Item No: 15.3

Subject: **GLENELG OVAL MASTERPLAN – STAGES 3 & 4 INCLUDING RESULTS OF MARGARET MESSENGER RESERVE COMMUNITY ENGAGEMENT**

Date: 26 April 2023

Written By: Project Manager, Public Realm and Urban Design

General Manager: Strategy and Corporate, Ms P Jackson

SUMMARY

A review of project costs has been undertaken for the Glenelg Oval Masterplan Stages 3 & 4. This review has been based on 75% designs to provide more accurate costs. Since the original project pricing was undertaken, there has been significant escalation in cost of materials, supplies and labour. Additional site investigations and concept detail also revealed further project costs that were not initially identified in the original budget, such as the requirement for power upgrades, the need for a new borewell and additional footing design and construction for behind goal netting. Without reducing the project scope and key obligations of the funding agreement with the State Government, an additional budget allocation of $880,000 is require to complete the delivery of the community infrastructure aspects of Stages 3 and 4 of the Masterplan. It is recommended that Council include the additional allocation in the draft 2023/24 Annual Business Plan and Budget.

A key deliverable of the Masterplan is a new Glenelg Oval Playspace and Margaret Messenger Reserve Fitness Hub. The community were invited to provide their feedback on the proposed designs from 14 February to 6 March 2023. The results of this engagement have now been evaluated, and based on the feedback and responses, equipment options have been selected. This report includes the result of the community engagement.

RECOMMENDATION

That Council:

1. **approves an additional budget of $880,000 to be included in the draft 2023/24 Annual Business Plan and Budget for Stages 3 and 4 of Glenelg Oval Masterplan community infrastructure; and**

2. **notes the Community Engagement Finding Report regarding the Glenelg Oval Playspace and Margaret Messenger Reserve fitness equipment.**

STRATEGIC PLAN

Wellbeing – Establish community hubs that integrate community support, recreational and commercial services in multi-purposes spaces.

Wellbeing – Increase participation rates in community engagements across all age groups, particularly under-represented demographics such as children and young people by using methods that are appealing and appropriate.

COUNCIL POLICY

Community Consultation and Engagement Policy.

STATUTORY PROVISIONS

Not applicable

BACKGROUND

A Council workshop was held on 21 February 2023 to provide a project update on the delivery of the Glenelg Oval Masterplan Stages 3 and 4. These stages primarily focus on the delivery of improved and renewed community infrastructure on the eastern and north-eastern side of the oval. This includes new public toilets, including a DDA compliant toilet, upgraded amenities to Margaret Messenger Reserve, and new DDA pathways linking the new toilets with the other precinct amenities. In addition, new terraced spectator viewing areas are also being included to improve the game day experience for spectators of football and cricket.

In this workshop, the current budget position was discussed and since initial cost estimations were undertaken in 2019, the cost to deliver the remaining community infrastructure within the project scope has increased beyond the current budget. Without reducing the project scope and key obligations of the funding agreement with the State Government, an additional contribution of $880,000 is required in 2023/24 to deliver Stages 3 and 4 of the Glenelg Oval Masterplan.

As part of the Glenelg Oval Masterplan Stages 3 and 4, a playspace and fitness hub were included in the project scope within the north-east corner of the Glenelg Oval and Margaret Messenger Reserve precinct. The playspace and fitness stations are funded from the current budget allocation and is not subject to the request for additional funding.

After undertaking an open tender process in January 2023, requesting suppliers provide three design options, including costings for supply and install for the play and fitness equipment, tenders were evaluated and awarded to ForPark Australia in February 2023. ForPark Australia provided the best fit for purpose and value for money play and fitness equipment for the locations and design constraints specified for the two locations.

On award of the tender to ForPark Australia, the three designs for both play and fitness equipment formed the basis of the community engagement to seek feedback and identify a preferred design option. The options were presented within an online survey questionnaire and feedback through

the community engagement process via YourHoldfast website. The community was also invited to attend an onsite drop-in session on 21 February 2023 at Margaret Messenger Reserve.

REPORT

Glenelg Oval Masterplan Stages 3 and 4 update

The delivery of Stages 3 and 4 of the Glenelg Oval Masterplan is well underway and has already delivered a number of outcomes for the community and Glenelg Football Club including:

- Demolition of former St John's building
- Indented on-street parking access on Williams Avenue
- Installation of new football goal posts
- LED scoreboard for football, cricket and special events
- Behind goal netting and southern boundary fence and gates
- New borewell for oval and Margaret Messenger Reserve irrigation.

Within the remaining scope of Stages 3 and 4 of the Masterplan, the following project deliverables are among those still being finalised and awaiting access to the oval at the conclusion of the 2023 SANFL season.

