

COMMUNITY SERVICES COMMITTEE 11 JULY 2012	7
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PALM COVE CARAVAN PARK AND CAMPGROUND MASTERPLAN
IMPLEMENTATION UPDATE – DIVISION 10

Tim Dendle: 19/3/77: #3584716

RECOMMENDATION:

It is recommended that Council notes

- a) **the updated conceptual drawings for Lot 242 on SP202695 Williams Esplanade Palm Cove, and Lot 253 on NR7824 being the area collectively referred to as Goldfinch Park (incorporating the Palm Cove Caravan Park and Campground) in line with the approved land management plan and stakeholder engagement; and**
- b) **works delivered to date, future staging and proposed funding streams to achieve implementation of the overall master plan**

INTRODUCTION:

This report seeks to update Council on the redevelopment of the Palm Cove Caravan Park and Camp Ground and surrounding areas ('Goldfinch Park').

BACKGROUND:

This project is recognised as a key initiative in Council's Corporate Plan in line with Council's goal for Building Vibrant Communities. The area collectively referred to as 'Goldfinch Park' is located at the northern end of Palm Cove bordered by the Williams Esplanade and Cedar Road. Facilities provided include the current Caravan Park and Campground; public car park; foreshore infrastructure; boat ramp and jetty.

A number of community engagement exercises conducted by Council have identified improvements to the Caravan Park and Campground are required to ensure its sustainability as a modern short term tourist accommodation facility and to compliment the attractive and popular surroundings of Palm Cove.

In response to this feedback, conceptual plans were prepared offering a range of enhanced facilities as a basis for further consideration by stakeholders. These plans also formed the starting point of the approved Land Management Plan (LMP) prepared for the site which was drafted in conjunction with the State Government's Department of Natural Resources and Mines (NRM).

As a means of exploring available operating and funding options, tenders were called in early 2010 for the upgrade and operation of the site to explore the markets desire to partner with Council for future development. Upon conclusion of the tender process it was determined that the desired outcomes for the area would not be achieved as submissions did not conform with the intent or the vision of the project as described in the tender documents and the Land Management Plan.

As such at the Sports, Arts, Culture and Community Services Committee meeting of the 9th of June, 2010 it was resolved that Council:

1. does not lease the Palm Cove Caravan Park described as Lot 242 on SP202695; continues to operate and manage the Palm Cove Caravan Park;
2. undertakes capital renewal of the caravan park site in accordance with future capital works budgets, with works commensurate to the standard set out in the approved Land Management Plan;
3. assigns high priority in future capital works programs to providing improved internal infrastructure services and replacement amenities building and manager's residence;

In accordance with this direction, Council has now embarked upon a staged upgrade program of the facility and surrounding areas. Works have been staged in order to address the immediate priorities within the facility, meet industry standards and the needs of users now and into the future. An update of the work delivered to date, future staging and proposed funding streams is explored later in this report.

COMMENT:

Parks and Leisure

Palm Cove is Council's highest performing and attended Caravan Park or Campground facility. Until recently the park was in quite a state of disrepair, with sections of the grounds being overgrown, unusable and in some instances, unsafe. Feedback during community engagement exercises undertaken as part of the LMP, provided that the facility reflected poorly on Council and its asset management practices.

Since 2010 significant works have been undertaken at the campground which has improved its amenity and operations. These works can be categorised as emergent/reactive works to address immediate issues and early implementation stages of the master plan. Before and after photos are provided in Attachment 4.

A Key Performance Indicator (KPI) of the LMP with the State Government is as follows:

"To upgrade the existing caravan/camping facilities commensurate with the expectations of users, thereby providing safe and comfortable accommodation opportunities with the necessary ancillary facilities."

Parks and Leisure Branch support full implementation of the master plan for business continuity and operational reasons and to achieve the performance indicators within the LMP.

