



TOWN OF
VICTORIA PARK



COVID-19 ACTION SCOPING DOCUMENT



WE'RE OPEN
VIC PARK

COVID-19 Action Scoping Document

Purpose

To evaluate whether the below shortlisted project from the COVID-19 recovery taskforces is viable to pursue.

Action Name

Plan and deliver a micro-park and street furniture to create a revitalised local centre and improved community hub on Gallipoli Street.

Background Information:

In November 2019, a meeting was held with Lathlain residents and business traders. The number one request coming from this meeting was for an upgrade of the Gallipoli Street local centre and the development of a micro park over the vacant verge space in front of the drainage sump. This request was put into the Lathlain Place Plan (medium priority) adopted by Council in September 2020. It should also be noted that the Public Open Space Strategy (2019) identified a shortfall of open space in this area (refer to Figure below).

A further on-site meeting was held in March 2020 with Gallipoli Street businesses and an interested local resident to explore the opportunities. The group provided some suggestions regarding designs and was comfortable with the Town progressing plans for street furniture and the micro-park.

An upgrade to this local centre provides an opportunity to strength the place as a community hub and boost trade for businesses. An upgrade may also attract a tenant to the remaining vacant shop which adjoins a courtyard (suitable for small nursery, alfresco dining or even a community space).

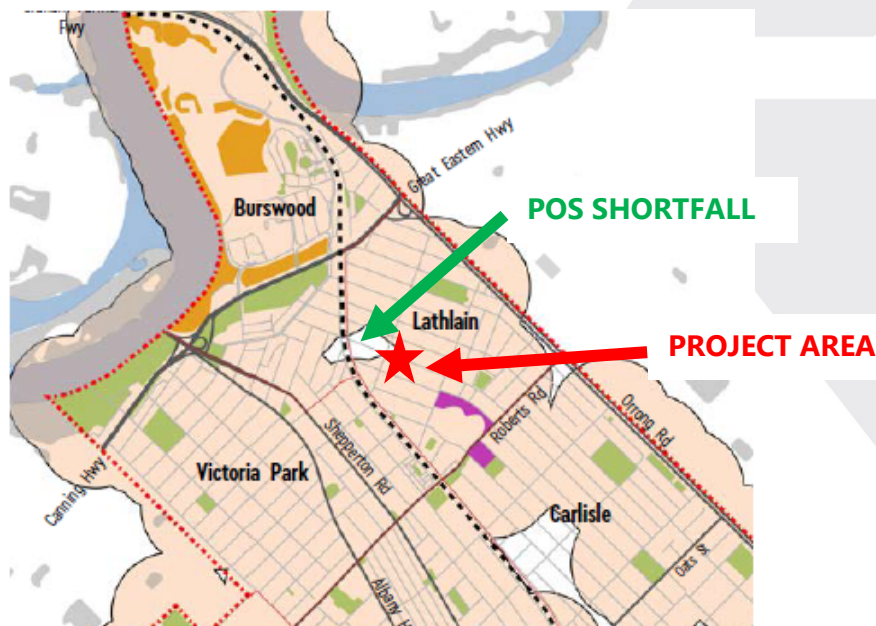


Figure 1 – POS shortfall near the Gallipoli Street local centre.

Micro Park Area / Drainage Basin

The vacant space in front of the sump measures 350 square metres from fence line to kerbs. The

micro-park will be restricted to this area as the entire sump area is required for drainage and may need to be expanded in the future.

A technical investigation into the capacity of the drainage sump basin revealed that it is an important piece of drainage infrastructure in the area. It has an existing volume of 485 cubic metres, however the volume required is 3,293 cubic metres, therefore the sump has a capacity less than a 1:1 year ARI (Average Recurrence Interval). Given the sump is currently under-designed, it cannot be reduced in size and may need to be expanded in the future. As such, the micro-park will need to be design as a temporary upgrade until an expansion of the sump is confirmed.

COVID Response Working Group

This project was presented to the Town’s COVID Response Working Group on the 17th September and received support for moving forward to Council for consideration. The Working Group suggested further engagement with the Town’s engineers to confirm there were no conflicts with the drainage sump (see comments above) and suggested the site would be suitable for some public art, possibly funded from the Public Art Reserve. The Public Art Strategy does not indicate any artwork for this area of Lathlain, however a request for additional funding from the Public Art Reserve could be made to Council at the mid-year budget review in December, following discussions with the Public Art Advisory Group.

Project Aims:

What are the aims of this project?

1. To attract greater custom and community activity within the local centre through upgrade to the public realm and creation of a micro park.
2. To seed the formation of a place-based group by bring businesses and community together through the project.

Strategic Links:

What strategic objectives, and organisation values does this project match with (both internal and external).

