

4.1 USE OF GALBALLY RESERVE FOR THE LEVEL CROSSING REMOVAL PROJECT

(TT:TRAF200, RES18)

Responsible Director: Ossie Martinz

RECOMMENDATION*That Council:*

1. *Permits the temporary use of Galbally Reserve for approximately 3-5 months for construction purposes to assist with the removal of the Poath Road level crossing for an agreed compensation amount of \$150,000 towards facility upgrades at the reserve;*
2. *Requires a comprehensive reinstatement and repair to the reserve in readiness for playground /equipment to be installed;*
3. *Notes that LXRA will replace the BBQ at their cost to a location in the reserve nominated by Council; and*
4. *Requires the Level Crossing Removal Authority to conduct extensive community consultation on the project and consult with Council on key messages, primarily around the proposed new playground and facilities planned.*

INTRODUCTION

Area 2 of the Level Crossing Removal Project has progressed to the stage where the new elevated rail over Clayton Road and Centre Road will come into operation on 15 April 2018. The new Clayton Station will be open for business, albeit a lot of work is still to be done for completion. The current two week closure of the rail line during the school holiday period has enabled connection between the old and the new rail tracks and overhead power supply including realignment and embankment backfilling, ballast and rail sleeper installation.

Area 1 – Caulfield to Hughesdale – will come into operation in a few months and, with all elevated beams in place, the focus at Hughesdale is completion of the retaining walls and embankments on the west side of Poath Road (alongside Galbally Reserve) for the rail to transition back to ground level and join the existing rail (roughly in line with Bletchley Road). Galbally Reserve provides access to this section of the rail reserve and this report outlines the proposed use of the area.

DISCUSSION**Incorporated Document**

In 2016 the Level Crossing Removal Authority (LXRA) prepared an Environmental Management Strategy which included a new Caulfield Dandenong Rail Upgrade Project Incorporated Document into relevant planning schemes to identify and allow land to be used and developed for the purposes of the project, without a permit, subject to conditions in the Incorporated Document. The northern part of Galbally Reserve was included for temporary construction access to the rail corridor from Arthur Street (shown in Attachment A).

Proposed Short-Term Use of Galbally Reserve

A 400m long retaining wall is to be built adjacent to Galbally Reserve during a rail occupation planned from 2-18 June 2018. An area to place and temporarily laydown materials prior to this occupation event is needed. Backfill requirements are in the order of 10,000m³ of fill and stockpiling in Galbally Reserve will minimise the truck movement and truck parking impact on local streets and residents compared to stockpiling elsewhere.

A large portion of Galbally Reserve is within LXRA's project boundary; however, to utilise this area would require significant tree removals. In efforts to minimise the impact to the existing and established trees and vegetation, LXRA is seeking permission to utilise some of the more open area within Galbally Reserve for stockpiling and to assist access to the rail reserve. In consultation with Council officers, two suitable areas have been identified; in and around the existing playground and BBQ area, and the open area at the eastern end.

Use of the reserve is needed from the week starting 16 April for a period of three to five months. The establishment of the laydown areas would require temporary closure and removal of the existing BBQ area and playground facilities. The BBQ could be salvaged and reinstated if required. The area would be cordoned off with temporary fencing and access for trucks established.

On the understanding that Council has plans to redevelop the playground at Galbally Reserve, LXRA has offered a contribution of \$150,000 if able to use the reserve rather than just reinstate the previous 20 year-old playground equipment. They will repair and make good the reserve in readiness for Council to install a playground and at their cost replace the BBQ at a location nominated by Council.

Council's Proposed Upgrade for Galbally Reserve

In August 2016, a concept design for the playground and BBQ area was prepared by consultants for renewal to 'neighbourhood' standard (attachment B). The program of the design was deferred due to the upcoming LXRA project works. No community consultation has taken place due to the uncertainty around the LXRA works.

Galbally Reserve playground is classified a 'neighbourhood' playground and has been identified for upgrade, as part of the future Capital Works renewal program, beyond 2020.

Through re-prioritisation of the playground renewal program, it would be possible to include Galbally Reserve in the 2018/19 program.

\$250,000 is the standard budget allocation for 'neighbourhood' playgrounds.

Considerations for Stockpile Use by LXRA

Option 1 – Refuse

LXRA will need to use the area of Galbally Reserve north of their boundary to transport materials to access the rail reserve. While the playground and BBQ would not need to be removed, this area has a substantial number of trees that could either be damaged or lost through the process.

This would result in intensive truck movement with queueing and dwelling along Arthur Street to deliver 10,000m³ of fill in a two-week period. This is in the order of 1,000 laden truck movements to the work site and 1000 return trips required over day and night.

LXRA is required to reinstate the area but Council would not be given the \$150,000 contribution.

