

13.6 Kent St Sand Pit - Opportunities and Considerations Report

Location	Town-wide
Reporting officer	Brendan Nock
Responsible officer	John Wong
Voting requirement	Simple majority
Attachments	1. Kent St Sand Pit Design Opportunities and Considerations Report FINAL [13.6.1 - 47 pages]

Recommendation

That Council:

1. Receive the draft Kent St Sand Pit Opportunities and Considerations Report.
2. Approve the release of the draft Kent St Sand Pit Opportunities and Considerations Report for community information and feedback and to inform the development of a concept plan.
3. Request the CEO to present the concept plan to Council in May 2021.

Purpose

To present the Kent St Sand Pit Opportunities and Considerations Report for endorsement of Council for use as the project mandate, with the next stage of the project being community feedback to inform a concept design.

In brief

- The Town has developed an Opportunities and Considerations Report for Kent St Sand Pit. Remaining within the boundaries of the current planning framework (Parks and Recreation Reserve) and following the direction set by previous recommendations and decisions regarding the site, this report provides information on design options for rehabilitation of the site to inform future site planning.
- Overarching goals include revegetation of the site, the establishment of paths to facilitate public access and integrating the site with the Kensington Bushland. Additional features to enhance amenity and experience are also proposed to add public amenity value.
- Use of the site for recreational and cultural purposes, with revegetation being a strong focus, would enhance Kensington Bushland and create amenities for the Town's community and visitors.

Background

1. Part of Lot 705 (63) Kent Street Kensington, commonly referred to as the Kent Street Sand Pit or Tip Site (the site), the land parcel includes Bush Forever Site 48 - Kensington Bushland, Harold Rossiter Reserve and Kensington Police and Citizens Youth Club. The site occupies approximately eight hectares.
2. The history of the site is not well documented but is generally thought to have been used as a sand quarry, domestic landfill and for the storage of building materials, construction and road sweeping waste and as a discharge area for run off.
3. A Crown Grant in Trust document issued in 1913 states that the land is leased for 999 years under the Land Act 1898 to the Victoria Park Municipal Council. The document also states that "the said piece of Parcel of Land hereby demised shall at all times during the said term be used by the Lessee solely for the purposes of Municipal Endowment". 'Municipal Endowment' means the Town of Victoria Park can lease the land, subject to lease conditions and zoning, to provide a source of income to benefit the Council.

4. The State Government has in the past utilised portions of the Lot 705 for the Kent St High School, South Kensington Special School, St John Ambulance and the Kensington Fire Station.
5. The site is currently zoned Parks and Recreation under the provisions of Town Planning Scheme No.1 (TPS1).
6. At the 19 November 2019 OCM, in response to a petition received from the Friends of Jirdarup Bushland requesting the revegetation of the Kent Street Sand Pit as part of the Jirdarup Bushland Precinct, the following resolution was made:

That Council:

 1. *Receives the report in response to the petition submitted by the Friends of Kensington Bushland on 15 October 2019 requesting the revegetation of a portion of Lot 705 (63) Kent Street, Kensington (commonly known as the Kent Street Sand Pit) which forms a part of the Jirdarup Bushland Precinct.*
 2. *Endorses the preparation of a report to rehabilitate and revegetate the Kent Street Sand Pit ensuring the recommended options for the site:*
 - a) *Is consistent with its zoning as a Parks and Recreation Reserve under the provisions of Town Planning Scheme No.1.*
 - b) *Considers the past recommendations and decisions made in relation to the Kent Street Sand Pit site.*
 - c) *Culminates in a plan for the Kent Street Sand Pit site including (but not limited to):*
 - i. *Design considerations (if any)*
 - ii. *Site preparatory works*
 - iii. *Environmental considerations*
 - iv. *Community engagement*
 - v. *Funding, staging and delivery considerations*
1. Under the direction of the Department of Water and Environmental Regulation (DWER), the Town has over the past few years, undertaken a series of Preliminary and Detailed Site Investigations (PSI/DSI) on Kent St Sand Pit, the aim of which was to assess, measure, map and detail the extent of the contamination on-site including in the soil, groundwater and related gases. These investigations resulted in DWER re-classifying the site from "Contaminated – Investigation Required" to "Remediated for Restricted Use".
2. This classification means that the site is contaminated and has been remediated such that it is suitable for passive recreational use, subject to the implementation of the site management plan (developed June 2017). This site management plan guides future management procedures for the Site, primarily if any works were to take place.
3. At the 15 October 2019 OCM Council requested for the Administration to prepare a report by November 2019 addressing the requests made in a petition from the Friends of Kensington Bushland to *rehabilitate and revegetate the Kent Street Sand Pit*.
4. At the 19 November 2019 OCM, Council endorsed the preparation of a report to rehabilitate and revegetate the Kent Street Sand Pit ensuring the recommended options for the site:
 - a) Is consistent with its zoning as a Parks and Recreation Reserve under the provisions of Town Planning Scheme No.1.
 - b) Considers the past recommendations and decisions made in relation to the Kent Street Sand Pit site.
 - c) Culminates in a plan for the Kent Street Sand Pit site including (but not limited to):
 - i. Design considerations (if any)
 - ii. Site preparatory works
 - iii. Environmental considerations
 - iv. Community engagement
 - v. Funding, staging and delivery considerations
5. The Town has developed an Opportunities and Considerations Report for Kent St Sand Pit, in consultation with the Friends of Jirdarup Bushland (as the submitters of the petition). Remaining within

the boundaries of the current planning framework (Parks and Recreation Reserve) and following the direction set by previous recommendations and decisions regarding the site, this report provides information on possible design options for rehabilitation of the site to inform future site planning.

