

5.1 BALLAJURA INTERGENERATIONAL PLAYSACE

Ward: (Whiteman Ward) (Asset Management)

Disclosure of Interest: Nil

Authorised Officer: (Executive Manager Operations)

KEY ISSUES

- One of the City's advocacy priority items is the construction of an all-abilities playground in Ballajura.
- City staff have worked with Ward Councillors to complete a conceptual design of the playground at a location on Oxleigh Drive in Ballajura.
- The local community was consulted on the concept design in November 2021.
- The City received 250 responses, with 240 of respondents supportive of the intergenerational playspace.
- City staff have reviewed the feedback, with concerns mainly in relation to the selected location.
- Requests for additional embellishments have been assessed, with recommendations made within the report.

It is recommended that the Council proceed with the detailed design of the Ballajura Intergeneration Playspace, including some of the embellishments identified during community consultation, and to advise submitters of the resolution.

BACKGROUND

At the 12 February 2020 Ordinary Meeting of Council, it was resolved to form the City's Advocacy Priorities 2020-21 Program. One of the priorities was; "the construction of an all-abilities playground in Ballajura". Further support was given at the 8 April 2020 Ordinary Council Meeting, where Council adopted the draft Ballajura Local Area Plan 2020, which had the action to "Advocate for the construction of an all-abilities playground in Ballajura".

To assist with advocacy, City staff undertook a desktop analysis to identify potential locations for the all-abilities playground within Ballajura. Locations were presented to Councillors, with a consensus to proceed with concept designs at the Public Open Space located at Oxleigh Drive, on the corner of Cassowary Drive and Illawarra Crescent South.

In November 2021, City staff conducted community consultation with the Ballajura Community. This included a letter drop to all residences and businesses within a 550m radius of the proposed location, a "Have Your Say" webpage and four community drop-in consultation sessions, with one specifically targeting feedback from the students at the Ballajura Community College. The City received a total of 250 responses, with 240 respondents supportive of having an all-abilities playground.

As the project has progressed, the term used to name the project has changed. Due to its functionality the 'All-Abilities Playground' was changed to the 'Ballajura Intergenerational Playspace'.

DETAILS

The main concern raised by the community in relation to the Ballajura Intergenerational Playspace was the proposed location at Oxleigh Drive Ballajura, on the corner of Cassowary Drive and Illawarra Crescent South. Community members also had concerns with the traffic volumes on the adjacent roads, the drainage ability of the site, being situated too close to businesses and the high school and being situated away from the majority of residential houses within Ballajura.

Traffic volumes

Recent traffic counts indicate that Illawarra Crescent South (east of Oxleigh Drive) carries 7,413 vehicles per day. The majority of this traffic occurs during the AM Peak on weekdays between the hours of 8:00-9:00am. During these times, the activity at the playspace is expected to be low, with the main usage anticipated to occur on weekends and after school. The traffic volumes on Cassowary Drive and Townsend Street are of less volumes (3201 and 2938 vehicles per day respectively). As a result, traffic volumes are not anticipated to be significant concern for a playspace at this location.

Drainage ability of site

The proposed site will be raised and drainage cells will be utilised to mitigate drainage concerns. This will allow the site to serve its drainage purpose, whilst providing a safe and functional site for the community.

Proximity of playspace

During the consultation, no local businesses raised concerns about the location of the playspace. Townsend Street will act as a separation between the playspace and business activity. In addition the business activity is anticipated to be at a reduced level during the peak periods of the playspace on weekends.

City staff view the close proximity to the schools, including Ballajura Community College, as a positive outcome from the local community. This location provides students a close and safe recreation opportunity to attend outside of school hours. Whilst City staff agree that the playspace is not located in the centre of residential houses, there are still good access opportunities to the site. This includes access roads, footpaths and public transportation.

Some respondents recommended that Kingfisher Oval be considered as an alternative location. Kingfisher Oval was considered as a potential location as part of the feasibility investigation. However, as Kingfisher Oval currently serves a number of competing purposes, it is already limited by available space. A number of sporting clubs utilise the oval, and the site provides a playspace, skatepark and BMX pump track. Without removing a portion of established trees and bushland, available space at Kingfisher Oval is limited and unable to support this proposed playspace.

In addition, suggestions and requests were made for; sufficient parking, shade, barbeques, fencing, sporting elements, water play items, safe access, crossing areas, flying foxes, exercise equipment, rock climbing walls, a dog area and wifi/charging areas.

