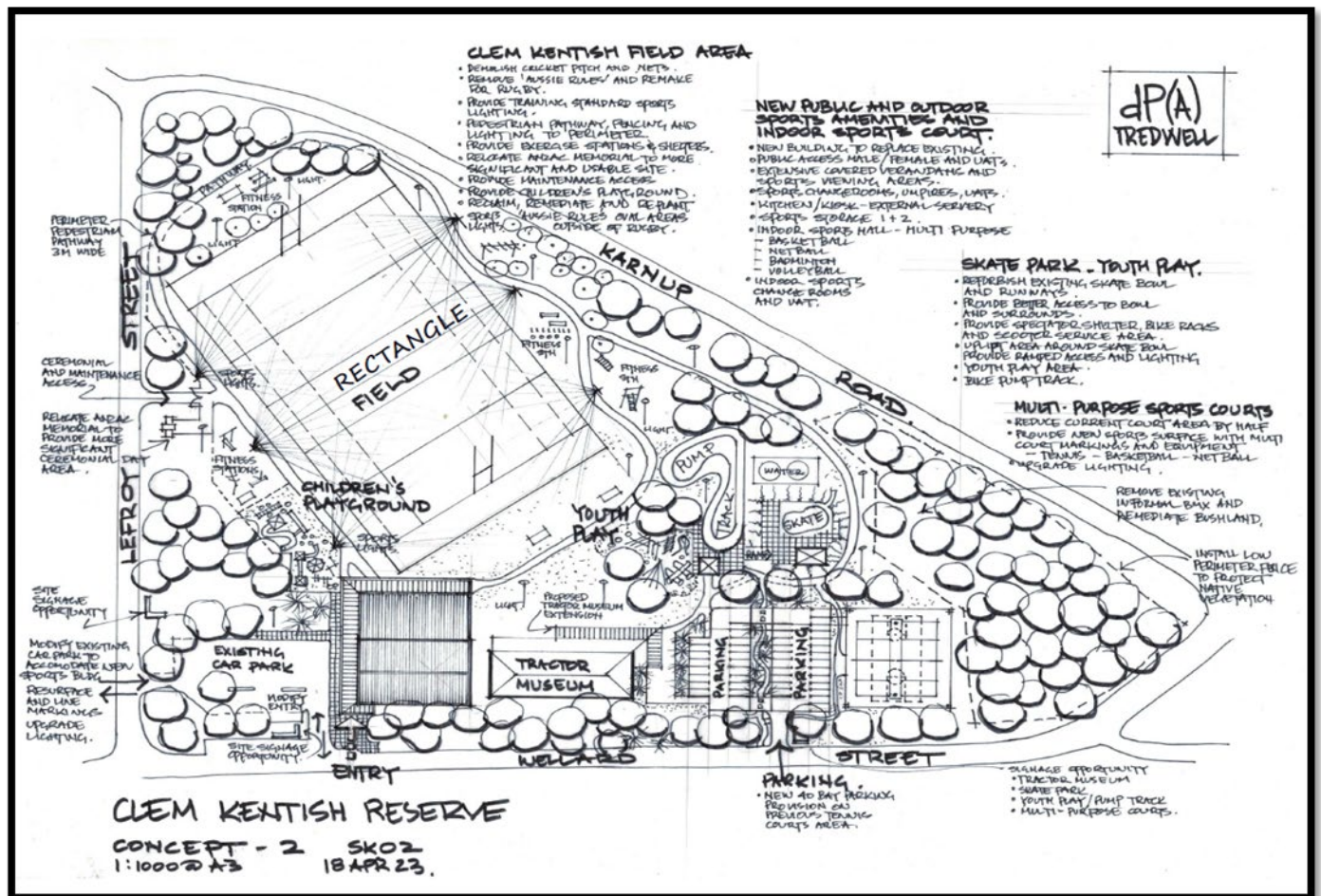
- upgrades to lighting, tennis courts, and the skate park, and the removal of the tennis pavilion and public toilets;
- the existing playground being replaced by a nature playground, with cricket nets being relocated to allow for this;
- an oval sports surface being pursued to accommodate winter (AFL) and summer (cricket) use;
- playing surface drainage issues being fully resolved;
- new seating and shade, bicycle infrastructure and fitness stations installed for passive recreation;
- connectivity and access is improved through upgrades to car parking, a pedestrian pathway network, and improved signage and wayfinding;
- the recreation centre's basketball court is upgraded to become full-sized, upgrading amenities such as the kitchen, toilets, changerooms, and installing air conditioning, solar panels and free Wi-Fi.



