

LATE REPORT ELLERSDALE AND MARRI PARK LANDSCAPE MASTER PLANNING UPGRADES 2010/11

WARD: South

RESPONSIBLE: Mr Martyn Glover, Director Infrastructure Services

FILE NUMBER: 18014, 30146

ATTACHMENTS: Attachment 1 Ellersdale Park Comment Summary
Attachment 2 Marri Park Comment Summary
Attachment 3 Ellersdale Park Revised Plan
Attachment 4 Marri Park Revised Plan
Attachment 5 Proposed Budgets for Ellersdale and Marri Parks 2010/2011

PURPOSE

To discuss issues associated with the implementation of Landscape Master Planning works at Ellersdale Park, Warwick and Marri Park, Duncraig; to consider the feedback from the subsequent community consultation and to seek Council approval for the works associated with the revised plans for the parks.

EXECUTIVE SUMMARY

The upgrade works at Ellersdale Park and Marri Park are part of the 2010/2011 adopted Five Year Capital Works Program and are largely driven by the City's Landscape Master Plan. A successful trial at Emerald Park in 2009/2010 where water use was reduced by 56% without negatively impacting on amenity or the quality of sports surfaces was the precursor to these projects.

The community was informed of the works in September 2010 and mulch delivery commenced shortly after. The City postponed works on the 12 October following negative feedback from the community, and as a result of that feedback information sessions and a public consultation process were initiated.

The City has developed revised plans based on the feedback received from consultation which respond to the major community issues including the lack of consultation and the use of mulch.

Additional funding of \$121,400 is sought to undertake the works in the revised plans and it is proposed that surplus funds from the current capital works budget are utilised as part of the mid year review.

The City has also developed a communication and consultation plan which is proposed to be utilised for all similar Landscape Master Planning projects in the future. It is intended that a consultation plan will be approved by the Council for each Landscape Master Plan project.

Version No.	Date	Status	Amendments / Comments	Distributed by:

It is recommended that Council:

- 1 *APPROVES the implementation of Landscape Master Plan works proposed for Ellersdale Park as per the plan in Attachment 3 to this Report;*
- 2 *APPROVES the implementation of Landscape Master Plan works proposed for Marri Park as per the plan in Attachment 4 to this Report;*
- 3 *APPROVES the selective use of mulch which meets Australian Standard AS 4454 for park upgrade projects;*
- 4 *APPROVES as part of the mid year review the transfer of \$121,400 to complete the projects in Ellersdale Park and Marri Park in accordance with the revised plans; and*
- 5 *NOTES that the mulch removal works in Ellersdale Park will commence immediately and then followed by Marri Park.*

BACKGROUND

In July 2007, the State Government requested the development of Water Conservation Plans from all local government agencies in Western Australia. Through this process the City was granted a total annual allocation of 4,117,550 kL over an area of approximately 600 hectares.

In December 2008, Council adopted the Landscape Master Plan 2009 – 2019 (LMP) which addressed the issue of water consumption. One of the key focus areas of the LMP is to provide first-class sporting and recreational open spaces whilst working to improve water use efficiency by optimising irrigation systems for maximum water-use efficiency, hydro-zoning of park turf surfaces and eco-zoning of vegetated areas in parks surrounding turfed surfaces.

In 2008/09 the City's groundwater consumption was 5,199,164 kL which was 26% over allocation. Measures were put in place to minimise the chance of exceeding the allocation into the future including reducing irrigation by 12.5% in active reserves and 33% in passive reserves, and upgrading inefficient irrigation systems. Through these combined measures the City in 2009/2010 managed to reduce the demand on the aquifer by nearly two million kilolitres which was 21% under the groundwater licence allocation.

Emerald Park was the first of the City's reserves to receive upgrades as a project listed in the Capital Works Program in 2009/2010. Prior to the commencement of works community consultation was undertaken by the City to ascertain how the local community and sports clubs used the Park. A design was then developed based on the feedback received and a communication plan was developed and implemented including the distribution of flyers to local residents and installation of signage at the Park.