<i>Strategic Objective/Value</i>	<i>Source</i>	<i>Rationale</i>
<i>T1.1 Empower our community to remain active, curious and united.</i>	<i>COVID-19 Restart Vic Park Strategy</i>	The project provides an opportunity for the community and businesses to work together and actively participate in shaping their place.
<i>R.1 Stimulate social activity and create opportunities for connection and interaction.</i>	<i>COVID-19 Restart Vic Park Strategy</i>	The project provides an opportunity for community interaction and relationship building, and to seed the creation of a place-based group that could drive future projects.
<i>SR1.3 support a community-led approach to allow recovery to start from sideways and bottom-up.</i>	<i>COVID-19 Restart Vic Park Strategy</i>	The project will be community-led and will utilise a community asset based approach to change.
<i>R2.1 Invest in the local economy by creating new</i>	<i>COVID-19 Restart</i>	Rejuvenation of the local centre will attract more customers for businesses. Businesses could leverage the upgrade by

<i>opportunities.</i>	<i>Vic Park Strategy</i>	developing a collective marketing / branding campaign for the centre (funded through business or place grants).
<i>S3 An empowered community with a sense of pride, safety and belonging.</i>	<i>SCP</i>	The project provides an opportunity for the community to shape their local place, creating a greater sense of empowerment, pride and belonging.

Stakeholders:

List all stakeholders (both internal, and external, small to large) required during this project.

Stakeholder Name	Internal/ External	Testing Does this stakeholder have the capacity to complete this project?
Gallipoli Street business traders and Lathlain residents	External	Requested this project, full support.
Owner of #25 Gallipoli Street (shops)	External	No active involvement to-date as no works to private property.
Town's Parks team	Internal	Yes, if scheduled.
Town's Streets / Engineering team	Internal	Yes, if scheduled.
Town's Place Leader	Internal	Yes.

Indicative Budget:

List all resources required (internal, and external) for delivery of this project.

Budget Line	Amount Required	Recommended Budget Source
LOCAL SHOPS		
Planter boxes – construct and install	\$20,000	Pedestrian Infrastructure Budget (50%) + Covid-19 Recovery Budget (50%)
Market umbrellas with marketing logo (eg. "Gallipoli St Traders" or similar).	\$1,000	Grants Budget (would encourage a Place Grant application)
Plants, soil, mulch, small trees	\$2,000	Urban Forest Strategy Budget
MICRO PARK		
Landscaping supplies and install: <ul style="list-style-type: none"> weed suppression, soil conditioning trees (tube stock) and shrubs mulch to garden beds limestone 	\$21,000	Urban Forest Strategy Budget
Hardscape supplies and install: <ul style="list-style-type: none"> 2 x pram ramps (2400mm + tactile) 60 metres concrete kerbing 	\$7,500	Covid-19 Recovery Budget
Furniture/play equipment repair/renovate and install from Depot: <ul style="list-style-type: none"> 2 x recycled benches logs for stepping blocks and climbing 	\$1,200	Covid-19 Recovery Budget
COMMUNITY ENGAGEMENT + PLANTING DAY		
Engagement materials for pop-up information stalls.	\$200	Covid-19 Recovery Budget
Community planting day and launch	\$600	Covid-19 Recovery Budget

TOTAL	\$53,500	
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Key Steps:

List the key steps required for this project. Add more rows if required. Leave the start month blank if unsure.

#	Name	Description	Duration	Start Month
1.	Draft plans.	Draw up plans - 2 options for open space design + street furniture.	2 months	Oct-Nov 2020
2.	Engage on draft plans.	Prepare engagement materials, set up Your Thoughts forum, social media, pop-up community information display in centre. Investigate options/costs for a public art work and discuss with the Public Art Advisory Group prior to making a mid-year budget request for additional funds.	2 months	Nov-Dec 2020
3.	Final plans.	Analyse engagement results, prepare final plans.	3 months	Jan-Mar 2021
4.	Construct.	Schedule work into UFS / Parks service plans and engage contractor to construct micro-park. Engage street furniture designer/contractor.	8 months	Mar-Aug 2021
5.	Community planting + launch.	Community planting day + launch / celebration.	1 month	Aug-Sep 2021

Cost Benefit Analysis

Potential Project Benefits	Potential Project Risks
Community satisfaction and cohesion- by working with the community to deliver upgrades they have indicated they would like to see, it strengthens the relationship between the Town and the local community, as well as increasing the chance of a place-based group being formed.	Mismatch between community / business expectations for full upgrade of public realm, especially comparing with level of investment in Lathlain Place and ovals. Mitigation Strategy – put forward stage 2 project for 2021-22 capital works for upgrade to paving outside of shops + additional works to micro park (eg. turf to replace limestone, replace small trees with large 30L stock etc).
Increase custom for businesses by making the public realm more attractive for visitors. This could lead to vacancies being filled.	
Address a gap in POS.	

Project Evaluation

Do you recommend this project to be undertaken? (Yes/No)	Yes
Project Justification Please justify your yes/no recommendation above, and provide further commentary as next	The project addresses a shortfall in POS identified in the 2019 Public Open Space Strategy and delivers a Place Plan Priority (Action 4.03). The project

	provides an opportunity for the community and businesses to work together and actively participate in shaping their place.
What is the overall time required for completion of this project? (Months)	12-13 months
When is this project proposed to start? (Month, Year)	October 2020
Which Service Area/Team should lead the project?	Place Planning
What is the total budget required for this project? (\$)	\$53,500
How much of the total budget is proposed to come from the COVID-19 reserve? (\$)	\$19,500 (36% of total project budget)

Concluding comments:

The COVID fund provides a major opportunity to make a minor intervention to revitalise this local centre, boosting trade, addressing a short-fall in open space and creating space that is accessible to a broader range of community members, including children.



Figure – Current state of local centre and sump space.