These deliverables include:

- Community recreation infrastructure including new playspace and fitness stations.
- New public toilets including DDA facilities.
- Upgrades to Margaret Messenger Reserve including irrigated turf, landscaping, new basketball area.
- Construction of 15 (12 turf, three hard) new practice wickets replacing the existing facility.
- Upgrades to irrigation and power supplies to service the new practice wickets, bore and caretakers' facility.
- Improved spectator amenities including DDA accessible paths and viewing, terraced seating.
- New caretakers' building and improved pedestrian access to oval.
- Williams Avenue oval entrance upgrades and improved pedestrian access.

At the 75% detailed design stage, the remaining project deliverables were repriced by quantity surveyors to provide an updated project costing prior to tendering the remaining works.

Since the original project pricing was undertaken, there has been significant escalation in cost of materials, supplies and labour. Additional site investigations and concept detail also revealed further project costs that were not initially identified in the original budget such as the requirement for power upgrades, the need for a new borewell and additional footing design and construction for behind goal netting. The 75% designs also provide more accurate costs in regard to material selections which are only estimated at previous hold points.

As such, the additional cost associated with the delivery of the community infrastructure component of the Masterplan is $880,000. The additional cost associated with Glenelg Football Club infrastructure is approximately $550,000 and includes a new game day food and beverage facility and additional spectator viewing areas at the southern end of the oval. These items are still to be finalised and discussed with the Glenelg Football Club and their implementation has been deferred.

With regard to the 2023/24 financial year, the additional $880,000 required will enable the tendering of the bulk of the works mentioned previously and will ensure that a large component of the works can be undertaken during the construction window of September 2023 – April 2024. This is in keeping with State Government funding timelines and the seasonal access restrictions of the oval.

Due to long lead times for certain items, Administration tendered for the playspace and fitness equipment for Margaret Messenger Reserve and subsequently undertook community consultation to gain community feedback on preferred designs.

Community Engagement for playspace and fitness stations

The community were invited to participate in the community engagement by filling out the online survey form, providing a formal submission in writing via post, email or by phone and by attending the onsite drop-in session and discuss the designs and plans with Council staff.

During the 21 day consultation period, a variety of tools and methods were used to promote the consultation including:

- Email notification to over 8,000 YourHoldfast project page subscribers;
- Engagement project post to City of Holdfast Bay Facebook page;
- News article on City of Holdfast Bay website home page (also reaches media outlets);
- Holdfast News article;
- Glenelg Primary School newsletter promoting the project and engagement opportunity;
- Letterbox drop to 350 surrounding residents;
- Corflute signs on Margaret Messenger Reserve fence including QR code linking to the survey.

Council staff also provided a briefing of the proposed works to Ms Margaret Messenger and she was delighted to hear of the upgrades being planned for the Reserve named in her honour. In addition to the fitness equipment being provided as part of this project, the general upgrades to Margaret Messenger Reserve to be undertaken include: the renewal of the existing 3:3 basketball court, new irrigated turf, landscaping, seating, barbecue and shelter. The existing memorial park bench located in the north-eastern corner of the reserve will be retained.

The project consultation engagement website was visited 745 times by 622 visitors. 33 people provided feedback via the online engagement survey. Written submissions were received from six community members via email.

Overall, the project received a positive response. Comments received were relating to a wide range of design elements of the project. In consideration of the consultation results and feedback from the engagement undertaken, it is proposed that Administration proceed to the procurement phase with the following considerations from feedback:

Glenelg Oval Playspace

- provision of shelter/seating;
- provision of more rubbish bins; and
- provision of DDA/sensory play equipment.

Margaret Messenger Reserve

- provision of well-maintained irrigated turf for playing on and cool environment;
- provision of upgrading 3:3 basketball court to include south shooting goal at full height;
- provision of mini soccer goals; and
- provision of more rubbish bins and dog bag dispensers.

The results of this engagement demonstrated strong support for the project. Administration will proceed to the next project phase of procuring the equipment from ForPark Australia in readiness for installation as the project progresses later in 2023.

The engagement summary results are provided in Attachment 1.

Refer Attachment 1

The preferred design options for the Glenelg Oval Playspace and Margaret Messenger Reserve fitness equipment are provided in Attachment 2.

Refer Attachment 2

Next Steps

Site works at Margaret Messenger Reserve won't commence for some months yet, based on the scheduling of other works occurring, however the civil and landscape works associated with the playspace area will commence in late September at the conclusion of the 2023 SANFL season.

In the meantime, Council staff will upload the Engagement Findings Report to the Margaret Messenger Reserve project page and provide a response back to participants engaged through community consultation. The project team will advise ForPark Australia on the design options selected by the community and enable them to order this equipment in readiness for installation.

BUDGET

An additional $880,000 is required to undertake the remaining scope of community infrastructure as associated aspects of the Glenelg Oval Masterplan. This amount is in addition to the $967,000 that was previously allocated, including grant funding.

No additional project budget is required to undertake the playspace or Margaret Messenger Reserve upgrades as these are included within the existing allocated project budget.

