Tarnham Road Reserve

Originating Officer	Community Facilities Planner - Sean O'Brien
Corporate Manager	Manager City Property - Thuyen Vi-Alternetti
General Manager	General Manager City Development - Ilia Houridis
Report Reference	GC201124F03

Confidential

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Confidential Motion

That pursuant to Section 90(2) ad (3)(b)(i) and (ii) of the local Government Act 1999, the Council orders that all persons present, with the exception of the following persons: Acting Chief Executive Officer, General Manager City Development, General Manager Corporate Services, Acting General Manager City Services, Acting Manager Corporate Governance, Manager City Property, Unit Manager Sport and Recreational Community Facilities, Community Facilities Planner, Acting Unit Manager Governance and Council Support and Unit Manager Communications, be excluded from the meeting as the Council receives and considers information relating to Tarnham Road Reserve Redevelopment, upon the basis that the Council is satisfied that the requirement for the meeting 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 outlines projected cost for a project that may go to tender in the future.

REPORT OBJECTIVE

To provide Council the proposed concept design for Tarnham Road Reserve for review and seek approval to progress to consultation and detailed design.

EXECUTIVE SUMMARY

As part of the resolution at the General Council meeting on 10 December 2019, approval was given to develop a concept design for the Tarnham Road Reserve that includes four multi-purpose courts and open space development on the eastern end of the site.

A draft concept design is provided (refer to Attachment 1) which reflects the endorsed scope from January 2020 (Report Ref: GC200128R17).

The concept design encompasses 3,286m² at the eastern end of the reserve. There is a further 2125m² of the reserve at the western end that will be cleared and left undeveloped should Council proceed with the project.

The next stage of the project will be to conduct community engagement seeking feedback to enable further refinement of the concept design, and also seek feedback on potential future options and opportunities for the undeveloped land. Following the community consultation a revised concept design considering the community feedback will be brought to Council in January 2021. A review will also be conducted into the surplus land taking into consideration feedback from the community consultation.

Refinement of designs, detailed costing, value management and the tender process, along with grant funding opportunities to potentially increase the available budget will also be investigated prior to the final concept design to be brought to Council in January. It is important to note a grant application is likely to delay the delivery of the project.

RECOMMENDATION

That Council:

1. **Endorses the draft concept design and approves the commencement of the community consultation process.**

2. **Supports an application for a funding commitment through the Office for Recreation Sport and Racing for the additional funding required for the project budget.**

3. **A further report will be brought to Council in January 2021 on the community engagement outcomes and updated concept design.**

4. **In accordance with Section 91(7) and (9) of the Local Government Act 1999, orders that the attachments to this report having been considered in confidence under Section 90 (2) and (3)(b) (i) and (ii) of the Act, except when required to effect or comply with Council's resolution(s) regarding this matter, be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting. This confidentiality order will be reviewed at the General Council Meeting in December 2020.**

Liveable: L1 We will make our services, facilities and open spaces more accessible

DISCUSSION

Background

In December 2019 Council approved the redevelopment of the Tarnham Rd Reserve (The Reserve), to include four multi-purpose courts and open space development on the eastern end of The Reserve (Report Ref: GC191210R10, refer to Attachment 2).

The Reserve is 5,411 square metres (refer Attachment ? Aerial Map) and is irregularly shaped. Currently situated on the Reserve are eight tennis courts, a club building and other site infrastructure. The new concept design requires demolition and removal of the existing infrastructure and soils from the site. The associated costs have been included in the project forecasts.

Initial investigations showed that in order to achieve four new 4 compliant courts they would need to be located on the existing courts 2, 3, 4 and 5. A court at the eastern end of the site would be impacted by the retaining wall and not provide adequate run off areas. To ensure the full scope of the project could be accommodated, 3,286m² area of land at the eastern end of the site has been included in the concept design.

The remaining portion of surplus land on the western side of the reserve is 2125m2. Currently there is no Council decision relating to the surplus land.