- The current design intends to provide 48 parking bays which includes 22 in the formalised carpark and 26 on street bays. This is determined to be sufficient parking in order to cater for the anticipated use.
- A total of five shelters are proposed, one of which is a large shelter capable of supporting three picnic tables. The shelters are supported by a number of established and proposed trees, as well as shade sails above play equipment in sun exposed locations. Two double burner barbeques have also been proposed within the site.
- The proposed playspace is intended to be fenced, which will assist in providing a safe environment for users. As part of further design, alternative locations for the northern entry point will be considered. This will include discussions with the other government departments for the potential need for pedestrian crosswalks.
- Park lighting is included in the proposal, however CCTV is currently not included. City officers can include the provision of CCTV which is anticipated to cost around \$200,000 to install.
- Sporting elements such as basketball courts, soccer goals and skate parks are already provided in other public locations within 400m of the proposed location. Due to the limited available space and costing, it is not recommended to duplicate these embellishments at this proposed site.
- City staff will include minor water play items into the design. This will be in the form of water pumps and some carrying/moving equipment, estimated to cost around \$25,000. Larger water play is not recommended at this site due to the ongoing testing and maintenance requirements. The City's Aquatic Strategy suggests additional water playspaces (similar to Rainbow Waters) would be surplus to City requirements.
- Requests for a larger flying fox were received. The current design includes a flying fox at a length of 27.8m. As part of detail design the designers will consider whether a larger flying fox is possible.
- Exercise equipment was requested, and is already included within the current design. Unfortunately, it was not displayed via images to the community, but will be shown more clearly in future designs.
- A rock climbing wall has been requested. This is currently not included, however can be included, with a construction cost estimated at \$20,000.

- City staff have investigated the need for a dog activity area, however due to the intended nature of the play space being for families to play and recreate together, a dog park was not viewed as suitable at this location. The City is currently undertaking community consultation on dog access areas across the City, which may indicate better alternative sites.
- Community Wi-Fi and charging stations are not recommended at this site, as the intent of the playspace is to bring people together and promote the outdoors. As a result these embellishments are deemed not essential for this requirement.

CONSULTATION

City staff held four consultation sessions in November 2021. All residences and businesses within a 550m radius of the proposed intergenerational playspace location received a letter advising them of the project and opportunity to engage. The consultation drop-in sessions were held at the Kingfisher South Pavilion (2x) and the Ballajura Library. The fourth session was held with students at Ballajura Community College. Attendees had the opportunity to ask questions and learn more regarding the project proposal. A number of visual concepts were displayed to help create understanding.

Supplementary to the drop-in sessions, a webpage was set up on the City's 'Have Your Say' section, allowing all community members the opportunity to learn more and provide valued feedback. Social media campaigns were run to target Ballajura residents on Facebook and Instagram channels. The webpage was open for comments from 4 November, through until 24 November. Overall, the City received 245 responses on the 'Have Your Say' webpage.

The City also conducted three drop-in sessions at Kingfisher South Pavilion and Ballajura Library which were attended by 30 people, with the Ballajura Community College session attended by over 100. Five hand written submissions were received in person, with the vast majority of people preferring to submit their comments online.

In total the City received 250 responses; 240 in support and 10 in objection.

In January 2022, City staff briefed Ward Councillors on the community feedback.

ATTACHMENTS

Ballajura Intergenerational Playspace Concept Plan

Community Feedback Results

STRATEGIC IMPLICATIONS

Strategic Community Plan 2021-2031:

B1.1 Create community places to live, relax and work

B2.1 Manage current and future assets and infrastructure

S1.1 Build a strong sense of community health, wellbeing and safety

STATUTORY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

For the 2021/22 financial year, the City included \$20,000 on budget for the design of the proposed playspace.

The City currently does not have a confirmed budget for the construction and the project is listed as an advocacy item.

The proposed changes to the concept plan, along with landscaping adjustments to the design and adjustments to contingency percentages has increased the cost estimate to \$4,656,355. The additional elements which are recommended to be included are;

1. Change in northern entrance location (no cost)
2. CCTV (\$200k)
3. Minor water play elements (\$25k)
4. Rock climbing wall (\$20k)

VOTING REQUIREMENTS

Simple majority

RECOMMENDATION

That the Council resolve to:

- 1) Proceed with the detailed design for the Ballajura Intergenerational Playspace at Oxleigh Drive in Ballajura and include the following embellishments identified during community consultation;
 - a. Change in northern entrance location
 - b. CCTV
 - c. Minor water play elements
 - d. Rock climbing wall
- 2) Advise submitters of the resolution.

