

NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF MEETING

18.1 PROPOSED LOCATION FOR ONSLOW SKATE PARK

FILE REFERENCE:	RE.MG.R.42090 RE.TH.R.30686
AUTHOR'S NAME AND POSITION:	Anika Serer Executive Manager, Strategic and Economic Development
NAME OF APPLICANT/RESPONDENT:	Not Applicable
DATE REPORT WRITTEN:	13 October 2014
DISCLOSURE OF FINANCIAL INTEREST:	The author has no financial interest in the proposal.
PREVIOUS MEETING REFERENCE:	Agenda Item 16.5 (Minute11798) – Ordinary Meeting of Council 21 May 2014 Agenda Item 18.3 (Minute11709) – Ordinary Meeting of Council 20 November 2013 Agenda Item 12.3 (Minute11348) – Ordinary Meeting of Council 21 November 2012 Agenda Item 14.04.05 – Ordinary Meeting of Council 21 April 2010

Summary

At the Ordinary Meeting of Council on 21 November 2012, Council adopted the Onslow BHP Billiton Macedon Social Investment Fund. This included funding from the Social Infrastructure Fund of \$1 million towards a Skate Park and Recreation area in Onslow.

Community consultation was undertaken in August 2014 to gather user information for the future design of the skate park and selection of an appropriate site. As a result of that consultation, three possible sites were identified for the new facility. Further consultation was then conducted on 9 October 2014 where Lot 644 Paterson Place (behind the oval) was confirmed by the community as the preferred location.

Council endorsement of this site is now requested to enable a concept design for the skate park to be developed.

Background

In August 2014 CONVIC was engaged to carry out a week of community consultation in Onslow, in order to develop a concept design for a skate facility. Sessions were run at Onslow Primary School with all age groups, at the Bindi Bindi Community, with V Swans, Thalanyji Aboriginal Corporation, and with the broader community and stakeholders. Ninety nine participants provided input to the consultations, over half of these were children aged 5-10 years.

The consultations were held to engage with key stakeholders, inform participants about the project, gather user information and discuss user requirements to aid the design of the facility. As part of this process CONVIC also undertook a site selection process and three sites were identified as being potentially appropriate for the new facility.

A report was provided by CONVIC outlining the consultation process, key findings and user profiles, as well as site identification and evaluation.

ATTACHMENT 17.1A

The three identified sites are:

- 1 – Reserve 30686, Lot 555 Cameron Avenue – located on the site of the existing basketball courts
- 2 – Reserve 30686 Lot 644 Paterson Place – located adjacent to the oval (north-west side)
- 3 – Reserve 40014 Lot 674 Second Avenue – adjacent to the Business House

Comment

CONVIC have developed a Site Assessment Matrix which considers a number of key criteria to determine the appropriateness of a site for a skate facility. The assessment process is detailed in its report and considers:

1. Physical site conditions and technical considerations;
2. Access/Transport;
3. Natural surveillance, security and safety;
4. Proximity to amenities (water, toilets, shade, food and drink);
5. Impact on existing facilities, adjoining uses and users;
6. Distance from housing and incompatible land use;
7. Event space opportunities;
8. Maintenance;
9. Context and amenity;
10. Consistency with strategic objectives.

CONVIC (as part of its August 2014 investigation and assessment) scored the three identified sites for suitability in its report (see page 15 of **ATTACHMENT 17.1A**):

Site 1 – Cameron Avenue	73%
Site 2 – Paterson Place	87%
Site 3 – Second Avenue	76%

Site 1 – Cameron Avenue – was originally identified in the Onslow Sporting Precinct Master Plan, endorsed by Council in 2010.

ATTACHMENT 17.1B

The site is also the location of the existing basketball courts, on the corner of Cameron Avenue and Third Avenue, which would require demolition prior to any works commencing. CONVIC rated this site the least suitable for a skate facility, with a score of 73%. Services such as water and power are available to the site and there is a constructed carpark nearby for ease of access, but the main constraints identified for this site included the relatively small area provided by the site, lack of existing shade (no trees or shelter) which would require additional shade structures to be provided within the budget, and location within 50 metres of residential dwellings which could

cause noise and light intrusion.