A review will be undertaken of the western portion of the reserve to identify future options and opportunities.

A site photo identifying the entire Reserve site, the portion of land to be used for the concept design (on the eastern end), and the surplus land (on the western end) is provided as Attachment 3.

Concept Design

The Reserve concept design (refer to Attachment 1) includes:

- Two tennis courts
- Two dual purpose courts - tennis and netball
- Court lighting
- Store for tennis or netball club use
- 4 car parks
- Retaining walls and fencing
- Pathways
- Native trees and plants
- Seating and shelter for watching sport on the courts
- Exeloo
- Climbing wall, mega swing and active play equipment

Through discussions with various stakeholders, the play equipment proposed is primarily suitable for older children. This was deemed the appropriate choice given the proximity of the high school. Junior play equipment will be provided in the nearby Alpine Reserve upgrade. Care was taken to avoid duplication across the two sites.

Meetings have also been held with the Dover Square Tennis Club and they have indicated they would look to return to the site once the project is completed.
The Club have provided the following comments on the draft concept:

- Larger shelter as there can be more than 20 people watching games.
- Possible shade sales on upper level to increase shaded areas for watching games.
- Possibly swap the shelter with exeloo so the shelter is more central.
- Power at the shelter for tea and coffee etc.
- Roller style nets rather than post and sleeve nets so there's no trip hazard from caps in the courts.
- May need to think about larger storage area.
- Concerned about a climbing wall on the back of the courts. Kids will inevitably climb on it and possibly get hit by tennis balls. Suggest a fence could be included.

Seaview High School have also been consulted and reviewed the initial concept. The School and Department of Education like the design and have expressed an interest to enter into a long term arrangement with Council for use of the courts and access to the storage to be able to set up courts for either tennis or netball.

Traffic and Car Parking

Four Car Parks have been included in the concept design for Tarnham Road Reserve including accessible parking.

Traffic and Engineering Services have undertaken community consultation related to the various parking restrictions west of Seaview High School. These are summarised and shown in Attachments 4 and 5.

Geotechnical Report

A geotechnical investigation carried out by Wallbridge Gilbert Aztec confirmed that a well or former septic tank is (or was) located below the tennis courts resulting in reactive soil and potential collapsible soil movements. Complete reconstruction of this area has been recommended.

Project Funding

Council currently has a budget allocation of $1,640,000 for the project in the 2020/21 budget.

A cost summary for the project is provided as Attachment 6. It is intended that attachments will remain confidential after the report is released and hence the summary of the costs estimates have not been included within the body of the report.

Grant funding opportunities to potentially increase the available budget will be investigated prior to the final concept design to be brought to Council in January, including the 2020-2021 Office for Recreation, Sport & Racing (ORSR) Community Recreation and Sport Facilities Program (CRSFP), which has yet to open. It is important to note a grant application is likely to delay the delivery of the project, as outcomes of applications may not be made until mid- 2021.

Should Council elect not to proceed with a grant application, then a determination on whether Council will allocate additional funding for the project will need to be considered.

Consultation

A broader consultation program has been planned to ensure the community is informed of the design and any feedback is considered in the final concept to be developed. The consultation program is to consist of a Making Marion page with the concept design, short survey and community flyer.
The consultation process will also seek feedback on the future use of the surplus land (2125m2) on the western end of The Reserve as part of a review to identify future options and opportunities.
The proposed timeline for consultation is to extend from 25 November 2020 to 15 December 2020 with the Making Marion site to go live post the General Council Meeting on 24 November with social media promotion.

A report will be brought to Council in January 2021 summarising the community feedback with an updated concept design and costing for The Reserve.

