

FRASER COAST REGIONAL COUNCIL
ORDINARY MEETING NO. 12/23

WEDNESDAY, 13 DECEMBER 2023

SUBJECT:	GLENWOOD COMMUNITY SPACE MASTER PLAN - OUTCOMES OF COMMUNITY ENGAGEMENT AND NEXT STEPS
DIRECTORATE:	STRATEGY, COMMUNITY & DEVELOPMENT
RESPONSIBLE OFFICER:	DIRECTOR STRATEGY, COMMUNITY & DEVELOPMENT, Gerard Carlyon
AUTHOR:	MANAGER COMMUNITY DEVELOPMENT & ENGAGEMENT, Tracey Genrich
LINK TO CORPORATE PLAN:	Connected, Inclusive Communities and Spaces. Create vibrant community spaces to encourage community activation.

1. PURPOSE

The purpose of the report is to provide Councillors with an update on progress of the Glenwood Community Space Master Plan, a draft Master Plan and an indication of the next steps of the project.

2. EXECUTIVE SUMMARY

Since July 2023 Council staff have been conducting community engagement relating to the preparation of a Master Plan for the Glenwood Community Space land. An extensive engagement process has been undertaken with members of the community positively interacting during the process.

The public component of the engagement activities has been completed with discussions now to be held with community groups to ascertain their level of support for the draft Master Plan.

3. OFFICER'S RECOMMENDATION

That Council:

1. Note the contents of the Report as a progress update on the Glenwood Community Master Plan process.
2. Note the draft Glenwood Community Space Master Plan attached to this Report.
3. Note the next steps of the project being discussions with community groups, considerations about leasing arrangements to facilitate implementation of the Master Plan and a further Report to be tabled at Council's January Ordinary Meeting.

4. BACKGROUND & PREVIOUS COUNCIL CONSIDERATION

In consultation with the Glenwood Community Centre Inc, it was agreed that Council would undertake community engagement for the purpose of developing a Master Plan over the Community Space land in Glenwood.

The land subject to the Master Planning process included three (3) adjoining parcels in Pepper Road, on which the existing Community Hall, Glenwood Men's Shed and other community infrastructure is located, in addition to 1 parcel of vacant land in Varley Road South. The total approximate area of these 4 parcels of land is 32,550m².

The potential need for additional land was raised a number of times during the Glenwood Community planning process and the Community Plan ultimately includes a number of references and actions that specifically relate to additional land and increased demand for land for a range of purposes.

With a view to addressing the need for additional land in Glenwood, Council purchased 5 Pepper Road in late 2022, which is a parcel of land approximately 7,000m² and which includes an existing shed. The purchase of this land gives a total of approximately 39,550m² (or 3.955 hectares) and an additional shed potentially available for storage purposes.

A petition was lodged by the President of the Glenwood Community Centre Inc, Mr Gary Haspell, requesting Council to purchase a significant parcel of land in Glenwood as additional land for community and other purposes.

To ensure that future infrastructure is planned and delivered in a structured manner, Council, in consultation with the Glenwood Community Centre Incorporated organisation agreed to undertake community engagement and preparation of a Master Plan over the "community space" land during the 2023/2024 financial year.

On 5 October 2023 ELT considered a report which included details on the community engagement process undertaken during the first phase of engagement (information gathering & ideas generation) and a draft Master Plan which contained the most supported elements that were identified as a priority by the community. A Briefing Note was also prepared for Councillors providing them with an update.

5. PROPOSAL

Stage 2 of the community engagement process was commenced in early November and closed on 19 November 2023.

A survey was circulated throughout the community, and included on the project's Engagement Hub page, asking for feedback on the elements of the proposed draft master plan and whether members of the public either strongly supported, supported, neutral/undecided, opposed or strongly opposed those elements. In addition to the level of support, the survey also asked if any important elements had been missed.

At the time of closing 126 surveys were received and 22 comments were posted on the interactive map on Engagement Hub. An email submission was received from Glenwood Community Centre Inc (GCC), Glenwood Community Garden (a subgroup of GCC), Glenwood Community Resilience Network (a subgroup of GCC) and the Glenwood Wildlife Awareness Society Inc.