Additional project funding was also allocated from the Glenelg Oval Masterplan budget to enable the general upgrades to Margaret Messenger Reserve to be undertaken, including the renewal of the existing 3:3 basketball court, new irrigated turf, landscaping, seating, barbecue and shelter.

LIFE CYCLE COSTS

Not applicable at this stage. Life cycle costs will need to be considered following construction and installation of all play and fitness equipment and ancillary assets.

Attachment 1

Your Holdfast

Report Type: Community Engagement Findings
Project Name: Margaret Messenger Reserve
Date Range: 14-02-2023 - 07-03-2023

Overview

On 14 Tuesday February 2023, Council commenced public engagement on the proposed concept design for the Margaret Messenger Reserve Fitness Hub and Glenelg Oval Playspace.
Council asked the community to provide their feedback on the;

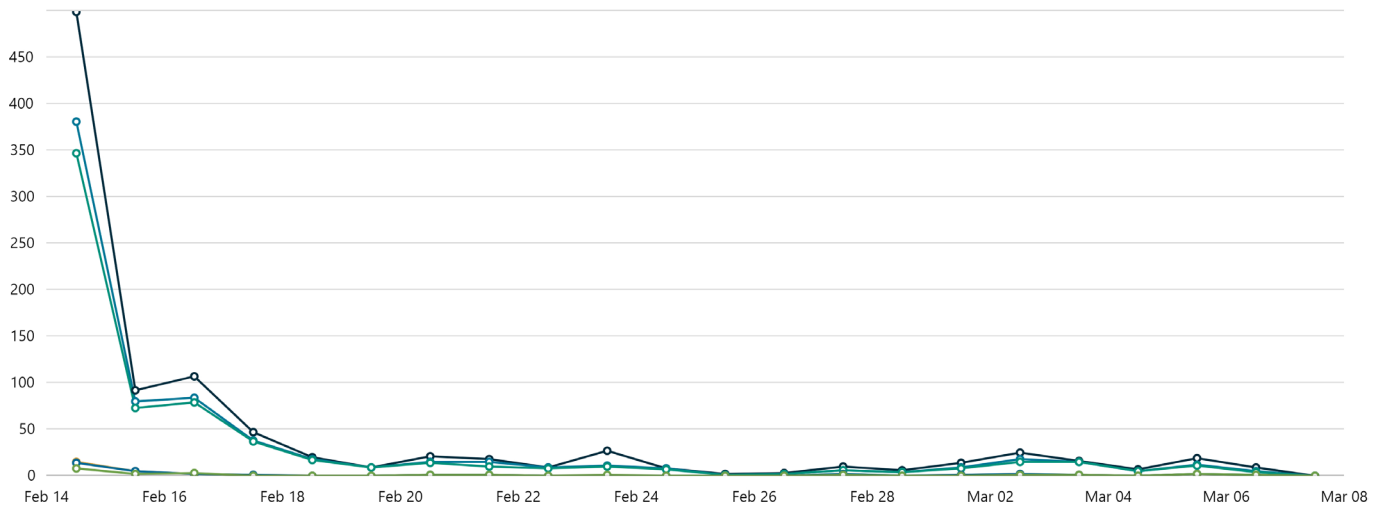
- new play equipment
- new fitness equipment
- options for the grassed area of the reserve

Three options for the Fitness hub and play space were presented to the community for their feedback.

This report provides the interactions and engagement levels and findings from the engagement qualitative data (the comments) to support the council report and recommendations.

Engagement of project

Performance Summary
Information regarding key visitation and utilisation metrics the project.



968 Views	745 Visits	622 Visitors	34 Contributions	33 Contributors	22 Followers

Views - The number of times a visitor views any page on a site.
Visits - The number of end-user sessions associated with a single visitor.
Visitors - The number of unique public or end-users to a site. A visitor is only counted once, even if they visit a site several times in one day.
Contributions - The total number of responses or feedback collected through the participation tools.
Contributors - The unique number of visitors who have left feedback or contributions through the participation tools.
Followers - The number of visitors who have 'subscribed' to a project using the 'Follow' button.

Participation

Information regarding how people have participated in your projects and activities.

Contributions by Activity
Contributions by Activity is a breakdown of contributions across each tool

Activity	Contributions	%
Form	28	82.35%
Q&A	6	17.65%

Top Activities
Top Activities is the top 5 tools that received the highest contributions

Activity	Page Name	Contributions	Contributors
Form	Margaret Messenger Reserve	28	28
Question and Answer	Margaret Messenger Reserve	6	5

Projects

The current number and status of the project (e.g. engagement websites)