Project Timeline

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	Completed
September to October	Draft Concept Design	Completed
March 2021	Development Approval and Construction Tender	
Early November	Initial Cost Report	Completed
24 November	***Council Report***	***Current***
26 November to 15 December	Community Consultation	
Late January 2021	Council Report: Consultation report, updated design and cost estimate	
February 2021	Detailed Design	
May 2021	Tender Close	
June 2021	Award Tender	
July - December 2021	Construction Period	

Note:

- Construction of the courts may be impacted by weather as the courts surface is generally not applied during wetter months.
- Applying for a ORSR grant is likely to delay the project by at least 6-months.

Attachment

#	Attachment	Type
1	Tarnham Rd Concept Design Nov 2020	PDF File
2	Previous Council Resolutions for Tarnham Rd	PDF File
3	Tarnham Reserve Eastern and Western Portions	PDF File
4	Parking Restrictions Tarnham Rd	PDF File
5	Existing and proposed parking restrictions around Tarnham Road Reserve	PDF File
6	Tarnham Road Estimated Costs	PDF File

Attachment 1

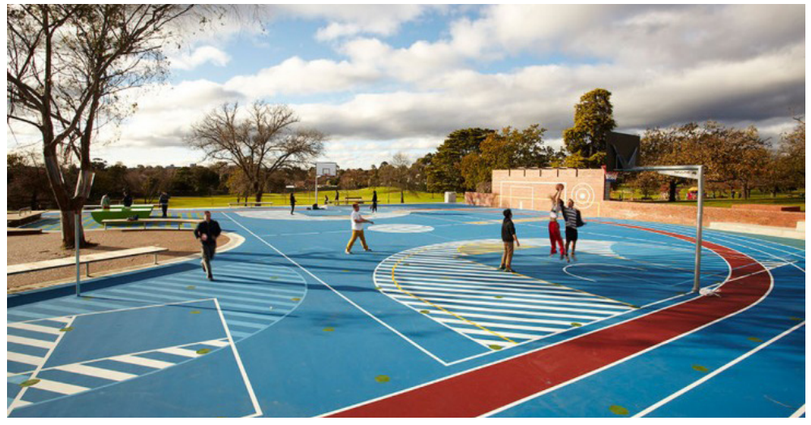
TARNHAM ROAD RESERVE
LANDSCAPE CONCEPT

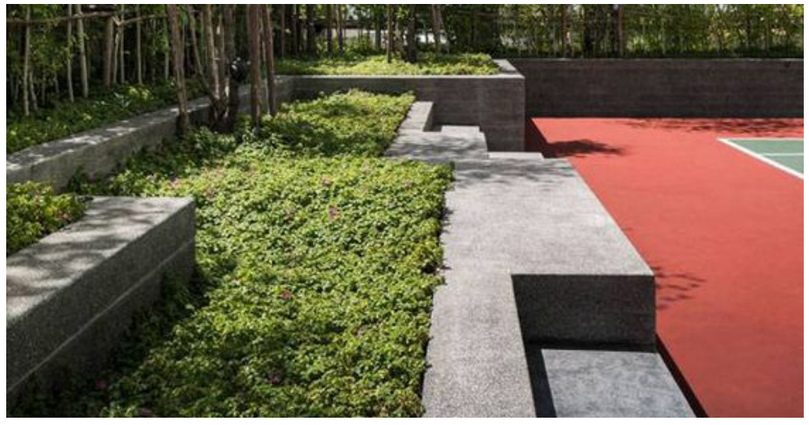
GREENHILL

CITY OF MARION

DRAFT

LANDSCAPE VISION









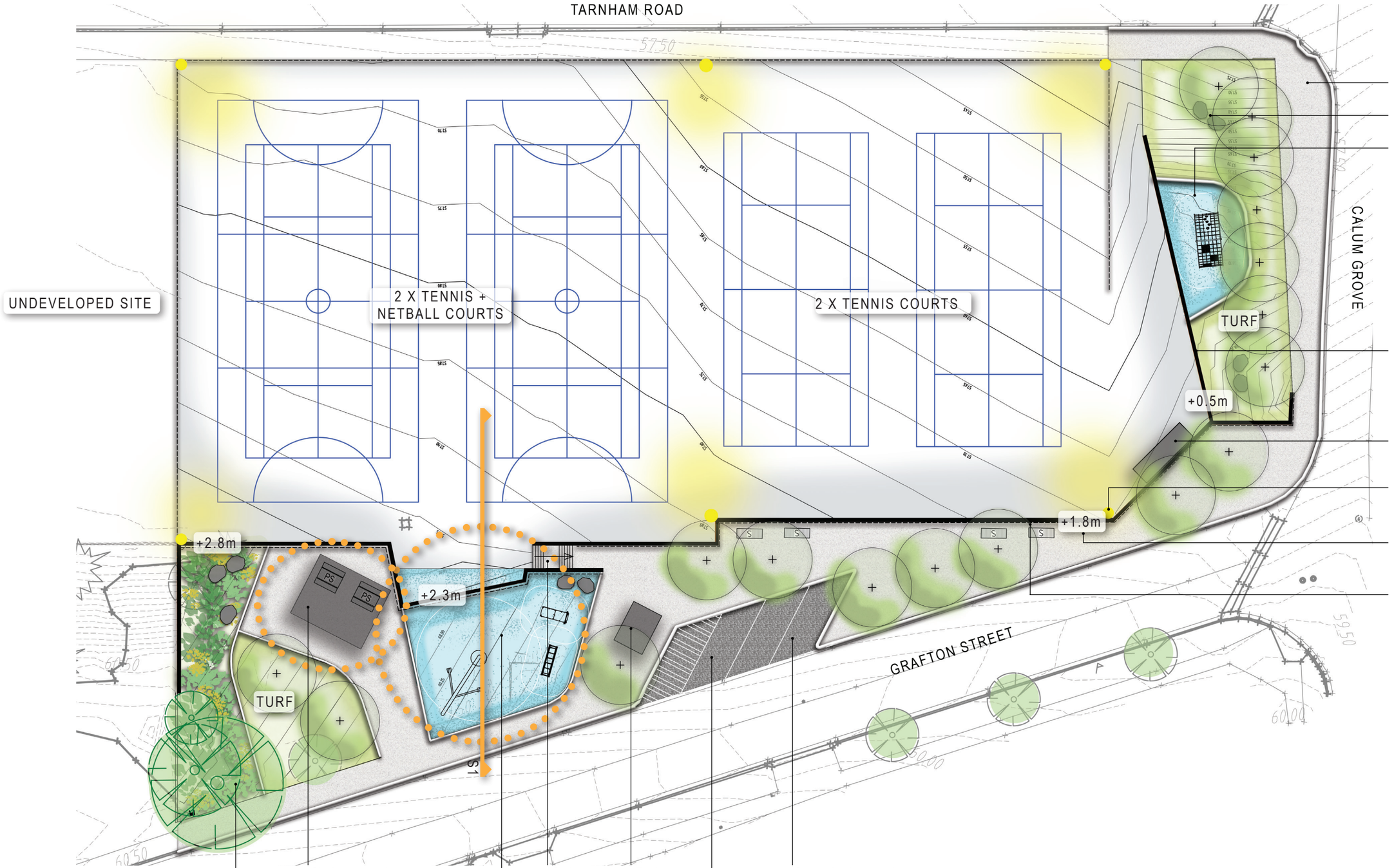
DYNAMIC BOLD RECREATION

MOVE ENGAGE ACTIVE