MOTION that the Council resolve to:

- 1) Proceed with the detailed design and construction of the Ballajura Intergenerational Playspace at Oxleigh Drive in Ballajura and include the following embellishments identified during community consultation:
 - a. Change in northern entrance location
 - b. CCTV
 - c. Minor water play elements
 - d. Rock climbing wall
- 2) Write a letter to the Member of West Swan requesting funding for the construction of the Ballajura Intergenerational Playspace.
- 3) Write a letter to the Labor and Liberal Candidates for the upcoming Federal Election for the Cowan electorate to request funding for the Ballajura Intergenerational Playspace.
- 4) Commence construction of the project in the first quarter of 2023.
- 5) This project is to be included in the draft 2022/23 budget.
- 6) Advise submitters of the resolution.
- 7) Record the reasons for changing the Officer Recommendation are:
 1. By constructing an Ballajura Intergenerational playground addresses the most significant issue raised in the Ballajura Local Area Plan from 2020.
 2. Writing a letter to the Member for West Swan allows the member to provide the same funding that was provided to Pia's Place in Whiteman Park for approximately \$1.25m.

3. This Project has been on the City of Swan advocacy list for the previous three years. By writing a letter to the Labor and Liberal Candidates provides the Candidates to advocate for greater funding of the project.
4. The construction of the project should be completed in the first quarter of the year as that due to the work that is required at the site requires the Water table to be at its lowest point.
5. Currently this project is not in our draft budget for 2022/23 financial year. If the City of Swan is provided funding for the project from the Federal or State Government, the City of Swan should be in a position to ensure that we can act quickly.

AMENDMENT TO THE MOTION

Cr Bowman requested the following amendment:

Add the words "subject to budget adoption and grant funding" at the end of Part 4.

The mover and seconder of the substantive motion agreed to "subject to budget adoption" being inserted but not "and grant funding"

THE AGREED AMENDMENT BECAME PART OF THE SUBSTANTIVE MOTION

AMENDMENT TO THE MOTION

Cr Congerton requested the following amendment:

Add the word "Parkland" following the words "Oxleigh Drive" in Part 1.

The mover and seconder of the substantive motion agreed to the amendment.

THE AMENDMENT BECAME PART OF THE SUBSTANTIVE MOTION

AMENDMENT TO THE MOTION

Modify part 4 to read:

Commence construction of the project no earlier than the first quarter of calendar year 2023, subject to budget adoption.

Add a new part 5 (and renumber accordingly)

Not commence construction until after grant funding has been received.

The mover and seconder of the substantive motion agreed to the amendment.

THE AMENDMENT BECAME PART OF THE SUBSTANTIVE MOTION

AMENDMENT TO THE MOTION

Insert "to the value of 50% of the cost of the project" after the words "grant funding" in Part 5.

(Cr Catalano – Cr Howlett)

THE AMENDMENT WAS PUT TO THE VOTE AND LOST (4/10)

For: Crs Bowman, Catalano, Howlett and Johnson

Against: Crs Congerton, Henderson, Jones, Knight, Lucas, McCullough, Parry, Predovnik, Richardson and Zannino

RESOLVED (13/1) TO:

- 1) Proceed with the detailed design and construction of the Ballajura Intergenerational Playspace at Oxleigh Drive Parkland in Ballajura and include the following embellishments identified during community consultation:
 - a. Change in northern entrance location
 - b. CCTV
 - c. Minor water play elements
 - d. Rock climbing wall
- 2) Write a letter to the Member of West Swan requesting funding for the construction of the Ballajura Intergenerational Playspace.
- 3) Write a letter to the Labor and Liberal Candidates for the upcoming Federal Election for the Cowan electorate to request funding for the Ballajura Intergenerational Playspace.
- 4) Commence construction of the project no earlier than the first quarter of calendar year 2023, subject to budget adoption.
- 5) Not commence construction until after grant funding has been received.
- 6) This project is to be included in the draft 2022/23 budget.
- 7) Advise submitters of the resolution.
- 8) Record the reasons for changing the Officer Recommendation are:
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 3. This Project has been on the City of Swan advocacy list for the previous three years. By writing a letter to the Labor and Liberal Candidates provides the Candidates to advocate for greater funding of the project.
 4. The construction of the project should be completed in the first quarter of the year as that due to the work that is required at the site requires the Water table to be at its lowest point.
 5. Currently this project is not in our draft budget for 2022/23 financial year. If the City of Swan is provided funding for the project from the Federal or State Government, the City of Swan should be in a position to ensure that we can act quickly.

For: Crs Bowman, Congerton, Henderson, Howlett, Johnson, Jones, Knight, Lucas, McCullough, Parry, Predovnik, Richardson and Zannino

Against: Cr Catalano