Engagement Time

0	18	2
Days	Hours	Minutes

Feb 14 2023
Peak Visitation Date

Tuesday
Peak Visitation Day

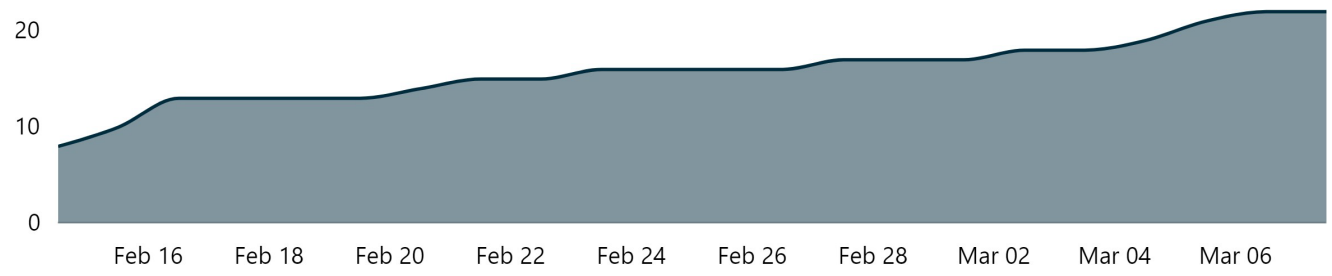
Top Visited Pages
Summary information for the top five most visited Pages.

Page Name	Visitation %	Visits	Visitors
Margaret Messenger Reserve	100%	745	622

People

Information regarding who has participated in the project and activities.

Follower Activity
Information regarding the activity of registered Members who have 'followed' or subscribed to one or more projects.



22	22	22	22
Total Followers	New Followers	Total Follows	New Follows

Total Followers - The number of unique Members who have 'followed' at least one project.
New Followers - The number of new unique Members who have 'followed' at least one project within the specified reporting date range.
Total Follows - The number of total 'follows' performed by all Followers across all projects. Each Follower may record multiple Follows.
New Follows - The number of new total 'follows' performed by all Members across all projects within the specified reporting date range.

Acquisition

Information regarding the method by which visitors arrived to the site.

Referral Types
Referral traffic is the segment of traffic that arrives on your website through another source, like through a link on another domain.



Direct - Visitors who have arrived at a Site by entering the exact web address or URL of the page.
Search Engine - Visitors who have arrived at a Site via a search engine. Such as Google, Yahoo, etc.
Websites - Visitors who have arrived at the Site after clicking a link located on an external website.
Social Media - Visitors who have arrived at a Site by clicking a link from a known social media site such as Facebook, Twitter, LinkedIn, etc.

Downloads

Information regarding downloads, the total set of unique documents downloaded, total downloads of all files, and your top downloads.

10
Total Documents

395
Total Downloads

Top Downloads
Top file downloads, ordered by the number of downloads.

File Title	File Type	Downloads
Glenelg Oval Playspace & Margaret Messenger Reserve Fitness Node.pdf	PDF	383
Open-Space-Strategy_v11FA_digital.pdf	PDF	12

Your Holdfast

Report Type: Community Engagement Findings
Project Name: Margaret Messenger Reserve
Date Range: 14-02-2023 - 06-03-2023

Feedback Form Results

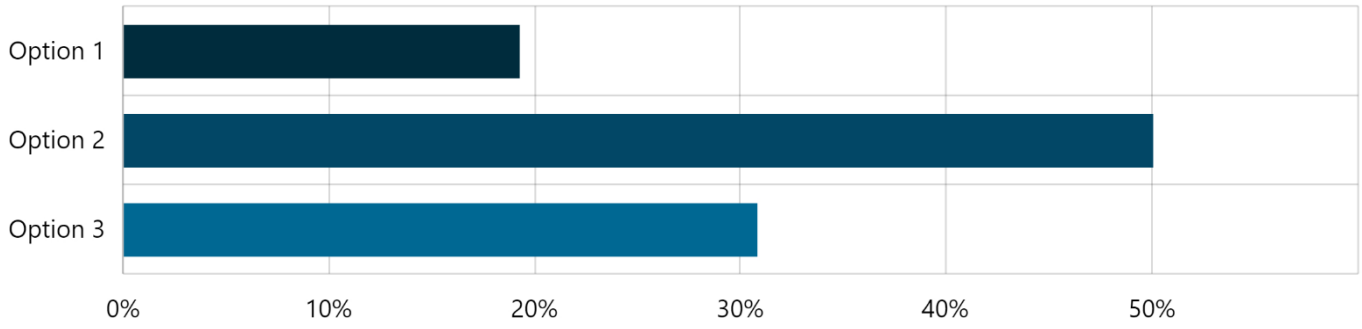
Margaret Messenger Reserve

28	28
Contributors	Contributions

Contribution Summary

1. Please select the play equipment option you would like to see at Glenelg Oval

Multi Choice | Skipped: 2 | Answered: 26 (92.9%)



Answer choices	Percent	Count
Option 1	19.23%	5
Option 2	50.00%	13
Option 3	30.77%	8
Total	**100.00%**	**26**

2. Is there anything about option 1 that you would like to change?

Three participants provided answers

1. I actually like them all
2. Please provide shade
3. Replace rubber softfall with alternative as much as possible, other than the inclined web it's not really required, if that. As soon as it deteriorates it releases all the embedded 'recycled' nasties. Our little kids then crawl in it and lick hands etc.