COLOUR MULTIPURPOSE

ENERGY DEVELOP COMMUNITY

LANDSCAPE CONCEPT



GREENHILL

SCALE
1:400 @ A3

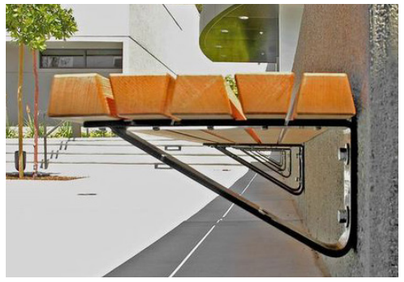
PROJECT
Tarnham Road Reserve

PROJECT
20-2492

REV.
B

DATE
Oct 2020

MATERIALS + EQUIPMENT PALETTE



Seating walls



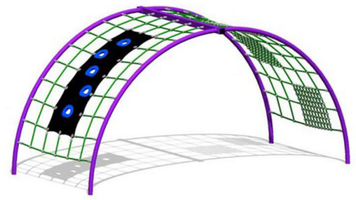
Seating



Climbing wall



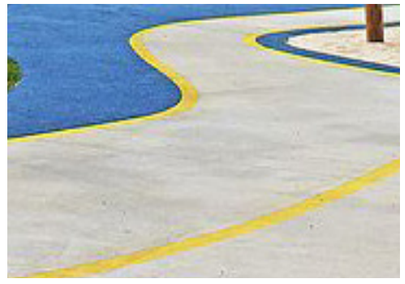
Mega swing



Arched net climb



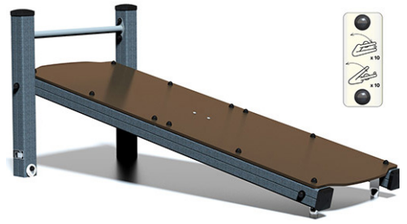
Fencing



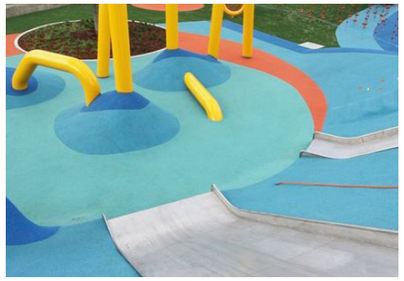
Concrete footpath with painted lines



Monkey bars



Core strength



Bold coloured rubber softfall



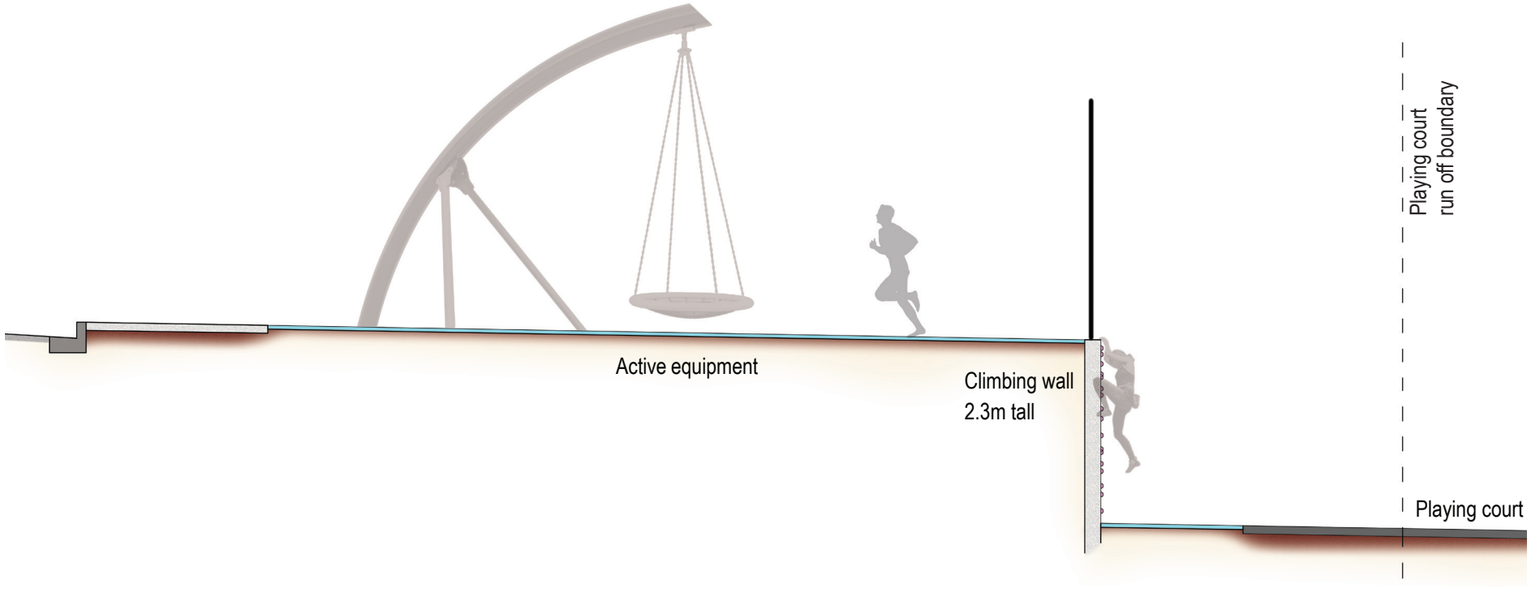
Arrows and other markings in rubber softall



