

**16.1 LATE ITEM - KARRATHA CITY CENTRE PARK DEVELOPMENT CONCEPT PLAN**

<b>File No:</b>	<b>LP.197; A91373</b>
<b>Responsible Executive Officer:</b>	<b>Director Development Services</b>
<b>Reporting Author:</b>	<b>Manager Planning Services</b>
<b>Date of Report:</b>	<b>14 August 2015</b>
<b>Applicant/Proponent:</b>	<b>LandCorp</b>
<b>Disclosure of Interest:</b>	<b>Karratha City Centre Infrastructure Works Program</b>
<b>Attachment(s)</b>	<b>Draft concept plan for the proposed new Karratha City Centre Park</b>

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**PURPOSE**

For Council to consider a draft concept for the proposed new Karratha City Centre park on the north east corner of the Sharpe Avenue/Welcome Road intersection for the purpose of making the community aware of the draft concept and allowing the opportunity for comments and suggestions to be made regarding refinement of the concept.

**BACKGROUND**

The Karratha City Centre Infrastructure Works Program is well advanced in terms of creating a well-structured, attractive and vibrant City Centre. Through sound project management, adjustment in project works and more competitive tendering, it may be possible to consider development of a City Centre park as part of the Program.

The triangular 5,154m<sup>2</sup> site for the proposed City Centre park is bordered by Sharpe Avenue to the west, Welcome Road to the south and the drainage channel to the north-east. The redundant 5,000m<sup>2</sup> plus section of old Welcome Road between the drainage channel and KFC (or at least a portion thereof) may also be available for public use, if Karratha City Shopping Centre does not proceed with purchase of this land for commercial purposes.

The proposed site is well located for a City Centre park at the entry to the City Centre and situated between the Karratha City Shopping Centre, the new GP Super Clinic and the proposed Arts and Community Precinct. The site slopes away from the road frontages down to a flat cleared central area and then again down to the drainage channel. There are a number of established native trees around the drainage channel.

The draft concept has been prepared by the landscape architect overseeing landscape design for the City Centre, with substantial guidance and input from City officers. The draft concept has been prepared for the purposes of making the community aware of the intention to develop a City Centre park on the site, providing the opportunity for consideration and comment on the draft concept and ultimately to guide development of the park.

Some of the main elements of the draft City Centre park concept include:

- A welcoming, modern and high standard streetscape at the corner of Sharpe Avenue and Welcome Road, featuring a sculpture and/or public art (design still to be determined);
- Universal access across the site;
- A soft and inviting grass edge to the footpath, with terraced lawns at street level grading to the natural drainage channel;
- Shade structures on the grassed area;
- Shallow and narrow cascading water feature (low water use recycling) that runs down the natural slope towards the drainage channel as a central feature of the park;
- Minimal disturbance of the native vegetation around the drainage channel;
- A timber deck and boardwalk providing easy access across the drainage channel and a pleasant pedestrian connection between the Arts and Community Precinct site and the Shopping Centre, as well as conveniently located, sensitively sited and well-designed public toilets;
- Gravel paths and naturally shaded gathering areas on the other side of the drainage channel; and
- Caravan and single vehicle parking and potential for additional commercial development on the other side of the drainage channel in the redundant section of old Welcome Road.

#### **LEVEL OF SIGNIFICANCE**

In accordance with Council Policy CG-8 Significant Decision Making Policy, this matter is considered to be of moderate significance because, while it will be an important public space in the City Centre, it does not meet any of the criteria set out in CG-8 that would warrant a higher level of significance being applied.

#### **COUNCILLOR/OFFICER CONSULTATION**

Previous versions of the draft concept have been considered by a number of City officers from the Development, Community and Infrastructure directorates. The latest version of the draft concept incorporates changes that have been made in response to those comments. Concepts for the park have been presented to, and considered by the Karratha City Centre Place Team and Councillors at the 10 August 2015 Briefing Session.

#### **COMMUNITY CONSULTATION**

The draft concept has been prepared for the purposes of making the community aware of the intention to develop a City Centre park on the site and providing the opportunity for consideration and comment on the draft concept before any development takes place. In this way, the community can have input into how the park is developed. It is recommended that once Council is comfortable with a concept for the City Centre park, the draft concept be publicly displayed to allow people to consider the draft concept and to comment if they wish. This will then allow Council to consider the need for any adjustments and refinements to the concept before the design is finalised. In refining design concepts for the park, there should be the opportunity for local groups and interested people to help incorporate local interpretation into the park.

#### **STATUTORY IMPLICATIONS**

The management of any land that is transferred to the City under management order will become the responsibility of the City.

#### **POLICY IMPLICATIONS**

There are no policy implications.

**FINANCIAL IMPLICATIONS**

The City Centre park is being progressed on the understanding that costs can be accommodated within the Karratha City Centre Infrastructure Works Program budget. This is obviously dependant on priority being given to spending Program funding on this park as opposed to other possible projects to which the funds could also be directed. Regardless of the priority and notwithstanding the importance of making the park a nice public space, care needs to be taken to avoid overspending on development of the park and reducing the potential to fund other important City Centre projects. It is recommended Council request Program funds be allocated towards developing the park as a worthy addition to the Karratha City Centre.

**STRATEGIC IMPLICATIONS**

This item is relevant to the Council's approved Strategic Community Plan 2012-2022 and Corporate Business Plan 2012-2016. In particular the Operational Plan 2015-2016 provided for this activity:

- Our Program: 1.d.3.1 Liaise with key stakeholders including LandCorp and Government agencies for implementation of Karratha City Centre Master plan (KCCMP) and Infrastructure Works Program (IWP)
- Our Services: 1.d.3.1.1 Partner with LandCorp and others to implement the Karratha City Centre Master Plan (KCCMP) and Infrastructure Works Program (IWP)

**RISK MANAGEMENT CONSIDERATIONS**

By confirming the availability of funds to develop the park, the risk of not being able to deliver elements of the park concept will be avoided. By giving people the opportunity to consider the draft concept and to have input, there is less likelihood that people will be critical of the ultimate park development.

**IMPACT ON CAPACITY**

There is no impact on capacity or resourcing to carry out the Officer's recommendation. Obviously there will be additional maintenance responsibilities once the park is developed.

**RELEVANT PRECEDENTS**

This park is proposed as part of the Karratha City Centre Infrastructure Works Program. Substantial landscaping and public space enhancement has already occurred under this program.

**VOTING REQUIREMENTS**

Simple Majority.

**OPTIONS:**Option 1

As per Officer's recommendation.

Option 2

That Council by SIMPLE Majority pursuant to Section 3.18 of the *Local Government Act 1995* RESOLVES to REQUIRE the following modifications to the draft concept for the Karratha City Centre park prior to adoption for public advertising:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_ ... etc.

**CONCLUSION**

An opportunity has arisen for a City Centre park to be developed on the corner of Sharpe Avenue and Welcome Road as part of the Karratha City Centre Infrastructure Works Program. A draft concept has been prepared with input from City officers for the purposes of letting people know the intention for the land, giving them the opportunity to comment and ultimately to guide development of the park.

It is recommended that Council adopt the draft concept for public display to make people aware of the proposed City Centre park and to provide an opportunity for comment. Once comments are received, Council will consider the need for revisions to the concept before the park is developed.

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**OFFICER'S RECOMMENDATION**

**That Council by SIMPLE Majority pursuant to Section 3.18 of the *Local Government Act 1995* RESOLVES to ADOPT the draft concept for the Karratha City Centre park for the purposes of public display and inviting comments, noting that ideas for the public art installation are still to be considered.**