A meeting with Council officers from Open Space & Environment, Property Maintenance, Infrastructure Services (drainage), Community Development and Planning was convened on Thursday 23 November, 2023 to review the feedback received and to prepare an amended draft

master plan that meets the needs and aspirations of the community as well as taking into consideration site constraints and legislative requirements.

A copy of the summarised Engagement Outcomes Report and amended draft master plan are attached for the information and consideration of the ELT.

Key findings of the second phase engagement are as follows:

Key Finding from Report	Officer Response
The community space needs to have a community neighbourhood feel and be a hub for community connection	Noted and agreed.
The majority of respondents have some level of support for the Draft Master	Noted.
Parking needs to be spread around the space as having it all in the one area will create accessibility issues particularly access to new hall and sheds etc	Noted and agreed. Amendments made to draft Master Plan.
Community needs to have access to amenities in high use area i.e. new hall, new shed, playground etc	Noted and agreed. Amendments made to draft Master Plan. Amenities will be located new the refurbished BBQ area & existing public toilet. The new Community Hall should be designed to include amenities that are accessible from the exterior.
Playground and youth space needs to be fenced for safety	Noted and agreed. Amendments made to draft Master Plan which also includes an amended location for the playground away from fronting Pepper Road.
Community garden needs to be closer to new hall – access to facilities & water	Noted. Given the space limitations in the area that will house the new Community centre, Men's Shed and playground the amended master Plan indicates the Community Garden on the corner of Pepper Road and Arborten Road. This site is not suitable for high value built infrastructure elements however would be suitable for location of a community garden. The shed located in this area can be utilised by the Community Garden group and can also be utilised to capture water for the community garden.
Environmental protection and conservation including wildlife is very important to the community	Noted and agreed. Varley Road property now shown as environment/wildlife space on amended Master Plan.
There was some feedback asking for indigenous culture to be incorporated i.e. bush tucker & signage	Noted.
Majority of respondents support a new hall as a multipurpose building for the community,	Noted. Hall location has been amended on the Master Plan. Officers agree that part of

however, there was some debate over location of the new hall and whether a new hall is needed	the justification for a significantly larger community hall should indicate use by additional users and groups as well as increased capacity from a size perspective – including but not limited to the Ladies Shed.
Dedicated space for the ladies shed needs to be incorporate	<p>Noted and agreed. Officers suggest that the larger community centre include a dedicated space for the ladies shed, which could be accommodated and given its own entry. Ladies shed could then benefit from use of common areas including, larger hall space (when needed), kitchen, toilets etc. This option decreases Council's financial burden for ongoing maintenance of older buildings and fits with Council's focus on multi-purpose buildings in the future.</p> <p>This option also complies with Council Policy – Land Lease Assistance for Not For Profit Incorporated Community Groups (#3080891) which states <u>1.2(d) Priority will be given to community groups which share (multiple usage) facilities and seek to maximise resource utilisation through the development of multi-purpose facilities and management policies.</u></p>
Walking path/track needs to be multipurpose and wide enough to cater for people walking in both directions, wheel chairs and young people on scooters etc	Noted and agreed.
Keep the picnic & BBQ area and refurbish/renew the space including access to water in the outdoor kitchen area	Noted and agreed. Amended master plan indicates that the existing BBQ and toilet should remain with refurbishment of the BBQ and 1 additional public toilet. Toilets for the new community centre should also be designed to be accessible at times when the community centre is not in use.
Shade/shelter and seating provision in community areas has been overlooked	Noted. Detailed design of the park area should include some shade and potential seating.
Sport & Recreation infrastructure needs to be considered	The large open area will allow for some sport & recreation needs. However, at this point does not include dedicated, marked out spaces for organised sports.
Some community feedback questions the provision of a new shed for only the Men's shed use and indicated that perhaps it should be more inclusive of other groups	<p>The Men's Shed have an existing agreement and sub-lease with Council. The Australian Men's Shed association state that Men's Sheds are for the primary purpose of health and well being of all men (regardless of age).</p> <p>Some other communities have "community</p>