Shelter structure



Seating rocks/pebbles



S1 Section
Climbing wall in active area

GREENHILL

PROJECT
Tarnham Road Reserve

PROJECT
20-2492

REV.
B

DATE
Oct 2020

Attachment 2

Previous Council Resolutions for Tarnham Rd

Council's resolution (GC191210R10) in relation to Tarnham Road Reserve included:

That Council:

1. Notes the report.
2. Approves the redevelopment of the Tarnham Rd Reserve, with four multipurpose courts and open space development on the eastern end.
3. Endorses the redevelopment of these four multipurpose courts, from the Asset Sustainability Reserve in 2020/21
4. Endorses that the open space concept design and cost estimates be brought back to Council by November 2020.
5. Notes the estimated budget of $1,640,000 to develop the eastern end of Tarnham Road Reserve with four multipurpose courts and open space development.
6. A further report will be presented to Council on reticulation of traffic and potential car parking in November 2020.
7. Authorises administration to write to Seaview High School advising them of Council's decision, and thanking them for their involvement and cooperation, in exploring the opportunity for developing shared school and community facilities

In January 2020 Council noted a report that highlighted the scope for the Tarnham Rd Project (GC200128R17).

The site concept will include:

- Four new outdoor courts;
- Public Toilet;
- Shelter linked to the courts;
- A new neighbourhood level playground aligned to Council's Playground Framework and
- Open Space Policy;
- Retaining walls and landscaping that integrates the site into the surrounding area;
- Integration of elements to support local arts and culture;
- Car parking;
- Identify any areas and associated costs for demolition and removal of infrastructure and soils.

Tarnham Rd Western and Eastern land



Attachment 4

Parking Restriction's Tarnham RD and Seaview High School

The Traffic Engineering group has undertaken community consultation in related to the various parking restriction west of the Seaview High School.

These are summarised below:

Grafton Street (northern side)

- Remove existing No Stopping Zone, 8.30am to 4.30pm Mon to Fri
- Replace with 2-hour Parking restriction.
- Supported by Residents

Tarnham Road (southern side)

- Remove existing No Stopping Zone -
- Replace with 2-hour Parking restriction for 50metres from Calum Grove and then no restriction.
- Supported by Residents

Galway Avenue (northern side)

- Remove existing No Parking Restriction 8am to 4.30pm
- Replace with No Parking Zone 8-9am and 2-3.30pm
- Supported by Residents

Calum Grove (western side) - between Grafton Street and Galway Avenue

- No controls
- Install No Parking Zone – 8am to 4pm Mon to Fri
- Supported by Residents