Strategic alignment

Environment	
Strategic outcome	Intended public value outcome or impact
EN06 - Appropriate, inviting and sustainable green spaces for everyone that are well maintained and well managed.	The conversion of the site to public open space for recreational and cultural purposes, with revegetation being the prime focus, would not only protect and enhance the adjacent precious remnant Kensington Bushland but also potentially create an excellent amenity for the Town's community and wider visitors.
EN07 - Increased vegetation and tree canopy.	Given the size of the site, the revegetation of Kent St Sand Pit would contribute significantly to the Town's canopy cover.

Engagement

Internal engagement	
Stakeholder	Comments
Staff	Representatives from Parks, Place Planning, Engineering, Natural Areas and Environment were included in a working group to oversee the development of the Kent St Sand Pit Opportunities and Considerations Report.

External engagement	
Stakeholders	Comments
Stakeholders	Friends of Jirdarup Bushland.
Period of engagement	13 June 2020 – Workshop 7 September – 4 October – feedback on the draft Kent Street Sand Pit Opportunities and Considerations Report
Level of engagement	4. Collaborate
Methods of engagement	Workshop Written submissions
Advertising	N/A
Submission summary	1 submission was received from the collective Friends of Jirdarup Bushland. Overall, the Friends are very happy with the document, as it clearly outlines and encourages the conservation aspect of this revegetation project.

Key findings

Primarily the opportunities that were identified are centered around revegetation of the site with native plants and the establishment of paths to facilitate public access and integrate the site with the Jirdarup Bushland Precinct. Additional features to enhance amenity and experience were then contributed to add value to the designed outcome.

Note: The Town contacted the (now) Mindeera Advisory Group (formerly Aboriginal Engagement Advisory Group) about the development of the Kent Street Sand Pit Opportunities and Considerations Report. Feedback was invited from the group but nothing was received.

It is intended that broad community consultation inclusive of the Mindeera Advisory Group and the wider community will be undertaken under the next phase of the project, Concept Planning.

Legal compliance

Not applicable.

Risk management consideration

Risk impact category	Risk event description	Consequence rating	Likelihood rating	Overall risk level score	Council's risk appetite	Risk treatment option and rationale for actions
Financial	As the land is owned by the Town under a 999-year lease and was gifted to provide financial endowment there is the potential for loss of alternative revenue and other social benefits as a result of not exploring options outside of the current Parks and Recreation Zoning.	Major	Possible	High	Medium	Continue to gauge the preference of the Town's community in terms of potential revenue generation and social outcome opportunities to offset a portion of the rates revenue.
Government taking back portion of endowed land	Precedent for the State Government to take back endowment land	Major	Possible	High	Medium	Liaison and negotiation with State and Federal

	as they required.	Government regarding future plans for the site.
Environmental	Not applicable	
Health and Safety	Not applicable	
Infrastructure/CT Systems/Utilities	Not applicable	
Legislative Compliance	Not applicable	
Reputation	Not applicable	

Financial implications

Current budget impact	<p>Sufficient funds exist within the annual budget to address this recommendation.</p> <p>The Town has an existing budget under WO 1959 \$30,000 for a Concept Plan.</p>
Future budget impact	<p>Pending approval of the future concept, a detailed design and tender documentation phase will be undertaken. Costs for this will be brought to Council during consideration of the FY21/22 budget.</p> <p>Subsequently, pending Council approval, funding for construction will be required from Town's budget and potentially external sources to develop the site.</p> <p>A high-level opinion of probable costs (OPC) for proposed features and works is ~\$960k and is provided within Appendix C within the Opportunities and Considerations Report. This estimate will likely change following the delivery of the concept and detailed design.</p>

Analysis

11. Opportunities and considerations relevant to the redevelopment of the site were determined from a review of background information and consultation with representatives of the Town and Friends of Jirdarup Bushland.
12. Primarily the opportunities that were identified are centered around revegetation of the site with native plants and establishment of paths to facilitate public access and integrating the site with the existing

Kensington Bushland. Additional features to enhance amenity and experience were then contributed to add value to the design outcome.