Site 2 – Paterson Place – received the highest score at 87% and was identified as the preferred site for a number of reasons. This includes its close proximity to other recreational facilities, including the future aquatic centre planned for Lot 643 McRae Avenue. The site allows the proposed skate park to integrate with other established and planned amenities in the area. It is also close to the centre of town, and easy walking distance to shops and ablutions.

The site offers plenty of unrestricted space for a facility that could also cater for community events. Established trees provide much needed shade (this was an essential item identified by a majority of participants in the initial consultation) which would reduce the requirement for constructed shelters. Services such as water and power are available to the site, and there is a constructed carpark nearby for ease of access.

Reserve 30686 is vested in the Shire for the purpose of 'Recreation' and the site is unconstrained, enabling construction to commence as soon as an appropriate design has been approved and a tender awarded for construction.

Site 3 – Second Avenue – located next to the Business House, opposite the hospital. This site received a score of 76%, ranking it second in its suitability for a new skate space. The vacant lot provides a large area which could tie into future water front development and town planning. It is not in close vicinity to residential dwellings, but is also separated from existing recreational facilities and public amenity. There is concern that there is less passive and active surveillance from surrounding land use, and minimal existing shade.

The site on Second Avenue is vested in the Shire for the purpose of 'Caravan Park' and zoned 'Tourism'. The purpose would need to be changed, via application to the Department of Lands, for this site to be pursued as a future skate park location.

The evolving definition of skate parks today no longer restricts facilities to develop as a concrete park with little community interaction. Rather, a centrally located facility that allows easy site access encouraging participation from the general community is deemed essential in creating a well-used and maintained facility. Community acceptance and the increase of users, both skate and recreational, increases the opportunity for passive and natural surveillance and helps to minimise anti-social behaviour.

A second consultation was held on 9 October 2014 to review the outcomes of CONVIC's report, and to identify/confirm the preferred location for the skate park. An independent facilitator, Jenny Thomas from Northern Edge Consultants was engaged to facilitate the consultation. CONVIC delivered its findings from the first round of consultations and discussed the three possible sites for the Skate Park with community members. Individual meetings were held with key stakeholders, and a public community session was held at the Sports Club in the evening. Face to face meetings included:

- a) Officer in Charge at Onslow Police;
 - b) Chevron (regarding the proposed construction of the Air Quality Monitoring System near the oval);
 - c) Bruce Strahan – Manager, Onslow Sporting Club;
 - d) Kerry White – President, Shire of Ashburton;
 - e) Geoff Herbert and Chantelle Salmeri – Onslow Chamber of Commerce and Industry;
- and

f) Board of Directors – Thalanyji.

The consultation held on 9 October was advertised in the following ways:

- Posters throughout Onslow;
- Flyers in each PO Box and at the Post Office;
- Shire Website; and
- Posters hand delivered to residences close to the three sites.

A total of 13 people attended the evening workshop including Shire Officers (6), Chevron staff (2), Council (1) and the general community (4).

A review of the site selection process was delivered to community members followed by a presentation of the proposed sites. This included the advantages and disadvantages of each site – which was then opened up to the community members to add their own feedback to each site. The report prepared by Northern Edge Consultants outlines the feedback provided by the session.

ATTACHMENT 17.1C

The community members present at the evening session provided additional information to CONVIC regarding the three proposed sites, which resulted in a revision of the ratings:

Location	Original Score	Revised Score	Reason
Site 1 – Cameron Ave	73%	75%	Further away from licensed premises (Sports Club)
Site 2 – Paterson Pl	87%	85%	Chevron's Air Quality Management System will be located nearby, may detract from attractiveness of facility
Site 3 – Second Ave	76%	65%	New ring road will reduce the ability of the facility to be an 'iconic entry'

The revised scores brought Sites 1 and 2 closer together (which warrants consideration of them both - as agreed by the community at the public meeting) but did not change the overall ranking of the sites. It was agreed by those present at the meeting that Site 3 (Second Avenue) did not warrant any further consideration.