Master Plan Option 2 - Rectangular option

This comprises:

- a restructure in design to a fully lit rectangular field for winter (soccer and rugby) use, in lieu of the current oval shape;
- playing surface drainage issues being fully resolved;
- a larger upgrade of the Recreation Centre to become a multipurpose sports pavilion matching the future growth needs of the community;
- more space dedicated to facilities and amenities which aim to provide for flexible community use;
- an extended youth playground area;
- improved parking and access to the site with additional entrance points via Lefroy Street;
- improved passive and active recreational activities that sees additional seating and shade including new fitness equipment.



Issuing impacting both options

The two options both reveal an exciting opportunity for Council to consider, and for community engagement to take place on. However, prior to taking any further steps, Officers have identified a range of fundamental considerations that need to be better understood before seeking Council endorsement to advertising the options. These fundamental considerations relate to:

1. The capital and operational costs of each option, and how sustainable such are;
2. The detailed feasibility of actually solving playability problems with the oval, and what cost this involves;
3. The feasibility of introducing a development contribution area over Serpentine in order to fund capital delivery of a Master Plan preferred option.

A Master Plan implies more than just a vision document - it has some level of feasibility to be implemented, and the community thus has some reasonable level of expectation that it could take place. The above three questions need to be fully investigated and reported for both options, to enable Council to be informed as to what the master planning process potentially entails by way of future financial implications on the Shire and its ratepayers.

This will also actively reflect the expectations of learning from experience in recent projects, whereby having a clear understanding as to feasibility better shapes the decision making processes and quality of engagement that can occur with the community. This is the basis of the Officer recommendation.

Options and Implications

Option 1

That Council:

1. NOTES this interim report regarding the Clem Kentish Reserve Master Plan including the two options identified.
2. REQUESTS that prior to any further progress on the Master Plan, the Chief Executive Officer present a business case for budget consideration as part of the 2024/2025 budget, which documents undertaking a detailed feasibility assessment of the current draft options to address the following questions:
 - a. The capital and operational costs of each option, and how sustainable such are;
 - b. The detailed feasibility of actually solving playability problems with the oval, and what cost this involves;
 - c. The feasibility of introducing a development contribution area over Serpentine in order to fund capital delivery of a Master Plan preferred option.
3. NOTES the Corporate Business Plan action will be adjusted in timing dependent on the future budgetary consideration of the business case listed under Item 2 above.

Option 2

That Council:

1. NOTES this interim report regarding the Clem Kentish Reserve Master Plan including the two options identified.
2. REQUESTS that the Chief Executive Officer proceed to advertise both options for community feedback.
3. REQUESTS the findings of the community consultation process be reported back to Council.

Option 1 is recommended.

Conclusion

The draft Clem Kentish Reserve - Master Plan is to be used to guide future development of the facilities to allow for the existing and expected future uses of the site. This report informs Council about progress on the Clem Kentish Reserve Master Plan. It presents the two formulated options but recommends a new step of detailed feasibility be undertaken prior to further progressing the master planning project.

Attachments (available under separate cover)

- **10.1.7 - attachment 1** - Draft Master Plan Options (E23/2459)
- **10.1.7 - attachment 2** - Community survey's findings and Report (IN23/3860)

Financial Implications

Officers consider that a further \$30,000 budget allocation would be required to determine the feasibility of the options presented. Due to resourcing challenges over the next 12 months, it is recommended this be considered for funding in the 2024/2025 financial year, rather than the next coming 2023/2024 financial year. Although Council could reprioritise this project if it determines to do so.

Risk Implications

Risk has been assessed on the Officer Options and Implications:

Officer Option	Risk Description	Controls	Principal Consequence Category	Risk Assessment			Risk Mitigation Strategies (to further lower the risk rating if required)
				Likelihood	Consequence	Risk Rating	
1	This is considered the lowest risk option.						
2	Approving the Master Plan for engagement without addressing feasibility poses the risk that such will not be able to be implemented.	Nil	Reputation	Possible	Moderate	MODERATE	Ensure community engagement process includes appropriate disclaimers about the feasibility to deliver either option.

Voting Requirements: Simple Majority

OCM136/06/23

COUNCIL RESOLUTION / Officer Recommendation

Moved Cr Duggin, seconded Cr Strange

That Council:

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 - a. The capital and operational costs of each option, and how sustainable such are;**
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 - c. The feasibility of introducing a development contribution area over Serpentine in order to fund capital delivery of a Master Plan preferred option.**
- 3. NOTES the Corporate Business Plan action will be adjusted in timing dependent on the future budgetary consideration of the business case listed under Item 2 above.**

CARRIED UNANIMOUSLY 7/0