	sheds” which allow gender diversity. It is unlikely that the role of this shed will change in Glenwood at least in the short term.
Consideration of utilising or repurposing the old infrastructure into the plan i.e., Ladies shed and Community Garden or other community groups	<p>Refer to comment above. The draft master plan presented includes allocation of space within the new Community Centre for the reasons give above.</p> <p>Whilst this option would result in the Ladies Shed having exclusive access to the existing Community Centre building, the following implications/constraints also apply:</p> <ul style="list-style-type: none"> • The existing hall, if it remains in its current location, will result in the new Community centre be disconnected from the open space area to be utilised for community events; • Should the existing hall remain, after the building of the new facilities, it will result in a nett decrease in open space land for use by Glenwood community events; • Council will continue to be responsible for all landlord responsibilities under a lease arrangement; • The Ladies Shed would need to be financially viable enough to be able to bear all lessee responsibilities under a lease arrangement; • Exclusive use of community buildings, when an alternative option is available, is contrary to Council’s policy #3080891. <p>Officers are seeking direction from ELT/Council on whether Council supports these existing pieces of infrastructure remaining in place.</p>

NEXT STEPS

Prior to submitting to Council for consideration and endorsement of the final draft Glenwood Community Space Master Plan it is proposed by officers that the next steps be undertaken:

- The Director of Strategy, Community & Development and relevant officers meet with representatives of the Glenwood Community Centre Inc, Glenwood Community Garden, Glenwood Community Resilience Network, Glenwood Men’s Shed Inc, Glenwood Ladies Shed Inc and Glenwood Wildlife Awareness Inc to discuss the elements of the Master Plan.
- Further discussions be held with internal officers and community groups in relation to appropriate leasing arrangements that will facilitate the implementation of the Master Plan in the future.
- A further report be tabled for Council consideration and endorsement at its January Ordinary Meeting.

6. FINANCIAL & RESOURCE IMPLICATIONS

The community engagement process and preparation of the spatial Master Plan has been undertaken in house primarily through Council's Community Development & Engagement Team.

7. POLICY & LEGAL IMPLICATIONS

As part of the Master Plan process Council should negotiate with Glenwood Community Centre and other community groups to put leasing arrangements in place that would allow those community groups to be responsible for their own areas. Noting that the Glenwood Community Centre lease is due for renewal in 2025, negotiations on this item should commence as soon as practical.

For the Master Plan to be successfully implemented, the lots along Pepper Road and corner of Arborten Road should be amalgamated so that property boundaries do not impede future development.

8. RISK IMPLICATIONS

There is a risk that preparation of the Master Plan raises expectations within the Glenwood community that elements of the Master Plan will be implemented immediately. This expectation will need to be managed through clear and transparent communication with the local community groups, who can also assist with funding and funding applications for various elements.

It has been identified during the project that a significant portion of the site is subject to some level of flood overlay mapping and therefore the placement of elements may not be in a location that has been lobbied for during the project. The reasons for the placement of infrastructure should be communicated clearly and transparently as part of the launch of the Master Plan to the community.

9. CRITICAL DATES & IMPLEMENTATION

Finalisation of the Master Plan by late 2023 was agreed to in a meeting between Council and representatives of the Glenwood Community Centre Inc. This report will indicate that there is a couple of elements and requests from the community that may take some extra time to resolve, i.e. allocation of suitable space for the ladies shed and location of the playground area that should be fully explored before finalising the plan.

10. CONSULTATION

Finalisation of the Master Plan by late 2023 was agreed to in a meeting between Council and representatives of the Glenwood Community Centre Inc.

A comprehensive engagement process comprising 2 stages. A report has previously been submitted to ELT on the outcomes of the 1st stage of the project with this report now focussing on the outcomes of the second and final stage.

Engagement on the second stage commenced in early November with surveys closing on 19 November 2023. At the close of the engagement period 126 surveys and 22 comments were posted on the interactive map on Engagement Hub. An email submission was received from Glenwood Community Centre Inc (GCC), Glenwood Community Garden (a subgroup of GCC),

Glenwood Community Resilience Network (a subgroup of GCC) and the Glenwood Wildlife Awareness Society Inc.

The outcomes Report, a copy of which is attached to this ELT report, indicates a strong level of support for the elements within the Master Plan and some clear collective views on amendments that should be made to improve the draft Master Plan. Although the outcomes also indicate that an agreed position on the location of the Ladies Shed may require additional consultation with the relevant groups to resolve and reach a mutual agreement.

Internal engagement has also been undertaken during this project with officers from Planning, Community Development, Open Space, Infrastructure, Property/Leasing and Parks Design. This engagement has resulted in a considered and achievable master plan which addresses the community feedback where possible.