At this stage

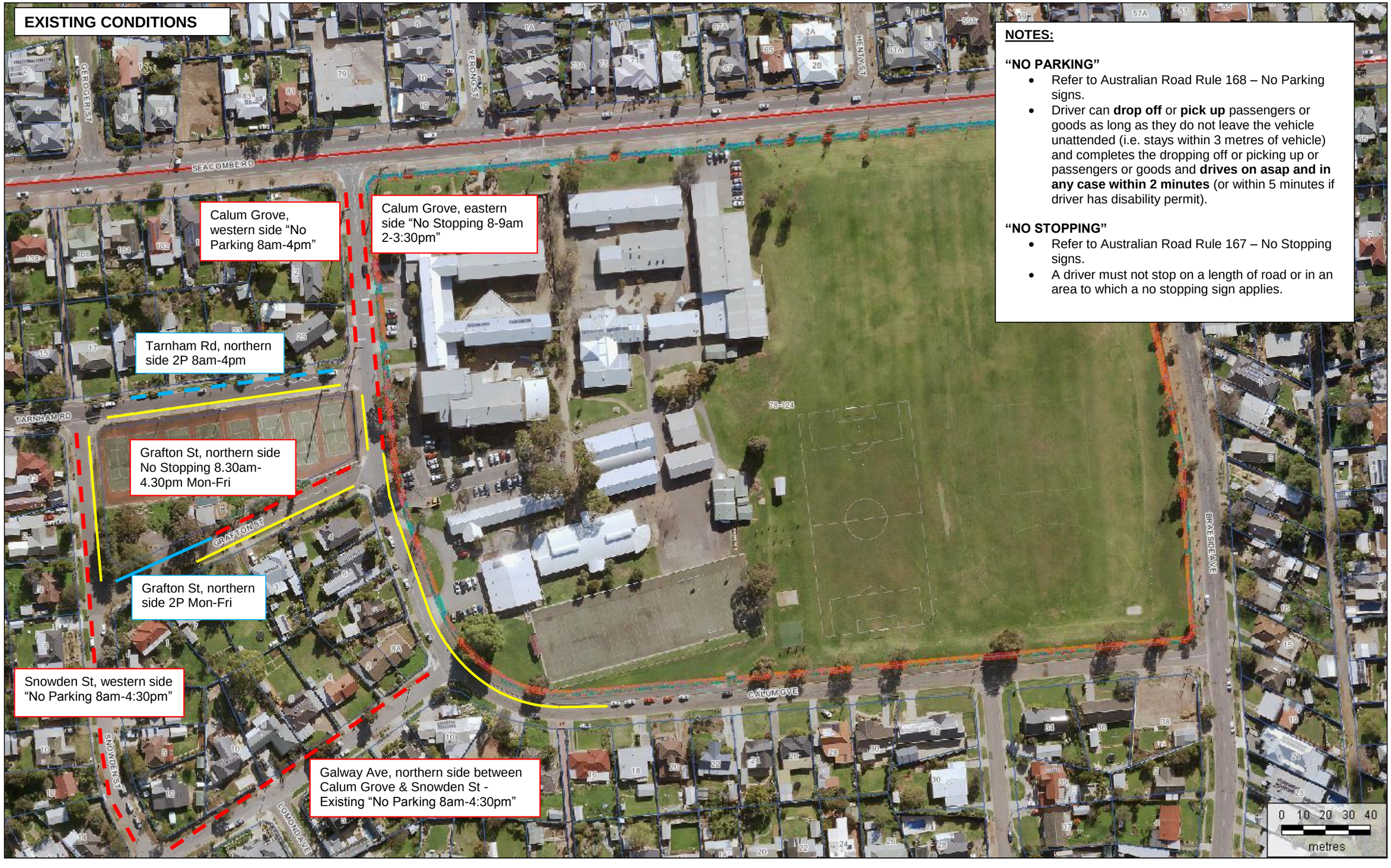
- Residents of the various streets have been advised of the survey results
- Work order have been made for the installations.