Following the installation of new irrigation equipment and hydrozoning of the park, water consumption for the Park for the 2009/2010 financial year was approximately 56% of that used in 2008/2009. The works that were undertaken at Emerald Park were very well received by the local community, sports clubs and visitors to the park.

Following on from the success of Emerald Park the City included two LMP park upgrades per year through the five year Capital Works Program. The parks listed for LMP works in 2010/2011 were Ellersdale Park, Warwick and Marri Park, Duncraig.

In early September 2010, signs were installed at the Parks and flyers were distributed to the community within two kilometres of the Parks advising of the works that were to take place. In

mid September mulch delivery commenced and by the end of the month the City received the first expression of concern from the community.

On 12 October 2010 works were stopped at both parks, excluding the completion of the irrigation installation, to allow for a more complete consultation process.

The consultation process included letters to all residents within half a kilometre of the parks and separate information evenings for each park. The residents were then given two weeks to provide submissions to the revised concept plans.

DETAILS

Ellersdale Park

The City received 74 written submissions from community members regarding the park upgrade at Ellersdale Park. These included correspondence prior to the information evening on 1 November 2010 (29), completed forms from the evening (37) and correspondence following the evening (8).

The 74 submissions included 131 separate comments on a series of issues related to Ellersdale Park as detailed in the following table:

COMMENTS	NUMBER
MULCH – remove and replace	68
COMMUNITY CONSULTATION – were not consulted	28
PARKING – Eddington Road and more parking	10
PLAYGROUND – softfall and benches	7
ISSUES – Waterwise and footpaths	18
TOTAL	131

Refer to Attachment 1 for a summary list of comments.

Marri Park

The City received 37 written submissions from community members regarding the park upgrade at Marri Park.

These included correspondence prior to the information evening on 8 November 2010 (12), completed forms from the evening (16) and correspondence following the evening (9).

The 37 submissions included 93 separate comments on a series of issues related to Marri Park as detailed in the following table:

COMMENTS	NUMBER
MULCH AND GRASS – extend grass to the north and south	30
COMMUNITY CONSULTATION – were not consulted	12
PLANTING – more shrubs and trees	4
PATHS AND ACCESS – install paths and steps	19
ISSUES – Waterwise and bins	28
TOTAL	93

Refer to Attachment 2 for a summary list of comments.

Based on the feedback received from the consultation the plans have been revised for works at Ellersdale Park and Marri Park (see Attachment 3 and 4 respectively). The major changes proposed include:

Ellersdale Park

- Removal of mulch and reinstatement of turf on the slope between Eddington Avenue, the main oval for spectators to watch sport;
- Removal of mulch and reinstatement of turf between the fence and pathway at the northern end of park for passive recreation;
- Installation of three bench seats at the southern end of the park for elderly visitors to that section of the park; and
- Removal of mulch from the remaining sections of the park and replacement with un-irrigated grass or improved quality mulch.

Marri Park

- Removal of mulch and reinstatement of turf on slope between the southern oval and Marri Road for spectators to watch sport;
- Removal of mulch and reinstatement of turf between the sump and the fence at the north end of the park for passive recreation.
- Installation of a pathway connecting Ayton Way and Wanbrow Way PAW; and
- Installation of emergency and maintenance vehicle access from the carpark to south oval.

The cost of these measures for both Parks will be \$178,230 and a detailed budget is included in Attachment 5. There is a current surplus of \$56,830 consequently a further \$121,400 is required. The source of the funding is discussed in the Financial / Budget Implications.

These works will commence immediately starting with the mulch removal in Ellersdale Park.

Additional works including the playgrounds and sumps are listed in the draft budget for 2011/2012. It is intended that these works will take place early in the 2011/2012 construction program.

Issues and options considered:

Major issues based on community feedback

The major issues that the community members had in relation to the works at Ellersdale and Marri Parks were as follows:

- 1 They were not consulted or informed adequately about the works proposed; and
- 2 The use of mulch and associated issues.