Included in the Proposal section above is a table of key outcomes of the engagement and an officer's comment/response to that outcome.

In addition to the key outcomes listed above, the Glenwood Community Centre has provided a detailed submission, a copy of which is attached to this report for the information of ELT. Whilst not the only community group impacted by the Master Plan, the Glenwood Community Centre Inc group are the key stakeholder being that a majority of the community land is currently under a lease. Successful implementation of the master plan will require agreement from the Glenwood Community Centre to amend their lease area.

Below is a summary of feedback from the Glenwood Community Centre and officer's responses:

<u>Amalgamation of lots on Pepper Road</u>	Noted.
The GCC executive fully supports this initiative	
<u>New hall</u>	Noted.
<ul style="list-style-type: none"> a. The GCC executive fully supports the location and a significant increase in size. b. The GCC executive believe the new hall should be at least 4 times as big as current hall and raised above ground level (on stilts) to allow for use of the area underneath. i.e. Storage, seating area etc. 	
<u>Dedicated Men's Shed</u>	Noted and agreed. Comments about carparking being developed throughout the site made in outcomes report feedback.
<ul style="list-style-type: none"> a. The GCC executive fully supports the location of the new Men's Shed. b. There should however be provision for hard standing car parking close the shed. (10 Spaces plus 1 disability space) c. Reasons <ul style="list-style-type: none"> i. The Men are unlikely to park in the area designated on the draft plan and walk to the shed. ii. It will cause congestion in the driveway of the draft plan and/or parking on the grass to the sided or rear of the men' shed 	

<p><u>Additional Public Toilets</u></p> <ul style="list-style-type: none"> a. The GCC executive fully supports additional public toilets. b. There are no new public toilets marked on the Draft Master Plan. <ul style="list-style-type: none"> i. Consideration will need to be given to location. The following are some suggestions: <ul style="list-style-type: none"> 1. The toilets in the new hall be multi-function and be accessible by the public (without access to the hall itself) as well as access from the hall when hall is open) 2. The toilets in the existing hall are multi-function and accessible as per 2 above. 3. A public toilet close to the playground. 	<p>Noted and agreed. The amended master plan includes an additional public toilet at the location of the existing public toilet.</p> <p>Noted and agreed that, at least some, toilets in the Community Centre should be external facing for community events.</p> <p>Noted and agreed. The location of the playground on the amended master plan can be serviced by the proposed amenities.</p>
<p><u>Increased Parking Capacity</u></p> <ul style="list-style-type: none"> a. The GCC executive fully support additional parking. b. The parking as marked on the Draft Master Plan is in the wrong place for the following reasons: <ul style="list-style-type: none"> i. It is too far away from the hall. ii. People will tend to park on the verge of the road closer to the hall potentially blocking the street. iii. Not practical for people with disabilities/mobility issues. c. Suggestions for car parking. <ul style="list-style-type: none"> i. Upgrade existing carpark (11 spaces plus 1 disability space) ii. Hard standing (asphalt) carpark near playground (6 spaces) iii. Parking at new hall hard standing (asphalt) 18 spaces plus 2 disability spaces) iv. Parking along A10 hard standing (asphalt) nose in 45deg angle (10 spaces) with no parking at school bus times so the bus can safely pick 	<p>Noted and agreed. Refer to previous comments re: carparking above.</p>

<p>up/drop off kids</p> <p>v. Hard standing (asphalt) car park adjacent the new men's shed (10 spaces with 1 disability space)</p>	
<p><u>Large Children's playground</u></p> <p>a. The GCC executive fully supports a large children playground as the highest priority.</p> <p>b. The Large Children playground as marked on the Draft Master Plan is in the wrong place and should be on the corner of A10 and Pepper Road for the following reasons.</p> <p>i. For the playground to be placed as marked on the Draft Master Plan would require the existing sheds occupied by the men's shed to be removed. For these to be removed the new Men's shed would have to be built. Given the playground is the highest community priority the delays caused by this would be unacceptable to the community.</p> <p>ii. Kids gather at the corner of A10 and Pepper Road to board and exit the bus.</p> <p>iii. The playground would be more visible to residents travelling along A10.</p> <p>iv. It may be more costly to have Large Children's playground at the corner of A10 and pepper road. If the playground area was raised (approx. 500mm) so as the playground area would not be inundated with water ongoing maintenance would not increase and there would be continual access in damp weather.</p> <p>v. Alternatively the Large Children Playground could be moved to the north east corner and the north west corner could be made into a</p>	<p>Noted. Council Officers cannot support the requested location for the playground due to the impact of potential flooding on what is considered high value built infrastructure.</p> <p>Amended master plan indicates playground behind the new Community Centre.</p>

