

**Agenda Item: 15.4**

**Agenda Item: Kingsford Reserve Master Plan**

**Sponsor: General Manager, Assets and Presentation**

**Council Plan Objective: Improve the liveability and connectedness of Latrobe City.**

**Status: For Decision**

**MOTION**

**Moved:** Cr Gibson

**Seconded:** Cr Law

**That Council:**

- 1. Releases the draft Kingsford Reserve Master Plan for public exhibition for a period of four weeks from Tuesday 3 March 2020 to Sunday 29 March 2020; and**
- 2. Provides a future report detailing submissions received during this period.**

**CARRIED UNANIMOUSLY**

**Executive Summary:**

Council funded the development of a master plan for Kingsford Street Reserve in Moe following a decision to retain the site for community use, rather than developing the site for housing.

The community's feedback from consultation in 2018 and subsequent research has resulted in an analysis of the suitability of a range of proposed infrastructure suggested for Kingsford Street Reserve including, play spaces, dog parks, RV Dumps and community gardens.

The draft master plan identifies an opportunity to develop a local level park for older members of the Moe community. The research undertaken for the draft master plan has identified an older cohort as the predominant beneficiary of this planning exercise.

The draft master plan recommends a staged implementation for the suggested improvements, with the priority being the demolition of the existing un-used sporting infrastructure, including the old tennis courts, bocce rink, sporting pavilion and shed. Funding for the demolition of this infrastructure is available from an

existing Council budget.

A master plan identifies opportunities for a particular site. It is not a detailed design and Council is not compelled to deliver the master plan within a set period of time, rather it is opportunistic and prioritises projects for potential future funding from either Council or external funding partners.

Latrobe City Council will publically exhibit the draft master plan for a period of four weeks, commencing Tuesday 3 March 2020 to Sunday 29 March 2020.

A further report will be provided to Council presenting the submissions received during the exhibition period.

### **Background:**

Kingsford Street Reserve (Photo 1) is a large passive open space reserve located between Kingsford Street and Hinkler Street in Moe.

Photo 1 – Kingsford Street Reserve Moe

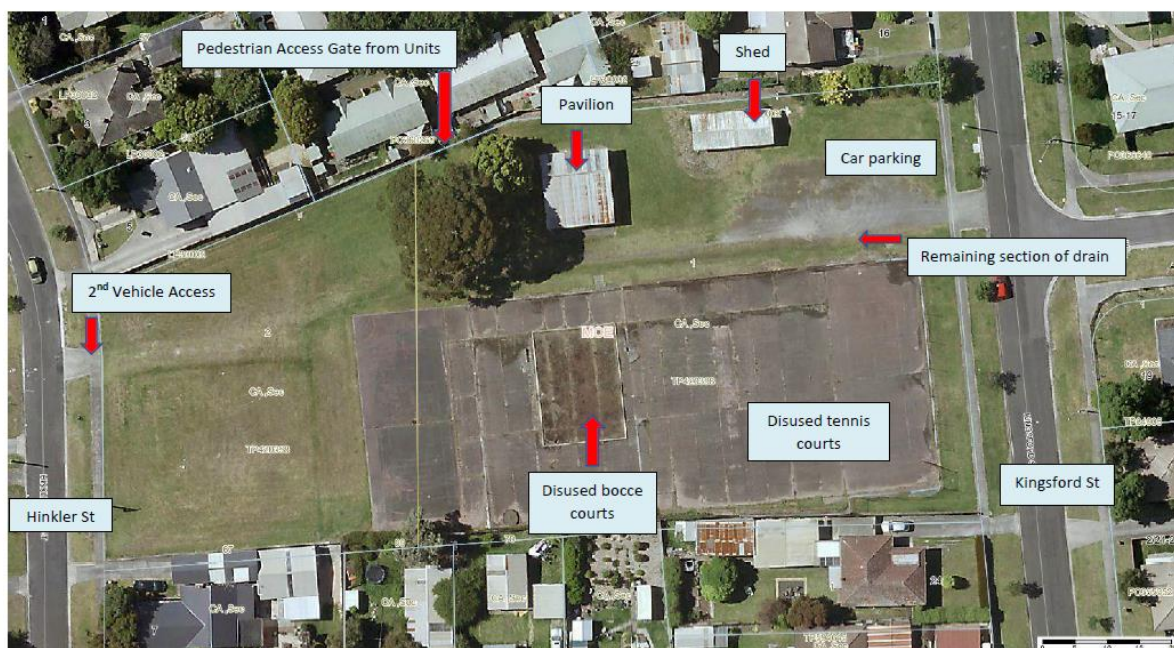


Figure 3 Kingsford Street Reserve

### **Background**

In 2008 Council resolved to sell Kingsford Street Reserve to try Youth & Community Services for a social housing project. The sale did not proceed as that organisation withdrew and was not able to complete the transaction.

