

SPORT AND COMMUNITY SERVICES COMMITTEE	1
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18 APRIL 2018	1
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BARRON WATERS/BURRAWUNGAL, IMPEY STREET AND BARRINE COURT PARKS IMPROVEMENT PLAN – DIVISION 8

Luke Jackson | 73/2/18 | #5692035

RECOMMENDATION:

It is recommended that Council endorses the Barron Waters/Burrawungal, Impey Street and Barrine Court Parks Improvement Plan.

EXECUTIVE SUMMARY:

Barron Waters/Burrawungal, Impey Street and Barrine Court Park (Barron Waters Park) is the key destination park for Smithfield, Caravonica, Kamerunga and Redlynch. The park is large covering nearly thirteen hectares and has multiple frontages but minimal improvements.

A petition was received by Council in February 2017 to request changes to the dog off leash area in the park to enlarge it. In response to this, Council undertook a planning and community consultation exercise to determine user preferences for the park and provide a plan for the whole park with a range of recreation opportunities for all age groups and abilities.

The plan proposes a variety of changes to improve recreation opportunities in the park and increase patronage by the whole community. The improvement plan includes:

- An expanded fenced dog off leash area;
- Sealed circuit pathways;
- Two off street car parking areas;
- New large play space;
- Basketball court;
- BBQ and picnic areas with shelters;
- Seating and benches;
- Landscaping;
- Kick about area with multi goals;
- BMX circuit;
- Signage; and
- Bins and bubblers.

Community consultation of the plan resulted in a very high response rate and a very clear message from the community in support of the plan.

It is proposed to implement the plan in stages. Estimated capital and operational allocations will be considered in upcoming budget discussions.

BACKGROUND:

Council received two petitions relating to Barron Waters Park in 2017 with a total of 445 signatures that requested an enlarged dog off leash area.

The park forms the main recreation area for several surrounding suburbs and is classified under the Public Open Space Policy as a destination level park. The park covers three parcels that total 12.88ha, has multiple street frontages (Impey Street x 2, Lake Placid Road x 2, Barrine Court, Paringa St) and a large central lake (refer aerial context map in Attachment 1). The park is also embellished with pathways, ageing playgrounds, landscaping, BMX jumps, seating, shelters and a dog off leash area.

There is no historic strategic planning for the site. Development of the park has largely occurred in an ad-hoc manner.

The petitions offered an opportunity to address the dog off leash issues at the park as well as user needs and general park improvements.

The following observations are made about the park:

- the site was a borrow pit used for filling the surrounding development when it was developed in the 1980s. The central lake is a relic of this borrow pit;
- the site is located within the Barron Flood Plain Delta, is flood free in a ten year Annual Recurrence Interval (ARI) Peak and is largely flooded in the 20yr ARI Peak;
- the surrounding land is largely developed with residential dwellings, except the vacant land to the north which is proposed to be subdivided for dwellings;
- the population catchment for the area encompasses Redlynch, Kamerunga, Caravonica and Smithfield which have a combined population of approx. 13,120 (2016). The Botanica development near the site will contain 3,300 residents. The catchment is anticipated to have over 25,000 residents by 2031;
- Barron Waters/Burrawungal Park is the key destination park for this whole catchment which covers a wide area. The nearest other destination parks are Goomboora Park in Brinsmead, foreshore parklands along the Northern Beaches and the Trinity Skate Park (Coastwatchers Park) at Trinity Beach;
- presently the park is underdeveloped in terms of destination park level standards (i.e. no toilets, no BBQs, limited shelters, no car parking, no previous strategic plan for the site, minimal activation of spaces, no purpose built large play space);
- the park has a small dog off leash area to the north – this has been in place for two decades. Some local residents misguidedly believed the whole park was a dog off leash area despite signage to the contrary;
- the park is fragmented by deep drainage lines which block access to parts of the park and surrounding roads, constraining free movement and access in and around the park;
- the park has limited landscaping and therefore lacks shade and can become very hot and dry in the winter months;
- the park has two old off the shelf play grounds that have reached the end of their usable life. One of the play spaces is very poorly sited in terms of Crime Prevention Through Environmental Design (CPTED) as it is concealed under trees, has no frontage to a road and is largely not visible to the general public from surrounding areas;

- there are many large vacant unused spaces;
- there is a singular straight line bike jump mounds track; and
- a former Council Depot area exists and is unembellished, uninviting, and poorly designed in terms of CPTED.