3. Is there anything about option 2 that you would like to change?

Five participants provided answers

1. My daughter's suggestion is to put the smaller double slide from option 3 onto this playspace for the younger or less daring kids. Otherwise she really likes this one as option 3 is very similar to what Glenelg Primary already has onsite
2. The hideous colour scheme
3. I think you should reconsider the music items and incorporate some motion item ie. tramp/swing
4. As a parent of 2 children with physical disabilities there needs to be easy access to the top of the slides. I would prefer a ramp and those climbing nets are awful for kids with disabilities. At the very least a ladder with handles

5. In-ground trampoline instead of orbs

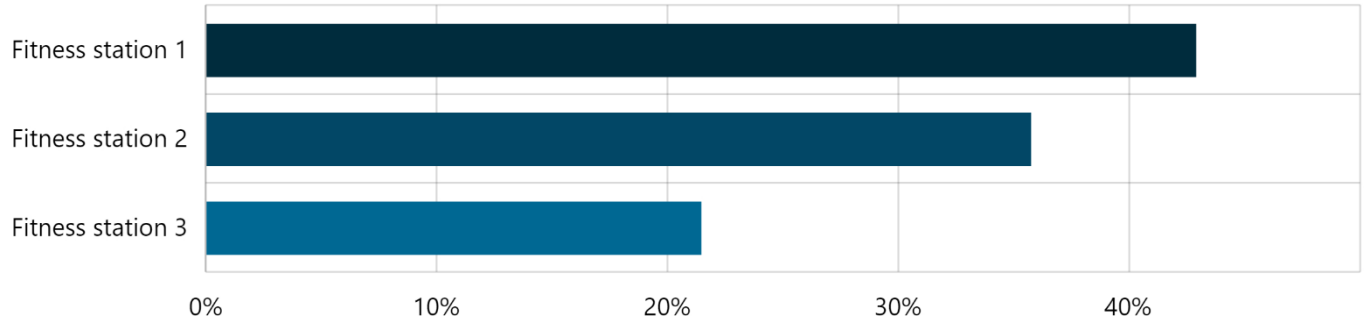
4. Is there anything about option 3 that you would like to change?

Three participants provided answers

1. Increase the amount of SHADE available.
2. The middle connecting section of the playground should take inspiration from Option 1
3. Closed tunnel slide change to open. Would be nice to have a nature playground.

5. What fitness equipment would you like to see at Margaret Messenger Reserve?

Multi Choice | Skipped: 0 | Answered: 28 (100%)



Answer choices	Percent	Count
Fitness station 1	42.86%	12
Fitness station 2	35.71%	10
Fitness station 3	21.43%	6
Total	**100.00%**	**28**

7. Is there anything about option 1 that you would like to change?

Five participants provided answers

1. I don't really mind.
2. More leg exercises
3. No, all options are great though
4. Chin up Bar + Dips Bars = the most essential and useful parts!!
5. I would prefer a sit up board instead of a butterfly press

8. Is there anything about option 2 that you would like to change?

Four participants provided answers

1. Ensure there is shade, appropriate instructions for use
2. No, I think it has a good all body range that maximises machine use
3. I would include the plyo box jump and/or step up
4. I support option 2 as it is listed in the description - did anyone test this?

9. Is there anything about option 3 that you would like to change?

No participants provided a response.

10. Do you have any suggestions for the grassed area of the reserve?

25 participants provided on line feedback

1. New fencing around Margaret messenger reserve
2. The Stanley St Reserve in Glengowrie has a few permanent pieces in their grassed area which is multi use - a 'soccer goal' and a cricket stump. On the other hand having the space large enough that a yoga or tai chi class could fit on there would also be great!
3. "A play equipment for dogs.
4. Like a big concrete pipe. Or something to jump over.
5. Suggest the inclusion of a soccer goal. Also would like to see automatic watering system once the new grass is in so that the grass section remains grassed. (not like the current situation!)
6. Please ensure the turf area and walls that look out over the oval are able to be sat on when Glenelg Home games are on.
7. Good access paths for those with mobility differences. Inclusion of AAC communication boards. Consideration of shelter hubs for spectators or those seeking a quieter space
8. Cold water station
9. Shaded area
10. I think the smaller of the two turf areas could have some mounding to do some passive play.
11. Accessible paths for wheelchair/pram users please
12. Keep it grassed!
13. a soft play area aimed for children under 3.
14. That there is space for dogs to run and if there could be shaded parts - thank you
15. A hidden fairy garden
16. It would be great to have a little scooter pump track around the edge.
17. "Love the grass area for the reserve.
18. Some little soccer goals each side would be welcomed.
19. Thicker grass (can it be maintained by the Glenelg oval as their grass is lovely to enjoy).
20. A drinking fountain to refill water bottles.
21. Our children love playing ball games there.
22. I'd love to see a back-to-back basketball/netball court like the City of Marion have installed at the Hendrie Street Reserve
23. Don't have playground options 1 or 3. Noise making instruments are just going to drive the local residents crazy. Not everyone respects the time of day they use them, plus shift workers trying to sleep at odd hours. Take the noise making gear out of the equation.
24. the two public tennis courts have no seating for viewing or being in shade. It would be great if at the Northern end of the tennis courts outside of the fencing/Southern end of reserve there is some bench seating installed with a shelter and a water bubbler or access to drinking water in the reserve
25. "the next page should have another section for 'why do you visit' i take the kids there (4 yo and 2yo)..."