Community Consultation

The following comments have been received regarding the level of consultation:

- Although the City contracted a distribution company to deliver flyers about the proposed works many community members have claimed that they did not receive the flyer. The flyer did not invite comment hence it was only an information medium.
- Local residents indicated that they did not notice the signage because it was too small (680mmx500mm).
- The period of time between signage installation and flyer distribution and the commencement of works was deemed too short to consider public opinion about the works.
- Sporting clubs and community groups should have been consulted with. While the clubs and groups were aware that works had been scheduled, they had not been consulted or informed on the details of the works proposed, as there had been no liaison in the planning stage of the project.
- The preferred method of consultation is by personalised letter.

The issues raised have been addressed with the new approach to the consultation process which complies with the Council’s Community Consultation and Engagement Policy.

Mulch

Issue	Response
The amount of dust in the mulch – particularly when it is spread	The spreading of mulch does produce a large amount of dust which can impact properties adjacent to the park. In order to minimise the amount of dust, during and after the spreading of mulch, it will be thoroughly wet down which will assist finer material to settle.
Risk of infection from Legionnaire’s Disease from contact with mulch	Legionella is a bacteria that is naturally present in the soil, particularly in moist conditions.
	Incidents of Legionnaire’s Disease are very rare in persons under the age of 20 and it does not generally affect healthy people.
	Legionnaire’s Disease is generally associated with bags of potting mix which have high moisture levels.
The mulch that has been used is of poor quality and has a bad odour.	The mulch that the City uses is one hundred percent green waste from the Wangara green waste facility and is made up of material delivered by the City’s residents, the City of Wanneroo and the City of Joondalup.
	The size of the mulch is dependent upon whether a tub grinder or shredder has been utilised to chip the mulch. The tub grinder that is in use at the moment can produce smaller chips by changing the size of the screen.

Issue	Response
	Due to the variability of age of the mulch and the size of the mulch stored at the Wangara facility, it is of paramount importance that the mulch for the LMP is pre-selected. The mulch used at Ellersdale and Marri Parks was from the older sections of the Wangara site and could have been up to seven years old.
	<p>The mulch that is used is ideal for fulfilling its main purpose to retain soil moisture, suppress weed growth and to return organic material to the soil.</p> <p>Discussions with the City of Perth, City of Stirling and EMRC have revealed that the mulches that they use are essentially the same as that used by the City of Joondalup i.e. enviromulch – recycled garden material.</p> <p>The mulch can have a bad odour when it is delivered to site and when it is first spread due to the breakdown of the mulch by microbial activity. The odour is generally eliminated within days of the mulch being spread.</p> <p>LMP park upgrade projects listed within the five year capital works program will require increased budgets if the City had to use mulch from a commercial supplier.</p>
Mulch was spread into areas that are used for passive recreation and watching sport.	Community members around Ellersdale and Marri Park do not consider mulch is an appropriate treatment for areas that are used for passive recreation and for watching sport. The City has developed revised plans which take this into account and it is proposed that mulch will be removed from these areas, or incorporated in-situ into the soil, turf will be reinstated, or the ground will be seeded.

Options to be considered

Ellersdale Park

- Approve the implementation of LMP works proposed for Ellersdale Park as per the plan (Attachment 3).

This is the preferred option as it addresses issues raised by the community.

- Do not approve the implementation of LMP works proposed for Ellersdale Park as per the attached plan and recommend that changes be made to the plan.

Marri Park

- Approve the implementation of LMP works proposed for Marri Park as per the plan (Attachment 4).

This is the preferred option as it addresses issues raised by the community.

- Do not approve the implementation of LMP works proposed for Marri Park as per the attached plan and recommend that changes be made to the plan.

Type of mulch

- Continue to selectively use the mulch from the Wangara Greenwaste Facility for LMP park upgrade projects.

This is the preferred option due to the expense associate with accessing mulch from commercial providers, and the suitability of the mulch currently sourced by the City.

- Do not continue to use the mulch from the Wangara Greenwaste Facility and develop tender for commercial supply.

Legislation / Strategic Plan / Policy Implications:

Legislation Not applicable

Strategic Plan Landscape Master Plan 2009-2019

Key Focus Area: KFA4 - Parks

Objective:

- 1 To ensure that City parks are managed to high levels of amenity to encourage increased physical activity in the City.
- 2 To ensure that the City's water consumption complies with regulatory requirements.
- 3 To develop skills among staff in the application of ecozoning and hydrozoning techniques through pilot projects.