At its Ordinary Council Meeting held on 4 June 2012 Council resolved:

*That Council not sell Kingsford Street Reserve, Moe.*

1. *That Council investigate the potential of an affordable and sustainable housing project being undertaken on Kingsford Street Reserve, Moe.*

2. *That a further report be presented to Council with the results of the investigation of an affordable and sustainable housing project being undertaken on Kingsford Street Reserve, Moe.*
3. *That Council notify those persons who have previously made a written submission concerning the potential sale of this land.*

During 2013, two calls for Expressions of Interest (EOIs) for the Affordable Housing Project were advertised. The first closed in May and the second in July and while a number of EOIs were received from private companies, none were considered suitable and the project lapsed.

At the Ordinary Council Meeting held on 5 February 2018 Council resolved:

*That Council:*

1. *Resolves to undertake community consultation to determine if the Kingsford Street Reserve, Moe, is considered to be surplus to community requirements by giving public notice and inviting written submissions.*
2. *Considers any submissions received from the community regarding the Kingsford Street Reserve, Moe, at a future meeting of Council.*
3. *Undertakes further investigations into the available options for the Our Future Our Place program pending the outcome of the community consultation regarding the Kingsford Reserve, Moe.*

#### Community consultation - 2018

The community consultation period closed on 27 April 2018. A summary of the consultation includes:

15 written submissions were received:

- Two submissions support the development of an off-leash dog park;
- Three support the Kingsford Street Men's Shed and Community Space Project proposal previously submitted to Council by a collective of community groups, with an additional person supporting a community garden specifically;
- Four support the development of affordable housing; and,
- Five support the development of the reserve as an open space.

An online survey was conducted with 35 responses received. Respondents indicated support for the following uses of the land:

- 21 respondents' support utilising the site for a community garden;
- 20 support retaining the land for community use, including support for an outdoor gym, an off leash dog park, youth activity space and an RV overnight parking area;
- Nine support using the land for affordable housing; and,
- Three respondents support selling the land and utilising the money for other community projects in Moe.

- In the free text of the survey six respondents specifically expressed support for the Kingsford Street Men's Shed and Community Space Project.

The 35 survey respondents indicated a high usage of surrounding open space with 21 saying they utilise Apex Park, 13 utilise Ted Summerton Reserve, five utilise Edward Hunter Bush Reserve and four people said they do not utilise other nearby reserves.

A community information session was held on 19 April 2018. The session was attended by 35 community members. A number of community members spoke in support of the reserve being retained for community use, either as a green space/park or for the development of the Men's Shed and Community Garden proposal.

Following the community consultation activities, a further report was presented to Council. At the Ordinary Council meeting held on 4 June 2018, Council resolved the following:

*That Council:*

1. *Notes the community's support to retain Kingsford Street Reserve Moe for public use:*
2. *Refer the request for \$35,000 for the development of a master plan for the Kingsford Street Reserve Moe to the 2017/18 end of year budget review.*

Funding was provided to develop a master plan for Kingsford Street Reserve in Moe. Latrobe City Council has engaged a consultant to assist with the development of the master plan.

#### Draft Kingsford Street Reserve master plan

The purpose of the Kingsford Street Reserve master plan is:

*....to undertake a master planning process to identify future opportunities for community activation of the reserve.*

The project comprises of three key stages:

**Table 1 Project Methodology**

Stage	Tasks
Stage One – Research and Engagement	1. Project Inception Meeting and Site Visit
	2. Literature Review
	3. Moe / Newborough Demographic Analysis
	4. Community Related Activity Demands
	5. Condition Assessments
	6. Draft Master Plan
	7. Engagement Plan
Stage Two – Community Engagement	8. Internal Stakeholder Consultations
	9. Public Exhibition
	10. External Stakeholder Consultations
	11. Draft Management Plan
Stage Three – Final Report	12. Final Master Plan

Stage one of the project is now complete with the draft Kingsford Street master plan (Attachment 1). The draft master plan will be publically exhibited for a period of 4 weeks from Tuesday 3 March to 29 March 2020.

The draft master plan responds to the results of the community consultation activities undertaken in Feb – April 2018 and the draft Kingsford Street Reserve master plan – Volume 2 (Attachment 2) to prepare the draft master plan.

The draft Kingsford Street Reserve master plan Volume 2 recommends the master plan design responds to the of the demonstrated needs of an ageing population.