11. Other comments

Six participants provided answers

1. Hopefully replacement of cyclone fencing and barb wire down Rugless Tce. Will the public toilets be open 24/7?
2. Please consider having a bench in both sections so that parents nursing babies or grandparents can sit & safely supervise the children on the equipment. Please also consider the bins and the emptying schedule being that these areas are going to be heavily
3. Thank you for what you are about to do!
4. Look forward to using these facilities with the grandchildren.
5. How will this area be blocked off or secured for home Glenelg games? Or will it be accessible for children during SANFL games?
6. Thanks for all you do!

Drop in session summary

17 participants attended

One drop-in session was held on site between 3pm-4.30pm Tuesday 21 February. During the session community members had the opportunity to speak to Council staff about the redevelopment of the playspace and fitness hub and to fill in a survey. Adults and children could choose to participate in placing stickers next to pictures of potential playspace items and fitness equipment that they would like to see included in the redeveloped site.
Seventeen (17) people attended the drop-in session, they had seen the plans online and or completed the survey, turning up to chat about additional issues such as the memorial plaque and the bench location as well as irrigation and the following themes were identified:

Glenelg Oval Playspace

- Provision of natural shade trees
- Provision of seating
- Provision of rubbish bins
- Provision of DDA/sensory play equipment
- Provision of Nature Play style play equipment
- Consideration of not providing tunnel slides

Margaret Messenger Reserve

- Provision of well-maintained irrigated turf for playing on and cool environment
- Provision of upgrading 3x3 basketball court to include south shooting goal at full height (adjustable height if feasible)
- Provision of mini soccer goals
- Provision of balance beam within fitness station
- Provision of children bike track
- Provision of rubbish bins and dog bag dispensers

Emails and written feedback

Six (6) email written feedback responses were received with the same requests/themes as outlined above from comments collated from the drop-in session.

Summary of Feedback

In summary there is four (4) clear areas of feedback;

1. Oval Playspace – **equipment**
2. Oval Playspace – **surrounds**
3. MM Reserve Fitness Hub – **equipment**
4. MM Reserve Fitness Hub – **surrounds** (grassed area)

The Oval Playspace - **equipment** "option 2" was a clear favorite being selected for 50% of all votes equating to 13 of the 26 votes. No specific trends were noted regarding specific play equipment selection other than the random colour schemes used in the model example images used for community engagement, in which will upon ordering the equipment will be colour specific to the Glenelg black/yellow theme. DDA accessibility to the playspace where low level and accessible sensory play boards will also be designed and provided as part of the play equipment, this will be immediately adjacent the DDA oval viewing area.

The Oval Playspace – **surrounds** area of feedback included such trends of including shade, seating, rubbish bins and a drinking fountain, all of which will be integrated into the upgrade of the playspace surrounds. Also included is DDA accessible access ramps to the oval viewing area and surrounds.