In addition to the Palm Cove Caravan Park and Campground, the master plan for Goldfinch Park also incorporates improvements to some adjoining and complementary infrastructure:

Lot 253

Lot 253 on NR7824 (adjacent, North of the Caravan Park) was held by Council as Special Lease No 49902 for Business (Tourist Facilities) purposes. The Special Lease commenced on 29 April 1988 for a term of 50 years, to expire on 28 April 2038. Council was responsible for annual rental to the State, based on a percentage of unimproved capital value and in 2010 the annual rent was over \$70,000. The site was not used for business purposes and was vacant with no improvements. As the lease wasn't being used and as the rent was exceptionally high, Council surrendered the Special Lease in 2010 and requested NRM to give consideration to setting aside the area as a reserve for recreation purposes. Reserve for Recreation purposes over lot 253 on NR7824 was created on 10 October 2011 with Council as trustee.

With Lot 253 on NR7824 now as a Reserve for Recreation, Council has the ability to improve the site in accordance with community feedback. It has long been an issue for residents and visitors to the area that amenities at the northern end of Williams Esplanade were lacking. Under the master plan, Lot 253 will be upgraded to meet desired standards for a local park including the installation of a much needed public toilet to service users of the popular jetty and northern esplanade infrastructure.

CONSIDERATIONS:

Corporate and Operational Plans:

This report is consistent with the following aspects of *Council's Corporate Plan 2009 - 2014*:

Goal 2 – *Building Vibrant Communities* – identifies the completion of the upgrade of the Palm Cove Caravan Park as a Key Project, Service & Action.

- *Key Projects, Services and Actions:* Complete the upgrade of the Palm Cove Caravan Park.

Goal 4 – *To plan, deliver and maintain the region's infrastructure* – aims to "Deliver effective long-term maintenance and renewal programs of existing infrastructure and community assets."

Goal 6 – *Striving for Organisational Excellence* – promotes Council ensuring that it is open, accountable, ethically and financially responsible and recognises that Council plays a leadership role for immediate communities and for the wide region and will strive to represent our community's needs and expectations..

The Operational Plan for Community Sport & Cultural Services 2011-2012 identifies the following Operating Initiatives for the Sport & Recreation branch:

- Implement the management responses to the Caravan Park and Camp Ground Audit undertaken in 2010.

Statutory:

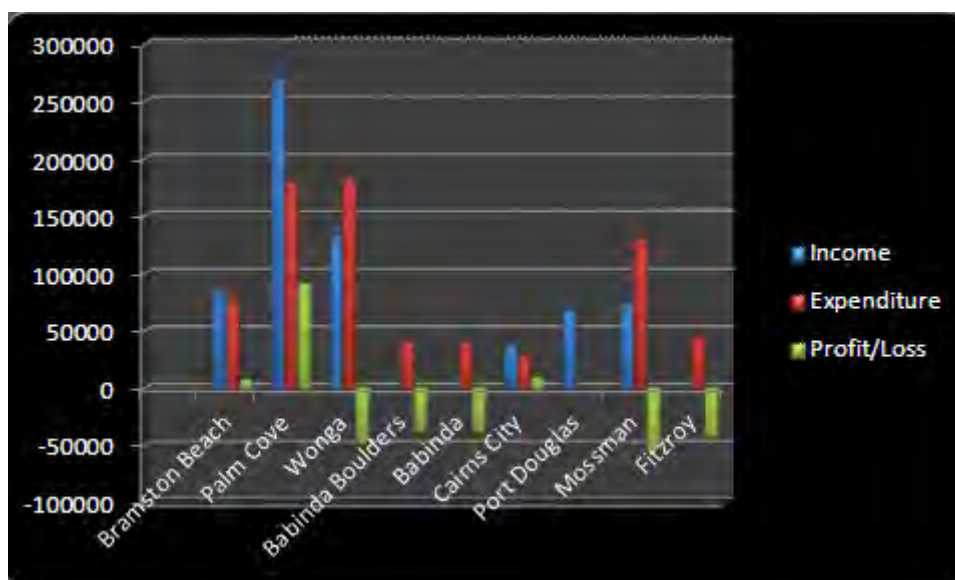
Council's should meet all relevant standards for the provision of Caravan Parks and Campgrounds. It could reasonably be asserted that prior to the adoption of the Palm Cove master plan, Council was not achieving this at this facility.

Policy:

It is noted that in line with the provisions of the Caravan and Camping Business Plan currently being finalised and the new consolidated local laws, there is a need for Council to adopt a Caravan Parks and Campgrounds general policy. This exercise will detail Council's position around operations (including length of stay), standards of service and level of subsidisation.