COMMENT:

The draft improvement plan (see attachment 2) has been developed as a result of extensive external and internal consultation. The key improvements proposed are as follows:

- expanded dog off leash area that is fenced and is accessed by a small car park from the Impey Street side of the park;
- new BMX circuit track with dirt mounds;
- new car parking area off Lake Placid Road for 70 car parking spaces;
- all abilities access to key areas of the park through sealed pathways running from Barrine Court to Lake Placid Road and following two circuits within the park including adjacent to the lake;
- new large activity area containing large play space, BBQ and picnic areas, bins, shelters, bubblers, seating and tables;
- potential new toilets in the park subject to demand;
- new landscaping throughout the park to create more shade and to define spaces. Irrigation to be introduced in some areas;
- multi-sport goals to enable informal football activities; and
- new directional, local law and interpretive signage.

OPTIONS:

Option 1: (Recommended)

It is recommended that Council endorses the Barron Waters Park Improvement Plan.

This is the preferred option as it ensures that the park will be upgraded to meet the recreation and access needs of residents and visitors as budget priorities permit.

Option 2:

That Council does not endorse the Final Barron Waters Park Improvement Plan.

This option results in no changes to the site, will not appease the dog owners and does not address the growing recreation and access needs for the area.

CONSIDERATIONS:

Risk Management:

Risks with the project largely revolve around community acceptance given the petition. Widespread community consultation of the draft improvement plan has occurred with only 14 respondents or 5% disagreeing with the proposal. Stakeholder buy in of the proposal has been very positive.

Council Finance and the Local Economy:

Capital Cost

The total project indicative cost (at concept phase) is \$1,500,000. There is currently no provision for this project in the Capital Works Program. It is proposed that improvements be delivered across four discrete stages as budget priorities permit. Three stages should be delivered sequentially with the immediate priority being the establishment of the dog off leash area and ancillary facilities. The other infrastructure should be programmed over the following two financial years with the public toilet being deferred until such time as an established need is determined.

Operational Cost

The current operational cost to maintain Barron Waters Park is \$70,000 per annum. Cairns Works estimate that the cost to maintain the site upon completion of **all** improvements (i.e. 2022/23) is \$232,000 per annum. This cost is consistent with the cost to maintain other destination parks (4 star) across the city. Provision will need to be made in future operational budgets to accommodate this increase.

Community and Cultural Heritage

The proposal will result in an improved recreation space by providing all abilities access to the bulk of the park as well as providing a range of recreational opportunities that do not presently exist in the park or area. This will provide greater opportunities for the surrounding communities to connect through use of the open space, including by using the new play area, dog off leash area, BBQs, shelters and the like.

Traditional owners were consulted throughout the planning process.

Natural Environment

The proposal will result in improved environmental outcomes through the proposed new landscaping throughout the park which will improve the amenity, aesthetics and wildlife habitat in the park.

Statutory:

The proposed improvements are self-assessable under Cairns Plan.

Policy:

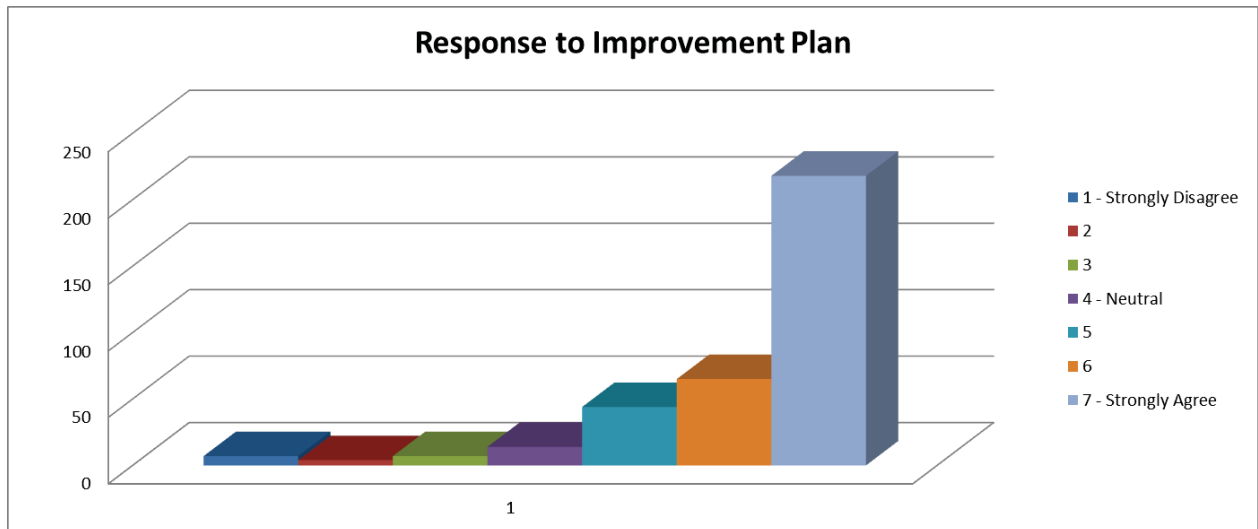
The proposal results in a high degree of compliance with the minimum standards in the Cairns Public Open Space Policy. The proposal also meets the Dog Off Leash Area Policy and Council's Subordinate Local Law 2 (Animal Management).

CONSULTATION:

The proposed improvement plan was a result of an initial consultation phase to the public which resulted in 291 responses to a survey about the park. The survey showed the public had a high desire for a larger dog off leash area, new playground, toilets, seating and picnic shelters, BBQs and landscaping/shade.

Council undertook consultation of the improvement plan and received 359 responses, including many from children from the local school.

The results of this survey are shown in the graph and table following:



Response	Number of responses	Percentage
Total Agree	327	91.1%
Neutral	14	3.9%
Total Disagree	18	5%
TOTAL	359	100%

A wide range of comments were received from the public. The most common responses were:

- basketball court;
- skate park;
- zip line/flying fox;
- looks great; and
- alternative suggestions for the dog off leash area.

With respect to these suggestions, a basketball court can be included near the play space. A flying fox can be incorporated into the play space. The skate park strategy does not identify a skate park in this site. The Redlynch Skate Park is the closest skate park to the site and is 3km to the south. No skate park is therefore proposed. A range of suggestions for alternative dog off leash area locations and sizes were suggested, however, none can appropriately fit without significant alterations to the plan or can be accommodated without rendering the park unusable for all but dog off leash walkers.

It is therefore recommended to make only minor changes to the plan to accommodate the basketball court and the flying fox.

ATTACHMENTS:

Attachment 1: Barron Waters Park Current Layout

Attachment 2: Barron Waters Park Improvement Plan



Brett Spencer
Manager Community Development



Linda Kirchner
General Manager Community, Sport and Cultural Services

ATTACHMENT 1: Barron Waters Park Current layout



Attachment 2: Barron Waters Park Improvement Plan

- DESIGN PRINCIPLES:**
- Improve park amenity to provide District Level Park standards overall
 - Provide safe user environment for both general park users and dog owners
 - Provide a variety of experiences for users by meandering the path through different landscapes
 - Provide shade tree planting throughout to improve user comfort and amenity
 - Improve water quality and biodiversity through multiple strategies e.g. revegetate banks with native riparian habitat where possible, provide water flows and aeration to lake if required
 - Provide lighting in key locations and along paths - extent still to be finalised