Risk Management considerations:

The works proposed in the revised plans for Ellersdale Park and Marri Park are based on community feedback following public consultation. Failure to implement the works as proposed may lead to an adverse reaction from the community toward the City. The risk of the City encountering the type of community reaction will be significantly reduced if the Communication and Consultation Plan for Landscape Master Planning Works in Parks is followed.

There are also risks associated with the use of mulch as follows:

- Dust –can be minimised by wetting mulch down during and after installation.
- Legionnaire's Disease – the risk to the community from this disease is extremely low and can be further reduced by spreading mulch as soon as possible after delivery. Providing the community with the facts about Legionnaire's Disease will further minimise negative feedback through education.
- Odour – the odour associated with the mulch is due to the breakdown of the mulch by microbial activity and is more prevalent in old mulch. The odour is generally eliminated within days of the mulch being spread and the use of fresh mulch as proposed minimises the odour.
- Quality – the size and age of the mulch can be controlled through the City being more selective about the mulch that is taken from the stockpiles at the Green Waste Facility in Wangara. Alternatively commercial mulch can be sourced.

Financial/Budget Implications:

	Project 1433 Ellersdale Park - Reticulation, Landscaping and Turf	Projects 1434 Marri Park - Reticulation, Landscaping and Turf
Budget	<u>\$194,000</u>	<u>\$177,000</u>
Expenditure	\$ 97,652	\$167,823
Commitments	\$ 30,324	\$ 18,371
Proposed	<u>\$ 89,800</u>	<u>\$ 88,430</u>
Total	<u>\$217,775</u>	<u>\$274,625</u>
Deficit	(\$ 23,775)	(\$ 97,625)
Total Deficit	(\$121,400)	

It is proposed to fund the deficit from the budget savings achieved in the Capital Works Program and funds identified in the mid year review budget.

Regional Significance:

Not Applicable.

Sustainability implications:

The City irrigates its reserves with groundwater from the Gnangara Mound which is under increasing pressure from a number of sources across the Perth region. Climate change and reduced water availability may significantly limit irrigation to City parks and reserves into the future. The sociological and environmental principles behind landscape master planning aim to ensure the provision of a range of high quality public open space whilst implementing water efficiency approaches.

Consultation:

The City has now consulted with the residents surrounding both Ellersdale Park and Marri Park and the Concept Plans have been amended in consideration of the feedback.

In terms of future LMP projects, these will be submitted to Council for approval. A Communication and Consultation Plan which is in accordance with the Council's Community Consultation and Engagement Policy, will accompany each report for the Council's endorsement.

COMMENT

The major community issues associated with the works at Ellersdale Park and Marri Park were that the plans were not subjected to adequate community consultation, and mulch was laid in areas used for passive recreation and spectators watching sport.

As soon as the City became aware that there were significant community concerns associated with these projects the works were postponed and the City commenced measures to rectify the situation. These measures included information sessions, gathering feedback and revising plans accordingly.

Works will re-commence in the parks immediately following the Council decision and preliminary work has already commenced on the planning for the next year's proposed projects.

VOTING REQUIREMENTS

Simple Majority.

RECOMMENDATION

That Council:

- 1 APPROVES the implementation of Landscape Master Plan works proposed for Ellersdale Park as per the plan in Attachment 3 to this Report;**
- 2 APPROVES the implementation of Landscape Master Plan works proposed for Marri Park as per the plan in Attachment 4 to this Report;**
- 3 APPROVES the selective use of mulch which meets Australian Standard AS 4454 for park upgrade projects;**
- 4 APPROVES as part of the mid year review the transfer of \$121,400 to complete the projects in Ellersdale Park and Marri Park in accordance with the revised plans;**
- 5 NOTES that the mulch removal works in Ellersdale Park will commence immediately and then followed by Marri Park.**