Option 2 – Accept

- Open spaces within the reserve would be used and truck access to the rail reserve changed to avoid use of the heavily treed northern edge of reserve.
- Requires removal of the existing playground, BBQ area and only three small trees.
- Allows the 10,000m³ fill to be delivered to a stockpile over a two-month period of time and without the need for night-time delivery.
- In addition, LXRA has agreed to reinstate the area, including top-soil and re-seed, replace trees, make good any damage (e.g. to kerb and channel), re-construct elements of reserve fence and shared user path, and replace the BBQ.
- LXRA provides \$150,000 to Council to assist with playground upgrade.

This option would require Council to bring forward playground renewal to 2018/19 rather than wait until 2019/20 which may not be acceptable to the local community. This would have impacts on resourcing and the extent of community consultation that can take place in the short timeframe (LXRA agreed to increased contribution by \$50,000 to total of \$150,000 for this purpose).

PLANNING REQUIREMENTS

Works are proposed outside the Caulfield to Dandenong project boundary.

LXRA propose that works can be completed under an asset consent permit with Council; however, as timing is critical to this proposal, Council will need to confirm as soon as possible if this approach can be agreed.

CONSULTATION

LXRA will prepare a communication strategy to inform key stakeholders, particularly local residents of this plan. LXRA is currently in the process of engaging local residents in the Hughesdale area so these activities will form part of this process.

LXRA will consult with Council on key messages, particularly around the proposed new playground and facilities planned.

Details of their strategy will likely involve management of the key construction impacts associated with utilising Galbally Reserve and our approach will include, but not limited to:

- Distribution of works notification to adjacent residents and businesses prior to works. These works notifications will detail timing of works and what expect. Information will also be available on the LXRA's website.
- Doorknocks and one-on-one consultation with directly affected residents
- Invitation to residents to the attend the Murrumbeena Information Hub and/or at Galbally Reserve for a meet the experts session
- Consideration of additional noise mitigation measures, including offers of respite

CONCLUSION

The long-term community benefits arising from a compensation arrangement of \$150,000 is likely to offset the short term disruption resulting from LXRA's use of Galbally Reserve during construction.

The \$150,000 from LXRA, for design and construction will provide for enhanced facilities over and above Councils usual budget allocation:

- picnic tables and shelter,
- accessible pathways and paving,
- possible basketball half court; and/or
- Additional play and/or fitness equipment.

Whilst there is an impact on the community in the interim the increased investment into the reserve will provide longer term benefits.

ATTACHMENT A

Galbally Reserve Laydown and Playspace Upgrade Proposal



ATTACHMENT B



PLAY EQUIPMENT

- 1 * FITNESS EQUIPMENT
Strength, cardio, flex/core, ages 14+ / intergenerational
- 2 GOAL POSTS
Soft informal sports, ages 4+
- 3 PLAY PANELS
All abilities, ages 12 months +
- 4 SEE SAW
Ages 2+ / intergenerational
- 5 KIDS SEATING AREA
Log seating, gathering space, ages 15 months +
- 6 COMBINATION UNIT
Junior and senior slides, climbing access, firemans pole, monkey bars, tunnel, ages 2+
- 7 NET CAROUSEL
All abilities, group play of up to 25 children, ages 5+
- 8 BASKET SWING
All abilities, group play, ages 2+ / teenagers
- 9 SWING SET
Toddler seat and 2 x sing seats to cater for mix of ages
Ages 12 months + / intergenerational
- 10 PATHWAY MARKINGS AND SIGNAGE - TRAFFIC EDUCATION
All abilities, ages 2+
- 11 INSECT HOTEL
Upright sleepers with drilled holes to enable insect habitation
Nature observation, ages 4+
- 12 NATURE TRAIL
Balancing logs and steps, ages 2+
- 13 BIRD NEST PLAY SCULPTURE
Nature play, group play, imagination and tactile play
Steel birds nest frame for children to build their own nest out of twigs etc
ages 4+
- 14 BIRD NESTING BOXES
Nature education and habitat provision, placed within the existing trees

LEGEND

- Existing concrete pathways
- Shelter - 10 x 8m, skillion roof
- Soft fall mulch
- Concrete pathway @ 1.5m wide
- Landscape mulch
- Wet pour rubber
- Gravel surface
- Ballast and rail fence
- Landscaping rocks
- Sawn logs
- Existing tree
- New shade tree
- Traffic education sign
- Park bench seat with back and arm rests
- Garden bed
- Bin

* Items subject to further funding

SCALE: 1:500 @ A3
DATE: AUGUST, 2016
ISSUE FOR DISPLAY
DRAWING NO: 1/1

KLD LANDSCAPE CONSULTANTS

LMH
LIM CONSULTING GROUP

Playground upgrade Concept

GALBALLY RESERVE, Hughesdale