- LEGEND**
- 1 Retain existing Lake Placid Rd pedestrian entry & maintenance access
 - 2 Existing Lake Placid Rd footpath
 - 3 Retain other existing site pedestrian entries
 - 4 New vehicular entry to general carpark to engineers' detail
 - 5 New carpark to engineer's future detail - approx 59 spaces including one disabled
 - 4 Retain existing 2m wide concrete pathway
 - 7 New amenities block located with good visibility from carpark, Barrie Cl and playground
 - 8 Primary new picnic and play-ground area with picnic shelters, BBQs, water bubbler, bike racks, new play equipment
 - 9 Kick-about space - install goal posts to create informal sports field
 - 10 Retain existing trees on lake edge
 - 11 Riparian revegetation planting to lake banks to improve amenity and biodiversity
 - 12 Retain existing gravel path around lake edge inside dog exercise area
 - 13 Existing open drain physically separates park from external uses
 - 14 Existing designated off-leash area extended to create new fenced dog exercise areas - include small dog only area, large open areas for throwing balls, lake access for dogs only; visual separation of areas with mounding and planting
 - 15 Remove existing playground equipment and shade structures inside dog exercise area
 - 13 Existing access across drain within dog off-leash area
 - 17 New access across drain within dog off-leash area to improve circulation options and user safety
 - 18 Existing mound (spoil from previous drain excavation works) within park removed to flatten area to maximise ball exercise space for dogs
 - 19 Redesign Impey St entry as required to accommodate new pedestrian and vehicular access requirements
 - 20 Existing electricity tower
 - 21 New Dog Exercise Area carpark to engineer's future detail - approx 20 car spaces including 1 disabled, room for expansion if required
 - 22 Small fenced exercise area for small dogs only (approx 30x50m)
 - 23 Create new 2m wide concrete circuit pathway
 - 24 Replace existing gravel lake edge path with new 3m wide concrete pathway
 - 25 BMX mounds - reshape and install new mounds to create new jumps circuit in consultation with users

- LEGEND**
- Existing tree
 - New shade tree planting
 - P S Potential shelter locations - with variety of either picnic settings (P) or seats (S)
 - Park entry - all park entries to provide:
 - location signage
 - dog poo bag dispensers
 - bins
 - Pedestrian refuge on Lake Placid Road for safe access for visitors coming from Caravonica Community Aged Care Facility across the road
 - Double gated atlock entry to dog area with self-closing gates - placed centrally on internal length of fence; provide sufficient gates for multiple egress options; entries include signage, dog rubbish bags and dog rubbish bins
 - Potential location of exercise stations
 - Water bubbler, tap and dog bowl
 - Site boundary
 - New 1200mm high boundary fence to dog off-leash exercise area
 - Proposed extent of dog off-leash exercise area

Note: As per Council Policy, provide Minimum Embellishment Standards for New Fenced Dog Exercise Areas, including:

- Suitable fencing of an appropriate height with self-closing gate that prevents dogs from exiting the site unaccompanied by a person;
- A range of items that challenge dogs and enables them to exercise:
 - Three seats, including one with a shelter in the form of a structure or suitable cover from trees;
 - Dog rubbish bags;
 - One suitably sized and designed bin to meet specific usage needs;
 - One drinking fountain or tap where suitable access to water is available; and
 - Signage indicating that the space is a dog exercise area and that owner must have effective control of their animal.



THE PURPOSE OF THIS MASTER PLAN IS TO PROVIDE COUNCIL WITH A LONG TERM VISION FOR THE DEVELOPMENT OF THE PARKLAND, STAGING AND TIMING FOR IMPLEMENTATION OF THE MASTERPLAN IS SUBJECT TO FUTURE COUNCIL BUDGETS. ALL CONCEPTUAL PARKING PROPOSALS ARE SUBJECT TO FUTURE TRAFFIC ENGINEERS' DESIGN.

Barron Waters/ Burrawungal Park, Caravonica - Masterplan
Client: Cairns Regional Council

DRAFT MASTER PLAN FOR CONSULTATION

DWG NO.	201724- MP07			
REVISION	A	02.11.17	E	9.01.18
	B	27.11.17	F	9.01.18
	Cv2	15.12.17		
	D	8.01.18		



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