13. Considerations which may include constraints or aspects that may need to be accommodated in the future generally include the following:
- a. The site’s zoning as Parks and Recreation.
 - b. The site’s classification under the Contaminated Sites Act 2003 as remediated for restricted use and associated limitations posed by the Site Management Plan (SERS 2017).
 - c. Variability in soil conditions across the site due to historical land use.
 - d. Lack of existing available water supply within the site to facilitate revegetation.
 - e. Weed infestation within the site that may inhibit revegetation.
 - f. The necessity to create safe public spaces.

14. Opportunities and Considerations are expanded upon within the tables below:

Considerations Assessment	
Zoning	<p>Zoning limits potential use to:</p> <ul style="list-style-type: none"> • passive recreation • active sporting pursuits • cultural and or community activities • activities promoting community education. <p>Note there is no intention to include opportunities for active sporting pursuits within the site.</p>
Contamination	<p>Remediated for restricted use means it is suitable for passive recreational use, subject to the implementation of the Site Management Plan (SERS 2017).</p>
Stormwater	<p>Existing basins are connected to the local stormwater network and may need to be retained. In particular, the larger basin in centre of site will require modification to ensure public safety and enhance amenity once access to the site is permitted.</p>
Bushland restoration	<p>Modified soils and entrenched weed populations may limit short to medium-term restoration outcomes.</p> <p>Current knowledge and restoration techniques cannot guarantee restoration of Banksia woodland ecosystem. That is, it may not be feasible to recreate banksia woodland as it occurs within adjacent Kensington Bushland over short timeframes. However, commencing restoration will in the very least act to extend, buffer and integrate the site to adjacent areas of remnant bushland.</p>
Antisocial behaviour	<p>Important that spaces do not encourage antisocial behaviour.</p>
Irrigation	<p>The site does not have a water source and requires that water cannot be drawn from a surficial aquifer below the site (Site Management Plan (SERS 2017)).</p>

Residual bitumen / hard stand	Small areas of bitumen hardstand could limit revegetation outcomes Where they occur. Removal or covering with imported fill may be considered to lessen the potential influence of residual hardstand.
Weeds	Two broad categories of weeds occur in the site that requires control to facilitate restoration: 'woody' and 'grass and herb'.

Opportunities Assessment	
Bushland restoration	With the goal to integrate the site with the Jirdarup Bushland Precinct.
Urban forest creation	Existing trees to mostly be retained, with new trees planted providing significant opportunity for the Town to increase canopy.
Passive recreation	Focus on the local community, walkers/dog walkers, appreciation of nature.
Local access	Interconnected path network across the Jirdarup Bushland Precinct.
Fauna habitat creation/enhancement	Black Cockatoo foraging habitat, Rainbow Bee-Eaters habitat, understory for lizards, quenda, provision of bird waterers, "insect hotels".
Education	Meeting areas, signage.

15. Based upon identified opportunities and considerations, recommended design options are illustrated in concept landscape design in Appendix B of the Kent Street Sand Pit Opportunities and Considerations Report.

16. The concept landscape design components include the following:

- a. Primary entry point and parking area adjacent Harold Rossiter Park access.
- b. Secondary entry points of Baron Hay Court to the south and adjacent to the Harold Rossiter Park clubrooms to the north.
- c. A network of primary and secondary paths integrating the site to the Kensington Bushland
- d. Restoration areas where native vegetation of similar composition to Kensington Bushland is proposed to be planted according to four habitat types.
- e. Feature locations that provide shade and may comprise seating, shelters, viewing platforms simple 'nature play' installations, or fauna habitat features such as bird waterers or insect hotels.
- f. Infrastructure options comprising a boardwalk, amphitheatre, mounded landform, stairs and ramps.

17. Utilising the site for recreational and cultural purposes, with revegetation being a strong focus, the design components outlined will enhance Kensington Bushland and create an amenity for the Town's community and visitors.

18. The Kent St Sand Pit Opportunities and Considerations Report acts as a project mandate for the progression of future design for the site. Building on the outcomes of the Kent St Sand Pit Opportunities and Considerations Report, the next stage of the project would involve preparation of a Concept Plan for the site. Whilst yet to be determined, it is anticipated that this would typically involve the following milestones:

- M1 Develop appropriate request for quotation documentation and go out to market
- M2 Review existing information and build on Kent St Sand Pit Opportunities and Constraints Report, feedback from the Friends of Jirdarup Bushland and the wider community
- M3 Establishment of Working Group (composition to be determined)
- M4 Liaison with Mindeera Advisory Group on the future design
- M5 Preparation of initial Concept Design, based on M2
- M6 Town staff workshop
- M7 Revised draft developed
- M8 Liaison on design with Mindeera Advisory Group and Friends of Jirdarup Bushland
- M9 Revised draft for consideration of Working Group, approval to be released for elected member feedback and community consultation
- M10 Community Consultation, including community workshop
- M11 Concept Forum
- M12 Collation and assessment of consultation feedback received from respective consultations
- M13 Preparation of final draft Concept Design
- M14 Working Group and Mindeera Advisory Group approval of final draft
- M15 Report to Council
- M16 Final Concept Plan Contract Documentation - delivery of digital contract drawings and specification

Relevant documents

Not applicable.