The draft master plan proposes a simple planning approach for what is essentially a Greenfield site, once the existing disused sporting infrastructure is demolished. The draft plan incorporates:

- Accessible parking spaces in both Hinkler Street and Kingsford Streets
- Fencing to both street frontages
- A network of internal paths, including lighting
- Bicycle racks
- Additional landscaping treatments, including additional tree plantings and low maintenance shrubs, a sensory garden, low hedges for a maze and an orchard of Apple, Pears, Citrus, Hazelnuts and Olive trees
- Seating
- Public art feature
- Unisex Accessible toilet
- Pergola/Shelter



Provision of an age friendly park supports ageing in place and creation of age friendly cities. Feedback and suggestions by the community for the Kingsford Street Reserve site provided during the 2018 community consultation has been assessed in the draft master plan. The report provides a detailed analysis of these suggestions, including:

#### Play Spaces

The report has not identified any need for another play space at Kingsford Street Reserve. There is a local level play space at Ted Summerton Reserve (100 metres away), with further local level play spaces at HG Stoddart Memorial Park in Vale Street. In total there are already 17 play spaces with a local level catchment in Moe and a further 11 local level play spaces in Newborough.

#### Outdoor Fitness Equipment

Sport and Recreation Victoria in collaboration with a number of partners including Parks and Leisure Australia, VicHealth and selected local councils have developed the Guidelines of planning, installing and activating outdoor fitness equipment. The guidelines include information of planning and determining needs, design considerations, activation and programming, maintenance and evaluation as well as a selection of case studies.

The Public Open Space Strategy (2013) identifies Kingsford Street Reserve as local level parkland. It is not recommended that fitness station equipment is appropriate for a local level park, as it should be co-located with other community recreational infrastructure such as skate parks, community centres, leisure centres and walking/cycling tracks.

#### Dog Park

The Victorian government has recently developed guidelines for the Fence Off Lead Areas for dogs.

In an ideal situation, planning for off-leash areas would be the same as planning for other open space and community assets, with space allocation defined for a specific catchment or demand. This results in an appropriate distribution of facilities or opportunities across the LGA and avoids overcrowding and conflicts between dogs and other open space activities and users.

For fenced off-leash areas an area of 5,000 square metres and ideally to 10,000 square metres for higher level sites is advisable. Ideally the site should have a buffer to residential areas of at least 50 metres on all sides.

The Kingsford Street Reserve site is 0.8 hectare, however allowing for the 50 metre buffer, there is insufficient space for a minimum fenced off leash area of 5,000 sq/m.

#### Community Garden

During the 2018 community consultation, the Moe Garden Group expressed an interest to develop a community garden at the Kingsford Street Reserve site. However since this time, the group has written to Council and advised that they no longer wish to develop a community garden at the site, and their preference is to

explore the development of a community garden at Joe Tabuteau Reserve, near the old Moe Netball courts.

## RV Overnight Parking

Moe-Newborough is currently serviced by two caravan parks. The proximity of local residences and the road access to the site suggest that RV Overnight parking is not a suitable development of the Kingsford Street Reserve site. In addition, there is already existing provision only 1.2 km from this site at Moe Gardens Caravan Park.

## Mens Shed

There are currently three Men's Sheds identified in the Moe-Newborough area:

- Moe Life Skills Community Centre
- Moe Old Gippstown Men's Shed Inc.
- Newborough Men's Shed

There is no demonstrated demand for another Men's Shed in the area.

Photo 2 – Draft Kingsford Street Reserve master plan



An indicative cost plan (Table 1) has been developed to determine the potential cost of the proposals. The total estimated cost is \$456,600.

Annual operating costs for the site would be similar to other reserves with landscaping and paths.

The Kingsford Street Reserve Master Plan has identified a range of opportunities. It is not a detailed design and it is not intended to be constructed as one large project. Master plans typically have a lifespan of approximately 10 years.

It is recommended to stage the implementation of the Kingsford Street Reserve master plan and this will be considered further in the Implementation / Management Plan which will be prepared following the Community Consultation.

Table 1 – Indicative Costs

Components	Estimated Cost	Stage
Site establishment, meetings, set-out	\$8,000	1
Demolition of existing infrastructure (pavilion, shed, courts etc.)	\$25,000	1
Earthworks	\$4,000	1
Paths	\$94,000	1
<b>Sub Total – Stage 1</b>	<b>\$131,000</b>	
Surfaces	\$16,500	2
Furniture, including concrete pads	\$43,000	2
Ground cultivation	\$40,000	2
Garden beds & Trees	\$59,100	2
<b>Sub Total –Stage 2</b>	<b>\$158,600</b>	
Civil Works to Car Park	\$28,000	3
Nature Strip for car parks, civil works; herbicide spraying of most grassed areas	\$10,000	3
Unisex Accessible toilet	\$73,000	3
Maintenance & Establishment	\$4,000	3
<b>Sub Total – Stage 3</b>	<b>\$115,000</b>	3
<b>Total Overall Cost</b>	<b>\$404,600</b>	

### Issues:

### *Strategy Implications*

Improve the liveability and connectedness of Latrobe City by providing community infrastructure that supports recreation and connectedness including sporting facilities, pathways and community gardens.