Financial and Risk:

Research and internal review undertaken as part of the Caravan and Camping Business Plan currently being finalised provides that Palm Cove Council's best performing facility as detailed in the graph below:



For the 2010/2011 financial year, Palm Cove had the high level operating position of:

Income received:	\$270,130.00
Expenditure:	\$178,592.00 *
Net SURPLUS:	\$91,538.00

* Note this includes lease rental to the state for Lot 253, no longer payable under the new tenure arrangements.

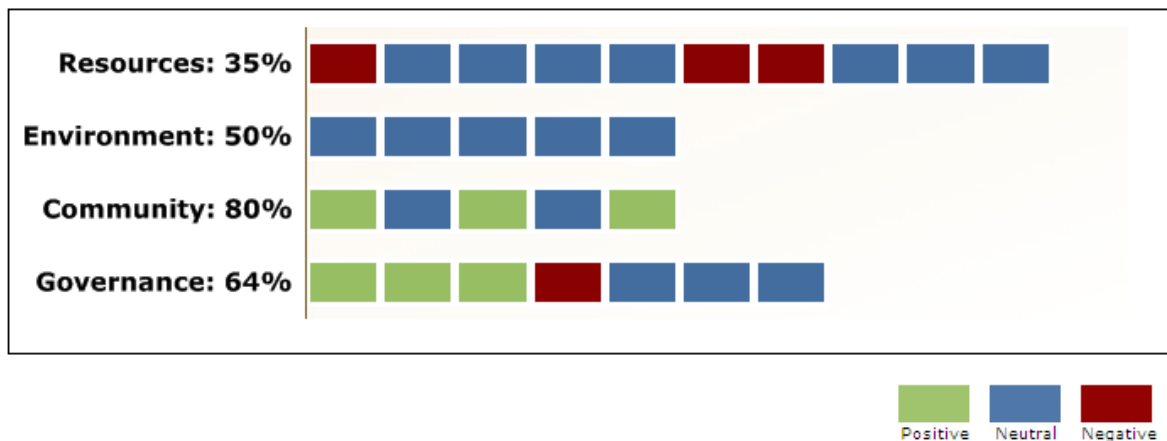
Implementation of the master plan is in accordance with the following staging and proposed funding sources:

Master Plan	Project Costs	Design Fees	Total Costs	Funding Source	Status/ Programming
Master Plan Layout		\$ 5,055	\$ 5,055	Capital Renewal 2011/12	Complete
Stage 1					
Ablutions and Laundromat	\$ 456,960		\$ 456,960	Capital Renewal 2011/12	Complete
Stage 2.1					
Managers Residence and Office	\$ 364,005	\$ 4,515	\$ 368,520	Capital Renewal 2012/13	October/ November 2012
Stage 2.2					
Fencing, Signage and Landscaping inside Caravan Park	\$ 155,680	\$ 7,110	\$ 162,790	Capital Renewal 2011/12	Jun-11
Stage 2.3					
Landscaping and civil works Cedar Road and Williams Esplanade	\$ 103,880	\$ 5,415	\$ 109,295	Capital Revenue \$500k allocated in 2013/14 for the Marlin Coast Landscape Masterplan ref #3580788	2013/14
Stage 3					
Camp Kitchen	\$ 91,000	\$ 170	\$ 91,170	Capital Renewal 2013/14	2013/14
Stage 4					
Caravan Park Internal Road and drainage	\$ 401,305	\$ 8,400	\$ 409,705	Capital Renewal 2013/14	2013/14
Stage 5					
Lot 253 Toilet block & Local Park Upgrade	\$ 500,000	\$ 6,330	\$ 506,330	Open Space Capital Reserve Northern Beaches ref #3581852	Nov-12
Stage 6					
Northern Williams Esplanade road treatment	\$ 275,000	\$ -	\$ 275,000	Capital Revenue \$500k allocated in 2013/14 for the Marlin Coast Landscape Masterplan ref #3580788	2013/14
Stage 7					
Northern Williams Esplanade car park	\$ 161,598	\$ 6,075	\$ 167,673	Capital Revenue \$500k allocated in 2013/14 for the Marlin Coast Landscape Masterplan ref #3580788	2013/14
Total			\$2,552,498		

Sustainability:

The Cairns Regional Council Sustainability Assessment has been completed in relation to the delivery of the stages of the Palm Cove Caravan Park and Campground master plan.