parking area for events.	
<p><u>Existing shed to be used as multi-group storage space</u></p> <ul style="list-style-type: none"> a. The GCC executive accepts that a storage area for community groups is needed. b. The Existing shed for storage as marked on the Draft Master Plan is in the wrong location for the following reasons: <ul style="list-style-type: none"> i. It is too far away from the new community hall. ii. It may be able to be converted to a toilet block to service the Large Children Playground and Natural Picnic Area. iii. Utilising the existing men's shed (both sheds) for storage would be a good use of existing assets and the storage would be closer to the New Community Hall. 	<p>Noted. The amended master plan indicates the community garden on this corner. The shed would be ideal for storage purposes for the community garden.</p>
<p><u>Community Garden</u></p> <ul style="list-style-type: none"> a. The GCC executive fully supports a Community Garden. However, the Community Garden as marked on the Draft Master Plan is in the wrong place for the following reasons: b. The area marking on the Draft Master Plan floods at least once and often 2-3 times per year. c. Significant amounts of fill would be required to raise the ground level above the flood level. I estimate over 2000 cubic metres. d. There is no roof area on which to catch water for the Community Garden. e. There is no provision for parking. f. To utilise this area for a Community Garden would require the removal of quite a few large trees. g. There are no toilets and it would be expensive to install a new toilet block. h. This area would be better utilised for dog park or Skate Park and/or Nature garden 	<p>Noted. Due to site land constraints Council officer recommend that the community garden be placed on the corner of Arborten and Pepper Road.</p> <p>Community groups may be concerned in relation to potential flooding impacts however with considered design the impact on the community garden can be lessened. A community garden is also believed to be a more appropriate element for this site.</p> <p>The community garden group can utilise the shed for storage, collection of water and shade area for volunteers.</p> <p>During detailed design consideration of toilet facilities can be made.</p> <p>The master plan indicates provision of some carparking for this area.</p>

<p>i. Part of this area could be used for parking during large events e.g. Swap Meet</p> <p>j. The Community Garden would be best placed behind and to the west of the existing Hall as this area will have access to water, toilets and some existing infrastructure.</p>	
<p><u>Footbridge across creek</u></p> <p>a. The GCC executive fully supports the linking of the Pepper Road Property(s) with the Varley Road South Property.</p> <p>We believe the bridge should be capable of supporting council mowing equipment so that mowing and other appropriate equipment can be moved between properties.</p>	Noted
<p><u>Walking path/track around the perimeter of land</u></p> <p>a. The GCC executive fully supports a walking/bike path. However, we believe it should be enhanced by the following:</p> <p>b. The path should be extended onto the perimeter of 5 Pepper Road.</p> <p>c. The path currently ends at the end of the bridge over the creek. The path should be extended to go around the perimeter of the Varley Road south property.</p> <p>d. This would allow people to take longer walk around the whole of the properties or take the shorter walk around either the Pepper Road properties or the Varley Road south property.</p>	Noted. The Master Plan does not propose to include a walking track on Varley Road as this area is identified as being a low impact undeveloped area for the benefit of wildlife.
<p><u>Planted buffers between community space and neighbouring properties</u></p> <p>The GCC executive fully supports the planting of buffer zones.</p>	Noted.
<p><u>Protection and additional plantings along the western side of the creek</u></p> <p>The GCC executive fully supports the additional</p>	noted

plantings along the western side of the creek.	
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11. CONCLUSION

A Master Plan for the Glenwood Community Space land had been prepared following extensive community engagement. The Master Plan addresses the priorities and needs identified by the Glenwood community. It is now proposed to meet with representatives of Glenwood communities to ascertain the level of support with a report expected to be tabled at Council's January ordinary meeting for consideration.

12. ATTACHMENTS

1. Draft - Glenwood Community Space Master Plan