### *Communication*



The Kingsford Street Reserve site has been subject to a number of consultation activities in relation to its future use. The last round of consultation activities in early 2018 has assisted the development of the draft Kingsford Street Reserve master plan.

It is proposed that following Councillors feedback in relation to the draft Kingsford Street Reserve master plan, a further four weeks of community engagement will take place with the Moe community.

### ***Financial Implications***

This draft master plan explored a range of development opportunities for Kingsford Street Reserve. A master plan is not a detailed design or plan, nor does it commit Council to fund the opportunities identified within a set timeframe.

This master plan provides clear priorities for Council and the community for Kingsford Street Reserve should Council funds or external funds become available for this type of project. The draft master plan is intended to be implemented in a staged manner.

The priority for this staged implementation is the demolition and removal of the existing sporting infrastructure (old courts, fencing and vandalised pavilion and shed) and the reinstatement of the reserve to a grassed park. The existing infrastructure is beyond repair and more importantly there is no demand for the old courts and pavilion, with no formal activation of the site for over 10 years.

The old pavilion and shed are in very poor condition and are a constant issue for Council due to squatters attempting to occupy both buildings.

The demolition of this old sporting infrastructure is planned for 2020/21 through an existing budget.

Maintenance of the proposed option would be similar for other reserves developed as a passive open space.

### ***Risk Analysis***

Identified risk	Risk likelihood*	Controls to manage risk
<b>Service Delivery Risk</b>  Funding availability from Council or external funding partners for the recommended actions	Possible	<ul style="list-style-type: none"> <li>• Clear and strong advocacy to external funding bodies</li> <li>• Staged implementation of identified actions</li> </ul>
<b>Reputational Risk</b>  Community expectations to fund and deliver actions identified in the draft master plan	Possible	<ul style="list-style-type: none"> <li>• Provide clear messages to the community about the master plan actions</li> <li>• Staged implementation of actions identified in the master plan</li> </ul>

Likelihood ratings: 1 (Rare); 2 (Unlikely); 3 (Possible); 4 (Likely); 5 (Almost Certain)

### ***Legal and Compliance***

There are no legal or compliance matters arising as a result of this report.

### ***Community Implications***

Given the level of interest from the community in relation to Kingsford Street Reserve over the intervening 15 years, there will be interest from the local community about the recommendations contained in the Kingsford Street Reserve master plan.

The planned community engagement for the public exhibition of the draft master plan will engage directly with the community about their previous suggestions and possible concerns.

The draft master plan has been developed using previous consultation undertaken with the Moe community, which will be used as a starting point for discussions with interested stakeholders.

In 2019, a key stakeholder from previous consultation activities, the Moe Community Garden Group wrote to Council to inform that they would no longer be seeking Kingsford Street Reserve for a community garden space, preferring instead to be located at the old netball pavilion at Joe Tabuteau Reserve.

Suggestions for other types of infrastructure such as a dog park and play space have been addressed in the draft master plan and there is no demonstrated demand for this type of infrastructure. A dog park is not suitable for Kingsford Street Reserve, given its close proximity to residential dwellings. A play space is also not warranted, given the close proximity of at least 3 other existing play spaces.

### ***Environmental Implications***

The existing sporting pavilion is known to have Asbestos within the building. This environmental risk has been identified and planned for with the proposed demolition.

### ***Consultation***

As stated previously within this report, there has not been any engagement activities so far for the development of the draft Kingsford Street Reserve master plan. The draft report has utilised previous relevant community consultation undertaken in early 2018.

A schedule of engagement activities is planned to talk with the Moe community about the master plan. These will include:

- A workshop held at the Moe Service Centre for interested stakeholders and community members
- One on One meeting as requested by interested stakeholders and community members
- Public exhibition of the draft master plan on:
  - Latrobe City Council's web page

- Latrobe City Council's Facebook page
- Public exhibition of a hard copy of the draft master plan at:
  - Latrobe City Council Moe Service Centre
  - Latrobe City Council Corporate Headquarters in Morwell
- Public exhibition of the draft master plan:
  - Latrobe Valley Express – Latrobe City Council Noticeboard

Submissions will be accepted in writing or email. The public exhibition period is from Tuesday 3 March 2020 for four weeks until Sunday 29 March 2020.

**Declaration of Interests:**

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 1989*.

**Supporting Documents:**

Kingsford Street Reserve Community Consultation – Ordinary Council Meeting 4  
June 2018

**Attachments**

- 1 [↓](#). Draft Kingsford Street Reserve Master Plan
- 2 [↓](#). Draft Kingsford Street Reserve Master Plan - Volume 2 Background and Research

## 15.4

### Kingsford Reserve Master Plan

- |   |  |     |
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| 2 | Draft Kingsford Street Reserve Master Plan - Volume 2<br>Background and Research ..... | 250 |