The image below shows how many of the questions generated a positive rating (green), a neutral or not applicable rating (blue) or a negative rating (red) to each question.



1. Improving Resource Efficiency

The design of this project has been based on best practice layout within the existing site. There will be no bulk earthwork or importing of materials. New infrastructure will be developed to meet higher current standards and incorporate latest innovations in resource usage. Whilst there will be net resource deficits in delivering the project and additional operating costs (depreciation), it is anticipated that these will be offset by improved revenue to Council.

2. Enhancing Community Health and Wellbeing

This project will create enhanced recreation and leisure opportunities for locals and visitors to the region.

3. Delivering Sound Governance and Economic Management

Whilst upfront resources will be required to deliver the project, good governance around implementing the corporate plan and delivering improved asset management and financial outcomes deliver an overall positive rating. Consultation with stakeholders throughout the development of the LMP and master planning has enhanced the amenity of the precinct. Pricing of the works has been through a combination of competitive tender information (projects completed) and quantity survey delivered by designs services (future stages).

CONSULTATION:

Extensive community engagement was undertaken during the formation of the Land Management Plan. The concept plans were modified to reflect the community consultation feedback prior to include in the final LMP approved by the State Government on 2 September 2009. A mail out to various stakeholders regarding Council's intentions of the Palm Cove Caravan Park was undertaken after Council's resolution was passed on 9 June 2010.

OPTIONS:

That Council notes the contents of this report

CONCLUSION:

It is recommended that Council supports the continued implementation of the various stages of the master plan in accordance with the deliverables listed in the corporate plan and achieves its commitments as trustee of the area as per the approved land management plan with the State Government.

ATTACHMENTS:

1. Master Plan concept
2. Detail design, ablutions block, camp kitchen, caretakers office/residence.
3. Plant palette
4. Before and after photos – Interim Improvements and Works to Date

TIM DENDLE

Team Leader Sport and Recreation

MALCOLM ROBERTSON

Acting Manager Parks and Leisure

IAN LOWTH

General Manager Community, Sport and Cultural Services

ATTACHMENT 1 – MASTER PLAN CONCEPT



MASTER PLAN - scale 1:500 @ A1



PALM COVE CARAVAN PARK - DRAFT MASTER PLAN - revision A - working plan only not for public use



Palette of native coastal species



New Site Fence



Block Paver Treatment



Pathways and lawns



WSUD



PALM COVE CARAVAN PARK - DRAFT CONCEPT PLAN

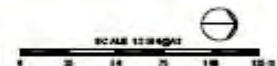
OCTOBER 2011
DWG 21802-C1 RevA

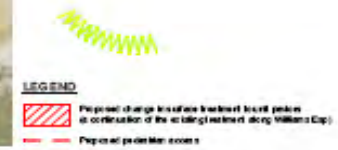




PALM COVE CARAVAN PARK - DRAFT CONCEPT PLAN

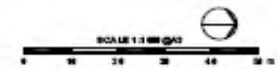
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PALM COVE CARAVAN PARK - DRAFT CONCEPT PLAN