COMMENT SUBMITTED BY COMMUNITY - ELLERSDALE PARK LMP WORKS	NO. OF COMMENTS
MULCH	
Turn mulched areas into 'Zone 2 - medium watering'	18
Remove mulch from the northern end of park	15
Remove mulch around playground	5
Replace mulch with drought tolerant grass	5
Remove mulch where people watch sport	4
Planting of native shrubs in remaining mulch areas	4
Health concerns	3
Mulch has attracted flies	2
Can not walk dogs through mulch	2
Remove mulch around boundaries of oval - too close	2
Remove mulch in northern area between Eddington and Ellersdale	3
Leave mulch around drainage sump	1
There will be a problem with weeds in the mulch	1
Wont be able to see dog poo in mulch	1
Plant more natives around the sump and along property fence line	1
The mulch is a fire hazard	1
	68
NO CONSULTATION	
We were not consulted prior to the commencement of works	28
	28
PARKING	
The new kerb along Eddington Rd is hard to mount	4
Can you increase the availabiltiy of parking	4
Install disabled parking bays near club rooms	2
	10
PLAYGROUND	
Incorporate rubber sofffall into the new playground design	3
Install more benches around the new playground	1
Consult with the community about playground design	1
Install sythetic turf around playground	1
The footpath through middle of the playground is dangerous	1
	7
OTHER	
Approval of waterwise changes to park	3
We are pleased with the addition of the new footpaths	3
Can you keep path along Ellerdale Ave for pram access	3
Can you install a BBQ	2
Install plants front of white electrical cabinet along Ellersdale Road	1
Provide shade structures and golf practice nets	1
Complete all works in one financial year	1
Contact all users of the club for comment	1
Provide more bins and dog bags dispensers	1
Install an outdoor weights machine	1
Can you remove the trees along Ellersdale Ave	1
	18
TOTAL	131

COMMENT SUBMITTED BY COMMUNITY - MARRI PARK LMP WORKS	NO. OF COMMENTS
MULCH AND GRASS	
Extend grass area on slope for southern oval sport spectators	9
Reinstate mulch zone at north end of park to grass area	8
Reinstate grass section on slope between the north and south oval	5
Mulch is poor quality	4
Mulch is not evenly or completely spread	4
	30
NO CONSULTATION	
We were not consulted prior to the commencement of works	12
	12
PLANTING	
More shrub/trees planting in mulch areas	2
Plant some more trees around the park	2
	4
PATHS AND ACCESS	
Install footpath from Ayton Way to Wabnrow Way PAW	6
Provide emergency and maintenance vehicle access to south oval	5
Provide path on eastern side of lower oval	3
Install steps from south car park to cricket nets for sports clubs and spectators	2
Upgrade PAW between Wanbrow Way and Marri Park	2
Mark distance on circular path around south oval	1
	19
OTHER SUGGESTIONS	
Approval of waterwise changes to park	6
Install more bins and dog bags	4
Include shade sail in design of new playground	3
Install BBQ's with shaded area	3
Install drinking fountain	2
Use the area north of the sump as a BMX track	2
Can we have full access to toilets, not just during sports events	2
Include lighting in the design for the new playground area	2
Retain the tap at north end of the park for dog owners	1
Need to provide more parking	1
There will be a problem with weeds in the mulch	1
Upgrade the Iolanthe Way PAW	1
	28
Total	93



NATIVE PLANTING TO MULCH AREA TO PROVIDE A VISUALLY PLEASING GREEN SCREEN INSTALLED JUNE 2011

PICNIC SETTING TO BE INSTALLED 2011/12

PROPOSED NEW PLAYGROUND LOCATION 2011/12 (SUBJECT TO FUTURE COMMUNITY CONSULTATION)

PLAYGROUND REPLACEMENT 2011/12 (FINAL DESIGN SUBJECT TO CHANGE)

PROPOSED SUMP REDEVELOPMENT AREA 2011/12 (SUBJECT TO FUTURE COMMUNITY CONSULTATION)

NEW 1800mm WIDE CONCRETE PATH 2010/11

RESURFACING OF EDDINGTON ROAD

PROPOSED LOW PLANTING TO ROAD VERGE JUNE 2011

INSTALLATION OF NEW BENCH ON CONCRETE HARDSTAND 2011/12

TREE PLANTING JUNE 2011

INSTALLATION OF NEW BENCH ON CONCRETE HARDSTAND 2011/12

INSTALLATION OF NEW BENCH ON CONCRETE HARDSTAND 2011/12

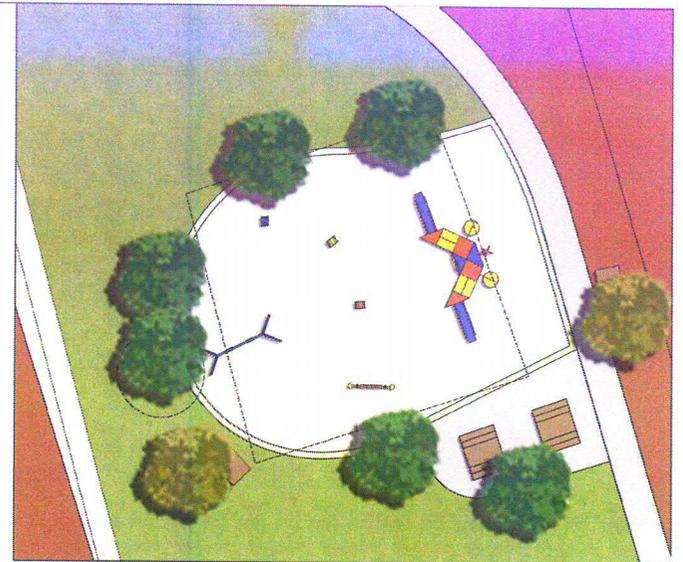
NATIVE PLANTING TO MULCH AREAS JUNE 2011

LEGEND

- ZONE 1
GRASS - HIGH WATERING
- ZONE 2
GRASS - MEDIUM WATERING
- ZONE 3
DRY GRASS OR MULCH - NO WATERING
- NEW TREES TO BE INSTALLED
- PROPOSED PATHS
- EXISTING AND RECENTLY CONSTRUCTED PATHS

ELLERSDALE PARK HYDROZONES

SCALE: 1:1000



DETAIL PLAN OF PLAYGROUND AND SEATING AREA
SCALE 1:200 AT A2

MARRI PARK, DUNCRAIG HYDROZONE PLAN

Proposed Budget for Ellersdale Park LMP Works 2010/11

Task/Year	Description	Timing	Estimated Cost
Mulch removal/incorporation	4,500m ²	Jan-11	\$7,440.00
Irrigation installation	80 sprinklers, lines, fittings etc	Jan-11	\$25,000.00
Turf reinstatement	2,000m ²	Jan-11	\$36,000.00
Stolon planting	4,000m ²	Jan-11	\$12,000.00
Footpath from Ellersdale to clubrooms	30m x 1.8m	Feb-11	\$2,160.00
Installation of shrubs in mulched zone	80 x 5L shrubs	Jun-11	\$960.00
Installation of trees along Ellersdale Avenue	12 x 100L trees	Jun-11	\$2,880.00
Installation of groundcovers NE corner	480 x 130mm shrubs	Jun-11	\$3,360.00
Total			\$89,800.00

Proposed Budget for Marri Park LMP Works 2010/11

Task/Year	Description	Timing	Estimated Cost
2010/11			
Mulch removal/incorporation	4,500m ²	Jan-11	\$6,750.00
Irrigation installation	60 sprinklers, lines, fittings etc	Jan-11	\$20,000.00
Turf reinstatement	1,500m ²	Jan-11	\$27,000.00
Stolon planting	3,000m ²	Jan-11	\$9,000.00
Vehicle access from carpark to top oval	65 metres x 1.8m	Feb-11	\$4,680.00
Footpath connecting Ayton Way with PAW	120m x 1.8m	Feb-11	\$8,640.00
Staircase from carpark to cricket nets	20m x 1.8m	Feb-11	\$6,300.00
Installation of shrubs in northern mulch zone	40 x 5L shrubs	Jun-11	\$480.00
Installation of trees on slope between ovals	30 x 50L trees	Jun-11	\$3,900.00
Installation of shrubs at top of southern slope	240 x 130mm shrubs	Jun-11	\$1,680.00
Total			\$88,430.00