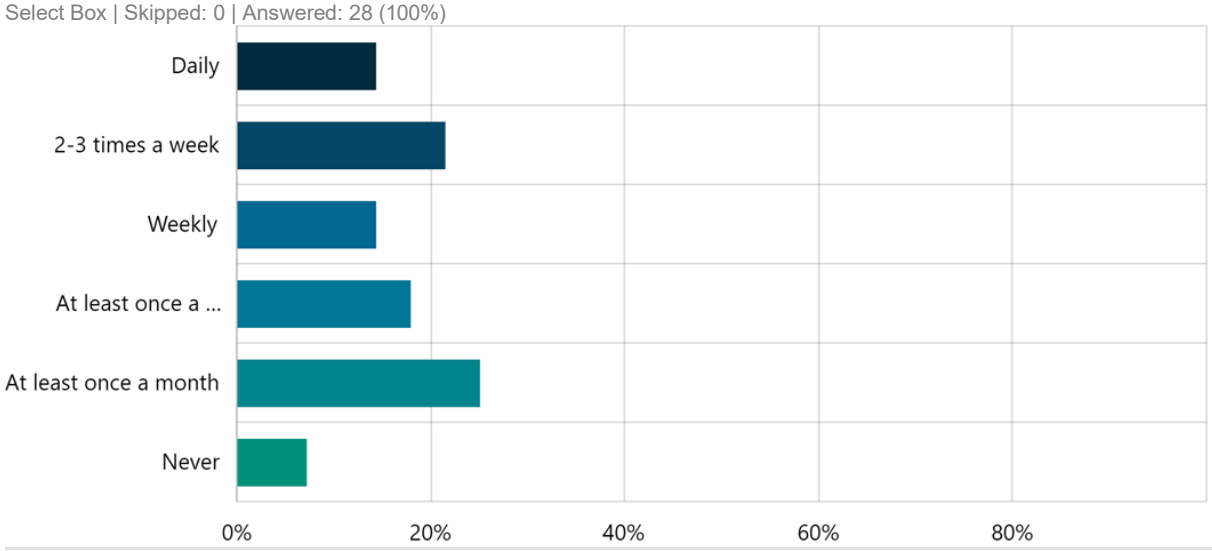
The MM Reserve Fitness Hub – **equipment** options selection was a close running between option 1 (42% 12 votes) and option 2 (35% 10 votes). With only two votes separating options 1 and 2, the specific itemized customer provided feedback for each of these options was analysed, comments provided isolated option 2 as actually fulfilling more of the fitness equipment needs than that of the option 1 voters. Therefore option 2 is the clear choice for the fitness equipment selection.

The MM Reserve Fitness Hub – **surrounds** area of feedback included such things as ensuring adequate irrigation is installed and quality turf be utilized for the grassed areas. The surrounds feedback also included such things as seating, all access linking paths, rubbish bins, mini soccer goals and the upgrade of the existing 3x3 basketball court and a drinking fountain, all of which will be integrated into the upgrade of the Margaret Messenger Reserve.

Demographic Information

How often do you visit Glenelg Oval/Margaret Messenger?

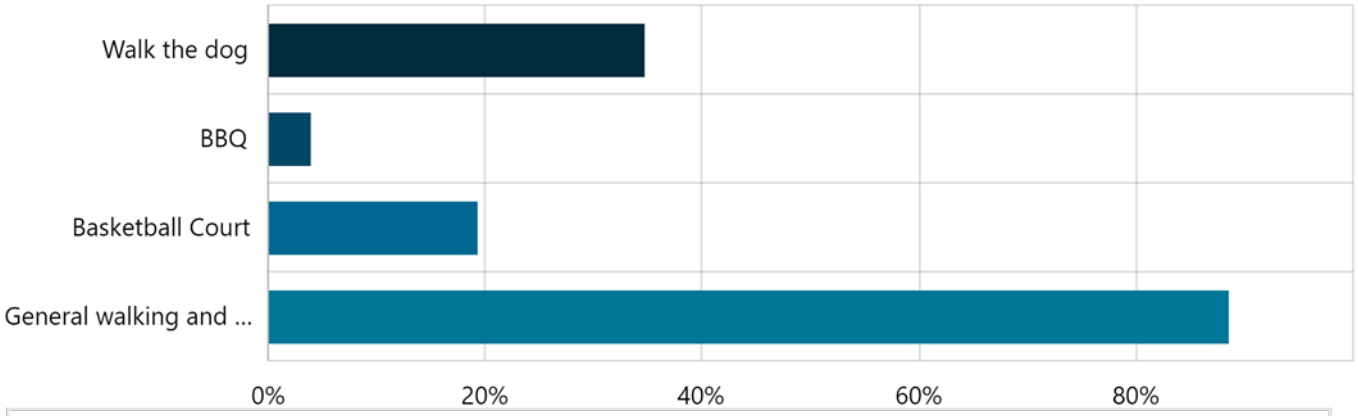
Select Box | Skipped: 0 | Answered: 28 (100%)



Answer choices	Percent	Count
Daily	14.29%	4
2-3 times a week	21.43%	6
Weekly	14.29%	4
At least once a fortnight	17.86%	5
At least once a month	25.00%	7
Never	7.14%	2
Total	**100.00%**	**28**

For what purpose do you visit Margaret Messenger Reserve/Glenelg Oval? (tick all that apply)