CITY OF MARION

About this Document	Disclaimer
This map has been created for the purpose of showing basic locality information and is a representation of the data currently held by The City of Marion. This information is provided for private use only.	While every effort has been made to ensure the accuracy of the product, Council accepts no responsibility for any errors or omissions. Property boundary line network data is supplied by State Government.

Map Width: 619.4 m
Created by eng
Friday, 23 August 2019

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NOTES:

"NO PARKING"

- Refer to Australian Road Rule 168 – No Parking signs.
- Driver can **drop off** or **pick up** passengers or goods as long as they do not leave the vehicle unattended (i.e. stays within 3 metres of vehicle) and completes the dropping off or picking up or passengers or goods and **drives on asap and in any case within 2 minutes** (or within 5 minutes if driver has disability permit).

"NO STOPPING"

- Refer to Australian Road Rule 167 – No Stopping signs.
- A driver must not stop on a length of road or in an area to which a no stopping sign applies.


PROPOSED CHANGES TO PARKING RESTRICTIONS
Calum Grove, western side "No Parking 8am-4pm"
Calum Grove, eastern side "No Stopping 8-9am 2-
Remove Yellow Line on Tarnham Rd
REASON – to provide on-street parking and more space for drop off & pick up
Tarnham Rd, northern side 2P 8am-4pm
Remove "No Stopping" signs on Grafton St
REASON – to provide on-street parking and more space for drop-off & pick-up
Grafton St, northern side No Stopping 8.30am-4.30pm Mon-Fri
Install new "No Parking 8am-4pm Mon-Fri" on Calum Grove (west) between Grafton and Galway
REASON - to assist with traffic congestion during drop-off and pick-up
Grafton St, northern side 2P Mon-Fri
Snowden St, western side "No Parking 8am-4:30pm"
Galway Ave, northern side between Calum Grove & Snowden St - Existing "No Parking 8am-4:30pm"
SEACOMBE RD
YERONG ST
HENTY ST
GLEN ST
TARNHAM RD
GRAFTON ST
CALUM GVE
BRAESIDE AVE
SNOWDEN ST
LOMOND AVE
0 10 20 30 40
metres

Attachment 6

Tarnham Road Estimated Costs

Council currently has a budget allocation of $1,640,000 for the project in the 2020/21 budget.

A cost consultant has estimated the total cost of the development as shown in the concept design at $2,030,558 which is $390,588 over the budget allocation.

Item	Cost estimate based on scope for development of half of the reserve Sept 2019	Cost estimate based on concept design for a 3,286m² Nov 2020
Demolition	$168,500	$185,290
Exeloo	$180,000	$180,000
Courts	$194,000	$197,100
Lights	$142,000	$148,600
Earthworks	$84,000	$116,700
Car park and pavements	$70,000	$59,080
Play equipment	$95,000	$102,500
Lockable storage	$0	$12,500
Retaining walls and fences	$164,250	$156,360
Other; Softfall, stairs, paths, additional seating, additional landscaping, allowances for establishment 52 weeks, retaining walls for play areas	$118,550	$ 506 332
Margins and adjustments	$423,700	$366,096
Total	**$1,640,000**	**$1,524,226**

- The original costing was based on a scope for a smaller portion of the reserve (approx. 2,700 sqm)
- The November 2020 project costing is based on a developed concept design for 3,286m².
- A larger site for the development includes the additional costs for items such as earthworks, retaining walls.
- The existing courts have sub-surface issues and they require complete demolition and new construction as detailed in the Geotech information provided in the report.
- The dual purpose courts (netball and tennis) are larger than the existing courts and require additional space which impacts on the position of the retaining walls.
- Should Council wish to retain the western area and provide additional open space for community use, the site could be landscaped with native garden beds and turf at an additional estimated cost of $199,000.
- A cost estimate to retain and make good the existing infrastructure at the western end of the reserve will be provided in the January Council report.