The interpretation from the feedback received from community members at the various Onslow meetings (face to face, and Public Meeting, etc) was that Site 2 (Paterson Place) was deemed the overall preferred site for the following reasons:

- Immediate availability of the site and associated capacity to meet community needs and young people's expectations;
- Reduced budget imposts associated with shade and site preparation;
- Value adding of complimentary recreational activities in a central social precinct;
- Increased social and community activation – designing out crime;
- Increased access and circulation to nearby amenity that supports public space including toilets, car parking, adjacent complimentary space like the oval, playground, cricket nets and future swimming pool;
- Endorsement of the preferred site by the Traditional Owners through the Thalanyji Board of Directors received at the meeting on 10 October;
- Feedback from Police Officer in charge stated that the potential negative impacts of the skate space on the precinct would be insignificant or bettered with the skate park.

The site on Paterson Place is believed to present an opportunity to the Shire of Ashburton to develop a Skate Space in the heart of the community that lifts the public profile of youth. The site also offers a unique design opportunity to tie into the existing and planned recreational spaces and to create a dynamic and activated central community space for both day to day usage and community events.

It is noted that Site 2 is also in close proximity to the Chevron Air Quality Management System. If Council endorses the preferred site, the AQMS will be taken in to account throughout the design stage to ensure there is minimised conflict of use.

Consultation

Shire President
Chief Executive Officer
Executive Manager – Strategic & Economic Development
Executive Manager – Community Development
Department of State Development
BHP Billiton Petroleum Pty Limited
CONVIC
Northern Edge Consultants
Community members of Onslow
Onslow Police
Thalanyji Aboriginal Corporation
Manager Onslow Sports Club
Onslow Chamber of Commerce and Industry
Chevron

Statutory Environment

There is no statutory environment in relation to this matter.

Financial Implications

There is \$1 million allocated in the 2014/15 budget for the completion of the Onslow Skate Park project from the BHP Billiton Social Infrastructure fund. The initial consultation process, at a cost of around \$45,000, has been charged to this funding source.

Once the project is complete consideration will need to be made for the maintenance costs of the skate park and this should be included in future budgets (and if possible, will be provided as part of the construction tender consideration/acceptance process).

Strategic Implications

Shire of Ashburton 10 Year Community Strategic Plan 2012-2022
Goal 01 Vibrant and Active Communities
Objective 01 – Connected, caring and engaged communities
Objective 02 – Active people, clubs and associations

Goal 04 - Distinctive and well serviced places
Objective 01 – Quality public infrastructure
Objective 03 – Well planned towns

Risk Management

Adoption of this item has been evaluated against the Shire of Ashburton's Risk Management Policy CORP5 Risk Matrix. The perceived level of risk is considered to be "Medium" risk and will be managed by specific monitoring and response procedures.

In particular, the 'reputational risk' of endorsing a site has been considered. This is reflected in the recommendation of a site that reduces the time required to deliver the project in accordance with the community's desire to see the project progress.

Policy Implications

There are no policy implications identified.

Voting Requirement

Simple Majority Required

Recommendation

That Council:

1. Receives the CONVIC Site Selection and Consultation Report (**ATTACHMENT 17.1A**) prepared for the proposed Onslow Skate Park facility; and
2. Endorse the site identified on Reserve 30686, Lot 644 Paterson Place, Onslow for the Onslow Skate Park to enable the preparation of a site specific design (which will be made available to the Onslow community for information) and for tenders to subsequently be called for its construction.

Author: Anika Serer	Signature:
Manager: Neil Hartley	Signature: