



SALT PAN CREEK RESERVE, RIVERWOOD

ACTION PLAN

7.0 Action Plan

7.1 Summary implementation costs

The costs summary below provides an indication of overall implementation costs for the concept proposals outlined in this report for the masterplan areas. This includes design and contingencies.

Overall Costs Summary as at December 2017

COSTS SUMMARY	Order of costs estimate	Indication of escalation per annum -average 6%
McLaughlin Fields		
0.1 Preliminaries	\$4,511,285.23	\$270,677.11
0.2 Demolition and earthworks	\$608,542.50	\$36,512.55
0.3 Access and parking works	\$2,225,195.00	\$133,511.70
0.4 NPL Stadium	\$5,402,500.00	\$324,150.00
0.5 Supporting fields	\$1,070,000.00	\$64,200.00
0.6 Facilities and Furniture	\$315,000.00	\$18,900.00
0.7 Planting and revegetation	\$2,286,155.00	\$137,169.30
0.8 Establishment	\$15,000.00	\$900.00
Subtotal	\$16,433,677.73	\$986,020.66
Whitmarsh Reserve		
0.1 Solar Facility installation	\$3,900,000.00	\$234,000.00
Subtotal	\$3,900,000.00	\$234,000.00
Salt Pan Parklands		
0.1 Preliminaries	\$11,891,961.44	\$713,517.69
0.2 Demolition and earthworks	\$21,855,350.00	\$1,311,321.00
0.3 Access and parking works	\$4,297,745.00	\$257,864.70
0.4 Amenities	\$7,684,195.00	\$461,051.70
0.5 Fields	\$2,250,000.00	\$135,000.00
0.6 Adventure Play precinct	\$1,363,000.00	\$81,780.00
0.7 Wetland	\$3,732,800.00	\$223,968.00
0.8 Facilities and Furniture	\$481,000.00	\$28,860.00
0.9 Planting and revegetation	\$7,332,683.00	\$439,960.98
0.10 Establishment (12 months)	\$30,000.00	\$1,800.00
Subtotal	\$60,918,734.44	\$3,655,124.07
Total concept Estimate	\$81,252,412.17	\$4,641,144.73

7.2 Criteria for staging of implementation

Due to the extensive scope of park improvements envisaged by the masterplan it will be necessary to stage the program over an extended time period. Staging should consider the criteria provided herein aimed at addressing immediate needs and achieving optimum short term benefit, all the time working towards the long term realisation of the masterplan.

Ultimately the availability and source of funding will influence how priorities are applied to the implementation of works, however the following criteria seek to provide guidance to Council when decisions are needing to be made regarding priorities in achieving the optimum benefit for expenditure.

Address immediate needs related to safety and environment

Initial priorities shall be directed towards addressing any current safety issues for the community and in meeting EPA obligations around tip closure. In particular this will focus on making good of landfill capping, drainage and leachate and gas management and addressing current access / safety concerns around the M5 underpass and existing boardwalk crossing of Salt Pan Creek.

Enable vegetation structure to be initiated and developed

Building on the capping works required for tip closure, earthworks will enable the planting structure of the parklands to be initiated and for establishment of that planting to proceed

Build on existing community use of trail network

Within the zones where finished levels have been established implement shared and supporting paths that will enable the community to more effectively access and use the site for trail based recreation and fitness.

Provide experiences that build awareness of and connection to the parkland

Plan and implement temporary events and other activations within the parklands area to build awareness and expectation of the future park. Involve community in initial planting works.

Link park evolution to evolution of adjoining residential community

Stay in close liaison with State Government over the programme of development to Riverwood LUIIP to leverage the progression of the development and arrival of new residents to area. Focus new park improvements where they can be accessed by new community for maximum usage. Integrate new entry works south of M5 as appropriate with the urban renewal project.

Develop sports facilities as funding opportunities arise

Liaise with organisations and government regarding funding of major sports facilities such as the NPL facility.

7.3 Action Plan

The key factor underpinning how the parklands will evolve is the capping of the landfill and establishment of the final landform that will enable the facilities overlain to be implemented and then opened for use. As such the first consideration is the sequencing of earthworks. Figure 7.1 opposite describes notional priorities for earthworks and their rationale to the Salt Pan Parklands area. As the earthworks are progressed this will unlock the ability to develop facilities, takling into account such factors as the criteria this page. Planning of initial earthworks must take into account the longer term directions in terms of leachate management and put in place engineering measures that need to be done prior to filling.

To McLaughlin Fields the key driver of staging is likely the potential NPL facility and its funding. The ability for that project to commence will be the trigger for other park improvements to be implemented. However it would be desirable to implement the shared path access from Wiggs Road to integrate with the evolution of the shared path network in Salt Pan Parklands as that occurs

The Action Plan following is not intended to provide a staging of all required works as outlined in the masterplan. There are too many variables related to the sequencing required on the past landfill site for overall staging to be practical. Rather the plan highlights critical actions to initiate the implementation process from which the detailed sequencing will emerge

- 1Investigations and management
- 1.1Review funding and clean fill availability and establish likely funding cashflow and programme
- 1.2On ground survey including underground services review to be updated
- 1.3Review leachate and gas management requirements - determine programme of required works to address short term (tip closure) and long term (possible leachate dam wall etc)
- 1.4Determine approach to final landform based on fill availability and budget limitations - develop civil and drainage design for implementation of staged earthworks
- 1.5Liaison with Riverwood LUIIP to determine approach to integration and sequencing
- 1.6Liaison with sports groups regarding NPL facility and potential funding
- 1.7Investigate potential temporary activations for site (both sides of M5- plan and implement as ongoing programme - seek potential Riverwood LUIIP involvement
- 1.8Develop specific Plan of Management for Parklands

2 Remediation

- 2.1 Assess in detail design approach for capping and determine fill depths over capping depths required for mature tree development
- 2.2 Interim capping works for Tip Closure completion
- 2.3 Address any required short to medium environmental management works required for tip closure or that need to be completed to enable final landform
- 2.4 Where final landform is available implement planting works to area

2. Access

- 2.1 carry out interim works in liaison with RMS to ensure pedestrian safety under M5 underpass
- 2.2 Liaise with Riverwood LUIIP for provision of south entry to site from Kentucky Road - design and implement in integration with adjoining development works
- 2.3 Design and implement separated shared path access from Wiggs Road in short to medium term to enhance safe access to Salt Pan Parklands while maintaining maintenance and construction use of existing road
- 2.4 Integrate new path connections to Kentucky Road in liaison with Riverwood LUIIP
- 2.5 Implement shared and supporting paths on completed landform that will enable the community to more effectively access

7.4 Filling and earthworks priorities

The earthworks priorities on Figure 7.1 define the areas of most importance to the Salt Pan Parklands south of the M5 in realising usable recreational space. This on the assumption that the lowest priority items may not be ultimately be able to be implemented based on budget or material availability. Rational for these priorities follows:

1 Capping generally and establish field platforms:

- Capping make good is required for Tip Closure requirements
- Filling as part of / over capping to establish field platforms to commence process of consolidation and enable a form of use once consolidation complete

2 Transition filling to eastern boundary

- The provision of a transition zone of modified (gentler) gradient to the Riverwood LUIIP will:
 - encourage access to and use of the parklands and enable appropriate sightlines into the site
 - allow for positive drainage along the boundary from north to south
 - enable an active zone of informal park use along the park edge closest to the adjoining community

3 Western embankments to riparian corridor

- Provision of Filling over capping to establish soils depths for bushland revegetation adjoining to riparian corridor

4 Feature and spectator mounding

- Provision of extra over filling works to create landform within the parklands that:
 - enables additional recreational opportunities integrated with landform
 - creates visual interest
 - enables visual focii / features to be created
 - provides for spectator viewing of park activities



Figure 7.1 Earthworks Priorities