OCTOBER 2011
DWG 21802-C2 RevA

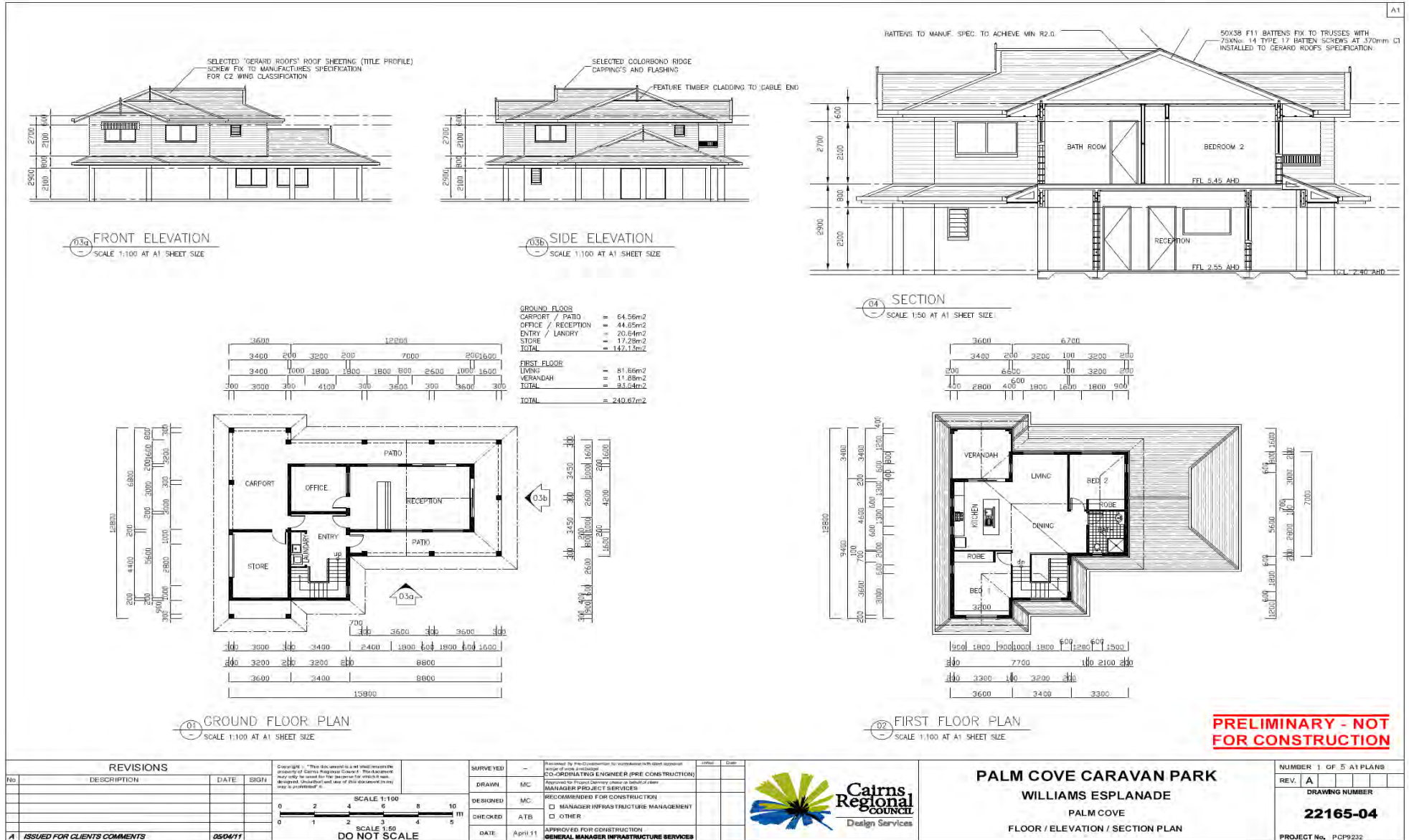


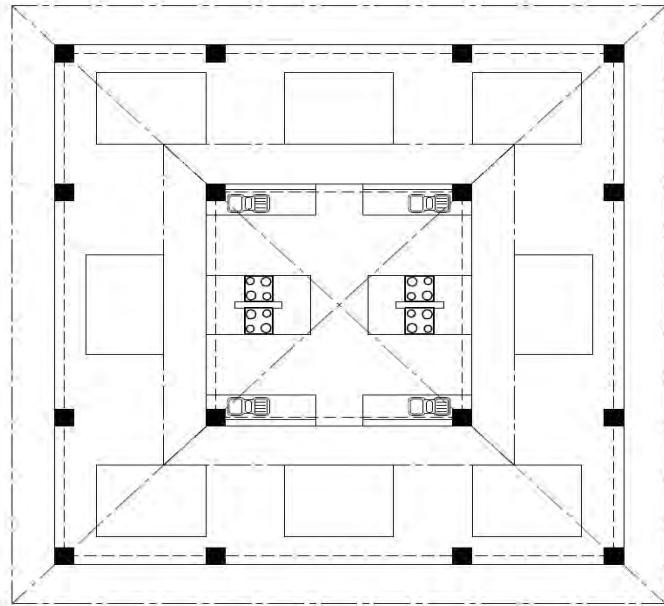


PALM COVE CARAVAN PARK - staging plan

OCTOBER 2011
DWG 21802-C2.1

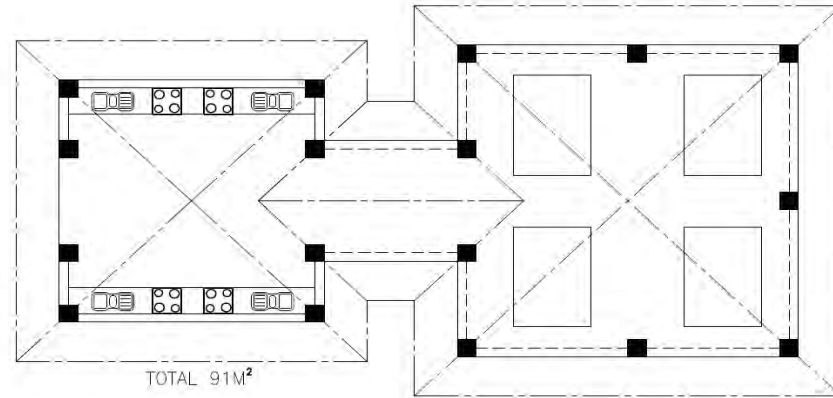
ATTACHMENT 2 - DETAIL DESIGN, ABLUTIONS BLOCK, CAMP KITCHEN, CARETAKERS OFFICE/RESIDENCE





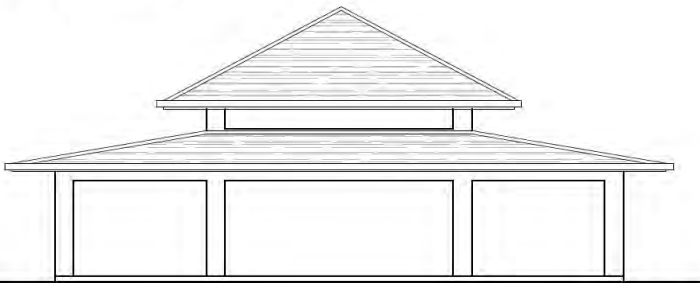
TOTAL 144M²

CAMP KITCHEN (OPTION 'A')
SCALE 1:100 AT A3 SHEET SIZE

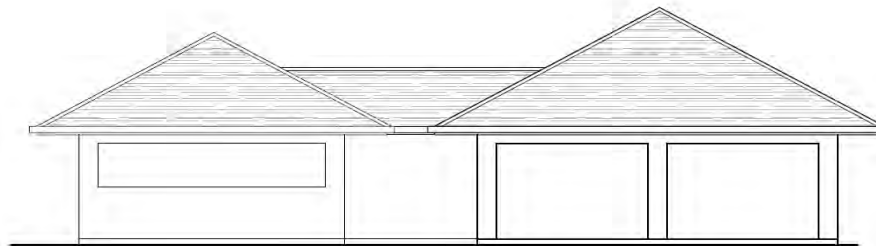


TOTAL 91M²

CAMP KITCHEN (OPTION 'B')
SCALE 1:100 AT A3 SHEET SIZE

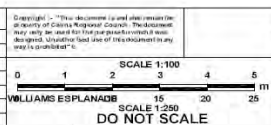


FRONT ELEVATION (OPTION 'A')
SCALE 1:100 AT A3 SHEET SIZE



FRONT ELEVATION (OPTION 'B')
SCALE 1:100 AT A3 SHEET SIZE

REVISIONS			
No.	DESCRIPTION	DATE	SIGN
A	ISSUED FOR CLIENTS COMMENTS	05/04/11	



SURVEYED	-	Reviewed by the Contractor for compliance with approved plans. If client not signed.
DRAWN	MC	CO-ORDINATING ENGINEER (PRE CONSTRUCTION) MANAGER PROJECT SERVICES
DESIGNED	MC	RECOMMENDED FOR CONSTRUCTION
CHECKED	ATD	<input type="checkbox"/> MANAGER INFRASTRUCTURE MANAGEMENT <input type="checkbox"/> OTHER
DATE	April 11	APPROVED FOR CONSTRUCTION GENERAL MANAGER INFRASTRUCTURE SERVICES



PALM COVE CARAVAN PARK
WILLIAMS ESPLANADE
PALM COVE
SECTION AND ELEVATIONS

NUMBER 1 OF 5 A1 PLANS	
REV.	A
DRAWING NUMBER	
21802 - 05	
PROJECT No. PCP232	

ATTACHMENT 3 - PLANT PALETTE

PALM COVE CARAVAN PARK - palette



Colour Palette
 Colour schemes are based on the Paperbarks which are an iconic feature of Palm Cove.