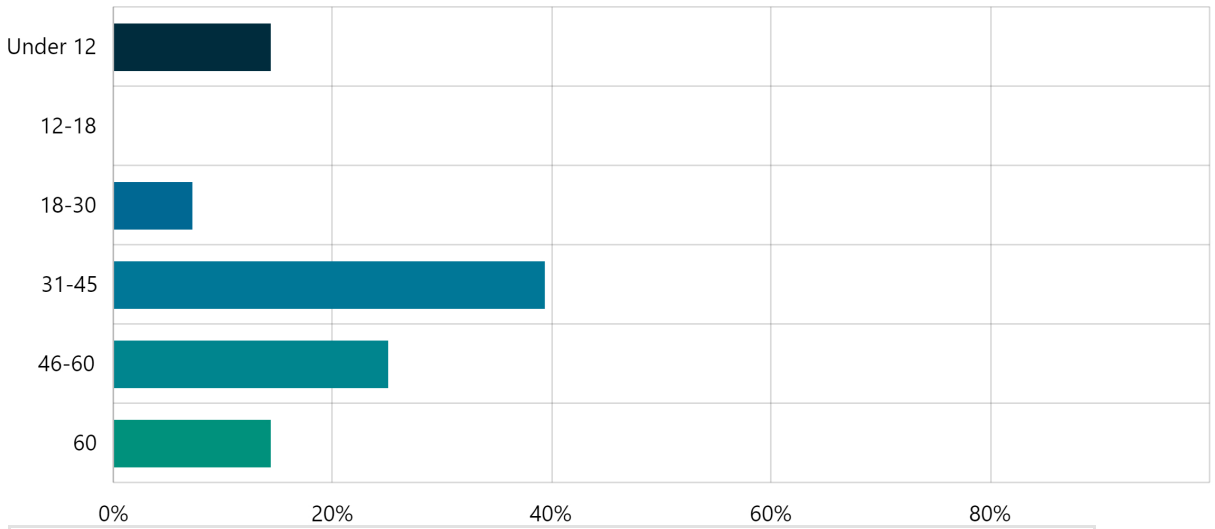
Multi Choice | Skipped: 2 | Answered: 26 (92.9%)



Answer choices	Percent	Count
Walk the dog	34.62%	9
BBQ	3.85%	1
Basketball Court	19.23%	5
General walking and exercise	88.46%	23

Age range

Select Box | Skipped: 0 | Answered: 28 (100%)



Answer choices	Percent	Count
Under 12	14.29%	4
12-18	0%	0
18-30	7.14%	2
31-45	39.29%	11
46-60	25.00%	7
60	14.29%	4
Total	**100.00%**	**28**

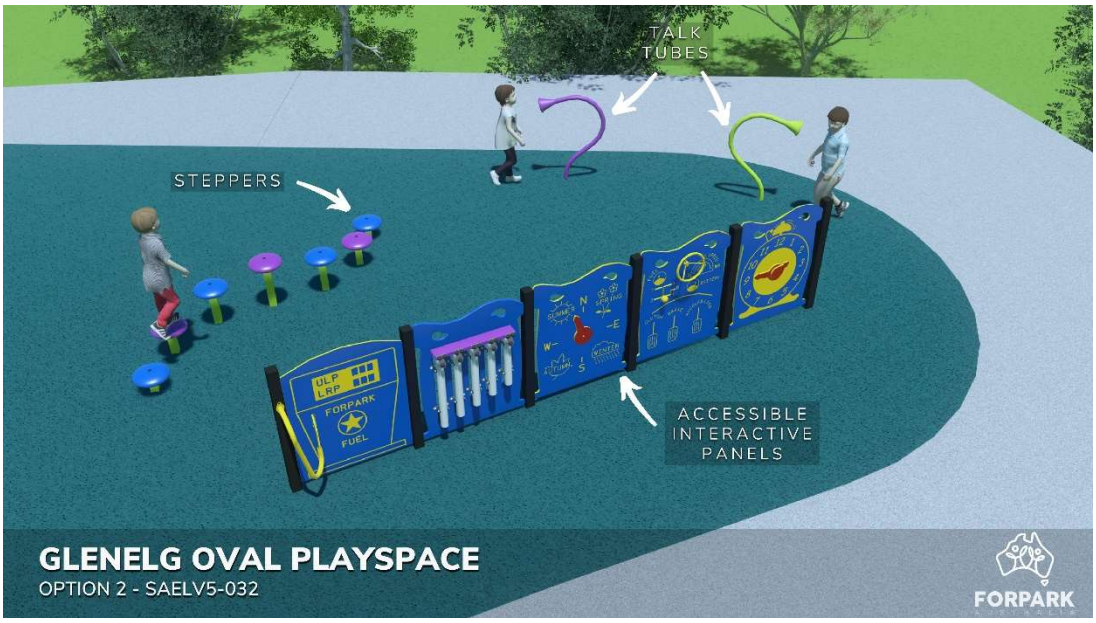
Attachment 2

Glenelg Oval – Playspace Equipment

Option 2 equipment includes;

2x towers, Tunnel slide, Wave slide, Plank bridge, Rock wall, Fire pole, Half arch web, Accessible interactive panels, Steppers, Orbs, Talk tubes, Balance beam, Elevated ropes, Inclined web climber and rubber softfall







Margaret Messenger Reserve - Fitness Hub Equipment

Option 2 equipment includes;

Pull up bar, Push up bar, Dip bar, Shoulder press, Cycle seat, Leg press, Leg lift, Step up & rubber softfall

