



planning consultants

ATTACHMENT G

memo

To Section 94 Committee through A/MS&RS and A/DSL
From Brad Billett
Date 27 May 2011
Subject Reserves 618 and 614, Rooty Hill
File No 48-618-1

1. Overview

- a. In October 2010, Council's Sport and Recreation Services Section gained the Section 94 Committees in-principle support to further investigate the feasibility of re-allocating contribution levies associated with open space acquisition and embellishments for Reserve 618 to the nearby May Cowpe Reserve (R614).
- b. This memo provides an update on the current project findings and recommends they be presented to EMC for consideration and direction prior to the project being further progressed.
- c. This memo also presents the outstanding open space land acquisition matters within CP1 and recommends specific directions to resolve each of these sites.

2. Comparative Analysis- Reserve 614 (May Cowpe Reserve) and Reserve 618

- a. In order to understand the feasibility of the potential embellishment of May Cowpe Reserve with additional playing fields, a comparative analysis has been undertaken.
- b. This involved an analysis of the cost, risk and benefit in developing one of either of the two reserves for the provision of active recreation purposes as identified within CP1. In undertaking such an analysis, various considerations at each site were examined including ownership, site constraints, size, probable costs and forecasted risks to Council in the embellishment of the reserves.
- c. In undertaking this analysis, Council's Sport and Recreation Services has liaised with Property Services to gain land valuations. Sport and Recreation Services has also had initial discussions with Asset Design Services to understand broad drainage issues associated with Reserve 618.
- d. Attachment 1 to this memo provides a comparative analysis including the probable costs and funding opportunities involved in embellishing Reserve 614 as opposed to embellishing Reserve 618.
- e. Whilst acknowledging that the costs involved are indicative and understanding that the drainage issues involved at May Cowpe Reserve requires further investigation, early indications suggest that should Council pursue the **development of Reserve 618, a shortfall of \$3,678,790** would be incurred. Conversely, should Council pursue the **embellishment of May Cowpe Reserve, a surplus of \$1,167,210 could be realised**.
- f. Pages 5-6 of Attachment 1 provide greater detail regarding the costs and funding strategy for each potential option. It is noted that the acquisition of privately owned land at May Cowpe Reserve will be required to ensure the viability of this project.
- g. This memo recommends that the preliminary findings as well as the potential project complications (i.e Land acquisition & drainage inadequacies) be reported to EMC with a

proposed direction of progressing this project with detailed investigations and designs for the embellishment (including drainage designs) of May Cowpe Reserve before being reported back to the Section 94 Committee and EMC for approval.

- h. Such detailed investigation and design will also include the use of previous work undertaken by Proust and Gardner in relation to the drainage issues at May Cowpe Reserve.

3. Outstanding Open Space Land Acquisition Matters- CP1

- a. Council's Sport and Recreation Services Section has reviewed the outstanding open space land acquisition sites within CP1.
- b. Attachment 2 to this memo provides an aerial image of the sites as well as a recommended direction for each.
- c. The Section 94 Committee's comment and/or approval for the recommended direction on each site is now sought so such matters can be finalised.

4. Recommendations

- a. Council's Sport and Recreation Services Section seeks the support and endorsement of the Section 94 Committee to present the findings of comparative analysis to EMC with a recommended direction of progressing this project with detailed investigations and designs for the embellishment (including drainage designs) of May Cowpe Reserve.
- b. Council's Sport and Recreation Services Section also seeks the support and endorsement of the Section 94 Committee for the proposed recommendations of the other outstanding open space land acquisition sites on CP1 as detailed at Attachment 2.

Brad Billett
Recreation Planner and Project Officer