

6.10. PORT DOUGLAS SPLASH PARK CONCEPT

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RECOMMENDATION

That Council resolves to proceed to detailed design and construction of Option B – larger concept design for the Port Douglas Aquatic Precinct splash park.

EXECUTIVE SUMMARY

Two concept designs have been received for the Port Douglas Splash Park in Jalunbu Park. A decision on which concept to proceed into detailed design and construction is required.

BACKGROUND

After consultation with the community, Jalunbu Park was identified and adopted by Council in July 2023 as the location for a Queensland State Government funded aquatic precinct containing a nature themed splash park. The site is on Council reserve and contains public toilet amenities. It is located behind the Port Douglas Surf Lifesaving Club, on undulating land, with well-established vegetation in parts and has glimpses of the ocean.

A consultant was engaged to develop concept designs for a splash park and then deliver detailed design once the preferred concept has been selected. The concept designs have been received and contain the following characteristics:

- **OPTION A** Smaller concept:
 - Smaller design in the same footprint as the other concept at ~ 180m²
 - Two-dimensional layout
 - Simple inclusions
 - No barbeque or shelters designed in
 - On budget
- **OPTION B** Larger concept:
 - Larger of the two options at ~ 400m²
 - Superior multidimensional design and inclusions
 - More footpaths
 - Picnic shelters and barbeque
 - Carparking upgrade
 - \$1.55m over initial budget

COMMENTS

A workshop was conducted on 10 May 2024, and two concepts developed by the designer were presented to Councillors. Option A was constrained to the available capital funding, was small in comparison to Option B, two dimensional and had some inclusions that were generally small with less attractions. As a result of price limitation, there was no inclusion of picnic areas and barbeques to enjoy or any car park upgrades.

Option B, the larger, more complex designed splash park would be multidimensional and have many more inclusions and attractions for all to enjoy. It is surrounded by picnic areas and barbeques and car parking improvements will be included. With more landscaping and footpaths, themes that tie into local indigenous culture, rainforests, beaches and Mossman Gorge, it could be an iconic destination for tourists and residents to frequent.

PROPOSAL

That Council resolves to proceed to detailed design and construction of Option B – larger concept design for the Port Douglas Aquatic Precinct splash park.

FINANCIAL/RESOURCE IMPLICATIONS

The larger splash park is expected to cost an additional \$1,55m, which is currently not included in the budget. While the additional funds required will be included in the 2024-2025 budget review, Council officers will pursue additional funding opportunities to cover the shortfall. Annual maintenance costs will be added to the operational budget.

Table - Project cost estimates

Item	Cost Estimate
Construction estimate	\$2,270,000
Contingency (15%)	\$340,500
PM and administration (5%)	\$113,500
Additional design	\$67,850
Total project cost	\$2,791,850
Current funding	\$1,000,000
Council contribution	\$236,000
Available budget	\$1,236,500
Surplus/deficit	-\$1,555,350

Table - Annual maintenance cost estimate

Element	Consumption	Rate	Annual Cost
Energy	214,550kWh/yr	\$0.34/kWh	\$72,947
Water	1540kL/yr	\$3.40/kL	\$5,236
Chemicals			\$9,700
Subcontracted maintenance			\$6,500
Operational labour	4.0hr/day	\$75/hr	\$109,500
Depreciation			\$79,160
TOTAL			\$283,043

* Rates provided by designer

RISK MANAGEMENT IMPLICATIONS

After years of consultation within the community, it is clear that a splash park in Port Douglas would be a welcome addition. Not proceeding with the project would bring potential reputational damage.

If the smaller splash park is selected as the preferred option, Council will meet its objective of supplying a splash park, however, it will not be an iconic tourist attraction and the community may be disappointed.

If funding opportunities are pursued and granted, cost to Council will be minimised.

SUSTAINABILITY IMPLICATIONS

- Economic:** Ongoing maintenance costs will need to be added to the operational budget. A new splash park may attract visitors to the region.
- Environmental:** The splash park will capture and recycle water to minimise usage.
- Social:** Both residents and visitors will be provided with a place to come and play and cool off. With picnic areas and barbecues, it will be a place to relax and enjoy.

CORPORATE/OPERATIONAL PLAN, POLICY REFERENCE

This report has been prepared in accordance with the following:

Corporate Plan 2019-2024 Initiatives:

Theme 1 - Celebrating Our Communities

Douglas Shire Council embraces the diversity of our communities and values the contribution that all people make to the Shire. We recognise that it is a core strength of the region. We acknowledge our past so that it may guide us in the future. We recognise the wrongs done to our Indigenous community and we actively seek to reconcile so that we may all benefit from and enjoy our Shire. We acknowledge early European settlers who forged an agricultural base for our economy and we welcome all new arrivals as part of our broader community.

Goal 1 - *We will celebrate the diversity of our community and ensure that all infrastructure, programs, and services are underpinned with inclusiveness and accessibility.*

Goal 2 - *We will deliver programs and services that protect and enhance the liveability of our beautiful Shire.*

Theme 2 - Fostering Sustainable Economic Growth

A robust economy is at the heart of a thriving community and enables investment in environmental protection. While our remoteness is a key attribute, it also presents challenges for attracting new business and investment. We must also meet the challenges of fierce competition in the tourism sector. Council will partner with industry to build, diversify and promote the Douglas economy. Council will design and deliver infrastructure, strategies and services that support the local economy and businesses

Goal 1 - *We will build appropriate infrastructure and deliver services that connect and support businesses.*

Theme 4 - Inclusive Engagement, Planning and Partnerships

In delivering for our communities, economy and environment, Douglas Shire will ensure open and transparent engagement and communication. We will develop robust strategic plans and we will partner with our community and key stakeholders.

Goal 1 - We will implement transparent decision making through inclusive community engagement and communication.

Theme 5 - Robust Governance and Efficient Service Delivery

Strong governance and financial management are the foundations of the way in which Council will conduct its business and implement the initiatives of the Corporate Plan.

Goal 2 - We will put the customer at the centre of our service delivery and process improvement as we deliver efficient and appropriate services based on community expectations.

Operational Plan 2023-2024 Actions:

Continue to develop the Port Douglas Aquatic Precinct Water Park in Port Douglas - Dependent on results of community engagement, generate "shovel ready" documentation to enable State and Federal funding to be obtained.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following areas outline where Council has a clear responsibility to act:

Builder/Owner	Council makes a significant investment every year in the infrastructure that underpins the Shire through its capital works program. Council will manage its assets with appropriate frameworks and deliver its projects through robust project management.
Custodian	Council owns and manages infrastructure, facilities, reserves, resources and natural areas. In fulfilling its role as custodian, Council will be mindful of the community, the economy, the environment, and good governance.
Service Provider	Council provides many services to the community from roads and waste services to libraries and recreational facilities. Services evolve over time and it is the Council's mission to ensure that these services are appropriate, delivered efficiently, and designed with the customer at the centre.

CONSULTATION

Internal:	Councillors Management Team
External:	Douglas Shire Community via formal engagement. Report received 26 July 2023. 1239 respondents

COMMUNITY ENGAGEMENT

An external consultant was engaged to consult with community to articulate the community's expectations. Concepts supplied needed to respond to community's preferences, which were presented in the engagement findings report.

ATTACHMENTS

Nil