

Manjimup Rea Park & Collier Street Redevelopment

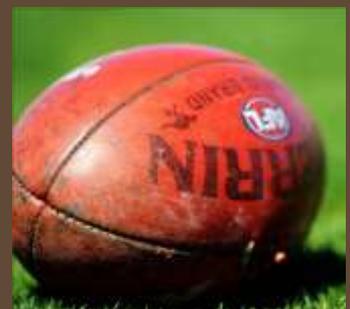
Community Engagement & Action Plan for Finalising the Master Plan



The vision for the Rea Park & Collier Street Precinct, as outlined in the Manjimup Community Recreation Hub Master Plan:

'A premier level facility catering for high level sporting events, in addition to regular club usage and non-sporting events. It will also accommodate regional sporting carnivals and competitions that require multiple sporting fields and draw large crowds.'

This Project Plan for the Planning & Design Stage aims to ensure all development projects are designed, costed, and shovel-ready.



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DOCUMENT CHANGE CONTROL TABLE

Version	Date of Issue	Author(s)	Description of Version
Version 1	March 2021	Evy Apeldoorn, Community Services	Draft

The Shire of Manjimup respectfully acknowledges the Noongar people as the Traditional Custodians of the lands in which we work throughout the region and we pay respect to their Elders, past, present and emerging.

1. INTRODUCTION

1.1 Project Background

The implementation of the proposed Manjimup Rea Park & Collier Street Redevelopment (MRCR) is a key component of the Shire's efforts in striving towards meeting the future direction of the town's future sport and recreational facilities mix. The redevelopment meets the priorities that have been identified during the master planning process, is aligned with the needs of the various Rea Park & Collier Street Reserve stakeholder groups and considers the requirements of a wider spectrum of future sport, recreation and community stakeholders.

Although it is a well-utilised precinct, many of its facilities are out of date and do not meet current standards for accessible compliant access or club needs. There is a documented need for redevelopment and optimisation of existing facilities to bring this infrastructure up to a modern and regional standard. Additional and upgraded sports facilities are also needed to support the current community needs and the future needs that come with the aspired population growth of Manjimup.

*As part of an overall vision for Manjimup's sporting community, the **objective** is to transform the existing multi-use Rea Park & Collier Street Reserve into a premier level facility catering for high level sporting events, in addition to regular club usage and non-sporting events (e.g. Agricultural Show). The redeveloped precinct is to accommodate regional sporting carnivals and competitions that require multiple sporting fields and draw large crowds.*

More information on the MRCR project and a description of the project implementation stages can be found in the MRCR Project Management Plan - V3.

1.2 Project Stage 1 – Planning & Design

The Shire have committed funding towards the planning and design development (Stage 1 of the MRCR project) of the precinct to make the project 'funding and shovel-ready'.

The detailed Planning & Design stage of the project will commence in 2020/21, and is anticipated to be completed by the end of 2021/2022. Stage 1 will include: stakeholder and community consultation, undertaking of planning and investigations for each activity, finalising concept plans and developing final designs, drawings and costings for each of the deliverables. This stage will also include the undertaking of risk assessments, the development of a comprehensive business case, and an investigation of potential funding sources and grants.

Stage 1 will commence with the finalising of the concept master plan (Attachment 2), which was prepared in 2015 to inform the future locations of facilities on the Reserve.

1.3 Scope of the Document

The aim of this document, the Community Engagement & Action Plan for Finalising the Master Plan, is to outline the process and timeline to review and finalise the master plan for the Rea Park & Collier Street precinct.

2. CLOSURE OF COLLIER STREET ROAD SECTION

The 2015 concept master plan requires the closure of a section of Collier Street north from the Johnson Street intersection. The proposed closure of this road section allows for seamless integration, more flexibility, and increased multi-functionality of the whole sporting precinct.

In order to close the above mentioned Collier Street road section, an alternative route is to be provided either through the integrated precinct or via external roads. Access may need to be provided for private properties to the north of this recreation and sporting precinct.

The MRCR Project Team will engage a specialist consultant to prepare a brief feasibility report for the proposed closure of part of Collier Street. The report is to provide a cost-benefit analysis; including cost estimates, for several options for alternative access.

This report will be used in stakeholder discussions (e.g. with impacted neighbours) and in informing the greater MRCR project costings.

The anticipated timeline for this Collier Street Closure Feasibility Report is as follows:

Item	Date of completion
Develop Request for Quote outlining scope of works	Completed March 2021
Seek submissions for RfQ and engage a consultant	Early April 2021
Consultant to develop draft report	End of April 2021
Gather & provide feedback on draft report	May 2021
Consultant to finalise report	June 2021

3. REVIEW OF CONCEPT MASTER PLAN

3.1 Objective & Outcomes

The MRCR project is guided by the Manjimup Community Recreation Hub documents (Needs Assessment, Concept Master Plan, and Feasibility Studies). These were developed in 2015 to project the recreation infrastructure requirements of Manjimup in order to meet future population growth targets and to support the role of Manjimup as a regional growth centre, and to ensure investments are made in accordance with sound strategic planning and identified priorities. Whilst underpinned by the 2015 strategic planning, the redevelopment will also take into consideration the evolving and emerging community needs and opportunities.

Since the development of the concept master plan in 2015, emerging needs of the sporting clubs/community groups have become evident. For example a number of the clubs/groups have voiced a lack of adequate storage facilities and office space at the Reserve, resulting in many club/group belongings (e.g. equipment, documents) being stored at members' homes. Besides a need to develop storage units at the Reserve, this also presents an opportunity to develop a hub at the Reserve (e.g. in the new pavilion), where club/group committee members can undertake their administration and store their archives, in a shared environment conducive to learning from each other and cross pollination.

Another matter that has become clear, but was not included in the master plan recommendations, is the requirement to upgrade to the electrical infrastructure at the Reserve in order to service the proposed new pavilion and flood lighting.

In light of the above, it is essential that the recommendations of the 2015 concept master plan be reviewed to ensure the redevelopment of the Reserve will include all facilities and infrastructure required for a cohesive and complete precinct that meets the needs of the users and the community.

It is important to note that once the master plan has been finalised and endorsed by Council, works will commence to implement in accordance with this master plan. For example preliminary investigations (such as land surveys, soil analyses, and connection to utilities) and construction will be undertaken for the proposed future locations of the facilities as outlined in the master plan. As such, once the master is finalised, no further (major) changes can be considered to the location of proposed facilities.

3.2 Deliverables

The main deliverable of this Community Engagement & Action Plan for Finalising the Master Plan is a final master plan that meets the current and future needs of the users and the community. This master plan will guide the implementation of all components of the MRCR project.

Another deliverable is to collate considerations from the received feedback on the concept master plan for the design briefs of specific facilities.

3.3 Consultation with Core User Groups

Focused stakeholder workshops will be held with existing and future core user groups, as per the 2015 concept master plan, of the Rea Park & Collier Street precinct. The below table provides an overview of these core user groups.

Existing and future core user groups – core users consultation*

<ul style="list-style-type: none">• 1st Manjimup Scout Group• Lions Club of Manjimup• Manjimup Rinbukan Goju Ryu Karate Do• Manjimup Rovers Soccer Club• Manjimup United Soccer Club• Tigers Football Club• Warren Art and Craft Group	<ul style="list-style-type: none">• Manjimup Cricket Club• Manjimup Junior Cricket Club• Forestry Cricket Club• Warren Women’s Hockey Association• Warren Men’s Hockey Association• Lower South West Little Athletics• Warren District Agricultural Society
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* Should other clubs/groups wish to be considered for inclusion in the master plan, they can request the MRCR Project Manager to attend the focused stakeholder workshops, or alternatively they can attend the community forum (see below).

Two focused stakeholder workshops (tentative dates 27 and 28 April 2021, 5:30-8:30pm) will be organised to offer each of the core groups the opportunity one of these workshops.

The aims of these workshops is to:

- Present the MRCR Project Management Plan;
- Go through the 2015 concept master plan;
- Gain feedback from core user groups on the concept (e.g. are all future required facilities included, comments/concerns about proposed facility locations, etc.);
- Gain input for the development of an effective survey (see below) and the community forum; and
- Discuss possibility for targeted support for individuals club to assist them to get ready for the MRCR project (e.g. strategic club planning, budget development and fundraising).

3.4 Consultation with State & Regional Organisations

In finalising the master plan, as well as during the design development for new sporting facilities, it is essential to gain input and feedback from the State Sporting Associations (SSA’s) and regional sporting bodies (e.g. regional leagues). The below organisations will be invited to contribute to the MRCR project.

State Sporting Associations & regional bodies relevant to MRCR

<ul style="list-style-type: none">• Football WA• Hockey WA• Cricket WA• WA Country Football League• Athletics West• Royal Agricultural Society of WA• Lower South West Football League	<ul style="list-style-type: none">• Lower South West Junior Football Association• Warren Blackwood Cricket Association• Lower South West Soccer League• South West Soccer Association• Other relevant SSA’s/leagues identified throughout the project
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The abovementioned SSA’s and regional bodies will be invited to attend the core user groups workshops; preferably on the same date as their local sporting club.

3.5 Community Consultation

An open community forum will be held (tentative date 17 May, 6:00-8:00pm). This will give other stakeholders (e.g. regular hirers/users of the precinct, neighbouring residents, schools, etc.) as well as interested residents the opportunity to learn more about the MRCR project and give their input/feedback.

A survey will be developed to give the wider community the opportunity to provide feedback on the concept master plan and input for the final master plan. The survey will be rolled out both online as well as paper based.

4. FINALISATION OF MASTER PLAN

The outcomes of the concept master plan review process and the feasibility report for the Collier Street road closure will be utilised to develop the final master plan.

If major changes are proposed to the 2015 concept master plan, a draft (or multiple options for a) final master plan may need to be workshopped with the stakeholders as well as Council. The final master plan will be submitted to Council for its formal approval/adoption of the plan (anticipated in August 2021).

Following the finalisation of the master plan, the preliminary investigations, design development, detailed costings, and target club support will be undertaken/developed in accordance with the MRCR Project Management Plan and the final master plan. It is anticipated that the planning & design stage (Stage 1) will be completed by mid 2022.

ATTACHMENT 1. MAP OF REA PARK & COLLIER STREET (2015)



ATTACHMENT 2. CONCEPT MASTER PLAN FOR REA PARK & COLLIER STREET (2015)



Legend

- 1 Upgrade Scout Hall
- 2 Upgrade existing and extend floodlighting to all playing fields
- 3 Upgrade the cricket practice nets with two additional nets
- 4 Landscape the precinct
- 5 Retain and upgrade the BMS track and shelter
- 6 Establish a fenced playground
- 7 Establish a new multipurpose playing field in the medium term when demand is evident.
- 8 New pavilion to service playing fields on Collier Street Reserve
- 9 Access road with parking
- 10 Establish a grassed areas for trade displays and sideshow alley
- 11 Establish a bitumen car parking area, with security lighting
- 12 Establish an entrance to the precinct
- 13 Potential site for a 4th playing field
- 14 Throwing circle and protective cage and long/triple jump pit and athletics storage shed
- 15 New stepped terrace viewing area
- 16 New pavilion and seating
- 17 Upgrade existing Rea Park oval
- 18 Establish an overflow parking area
- 19 Replace the Agricultural Society storage shed and stock stalls
- 20 Participant parking during show times
- 21 Portable/removable fence
- 22 Trade display area
- 23 Shelter
- 24 Motorised events area
- 25 Toilet block
- 26 Horse float parking
- 27 Car parking