Floor Plan
 Ablutions Block



Ground Floor Plan First Floor Plan
 Manager's residence and site office



Elevations
 Ablutions Block



Elevations
 Manager's residence and site office



Plant Palette of native and endemic coastal species



PALM COVE CARAVAN PARK - DRAFT CONCEPT PLAN

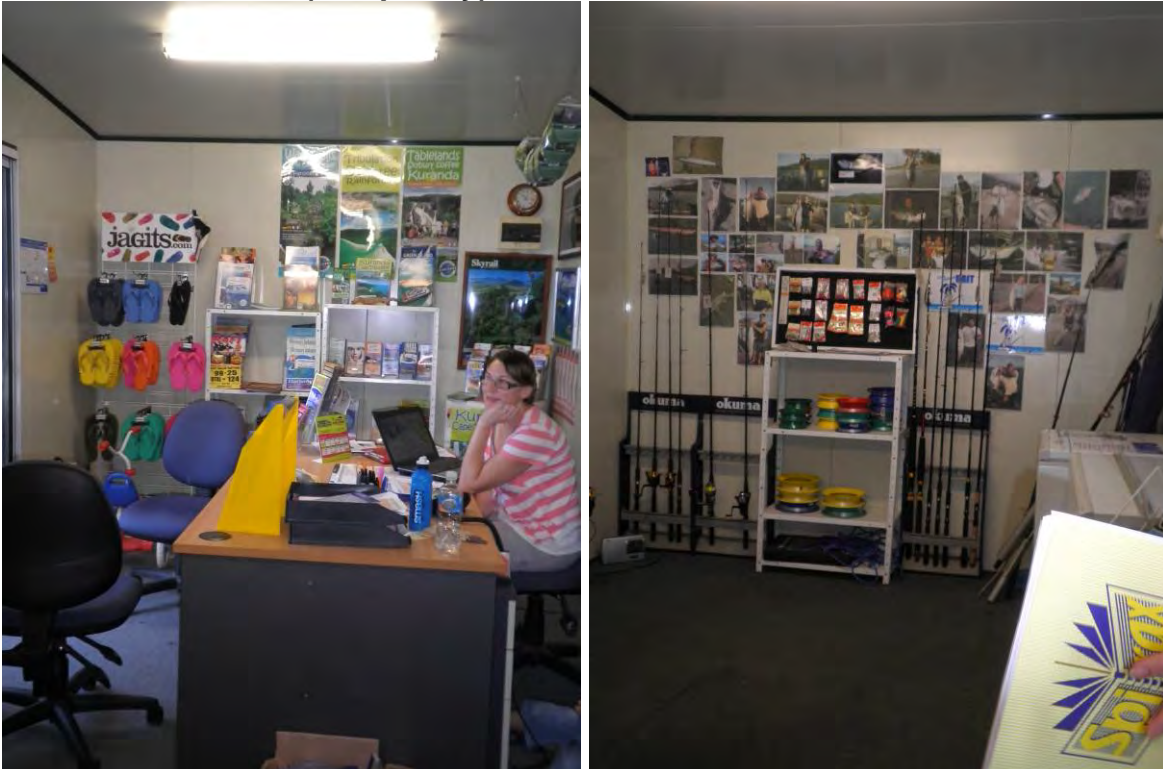
OCTOBER 2011
 DWG 21802-C2 RevA

ATTACHMENT 4 – BEFORE AND AFTER PHOTOS - INTERIM IMPROVEMENTS AND WORKS TO DATE

Caretakers Office – Before:



Caretakers Office – (Temporary) After:



Caretakers Residence - Before



Caretakers Residence (Temporary) - After



Signage - Before



Signage – After



Amenities - Before



Amenities - After



Grounds- Before



Grounds After:

