

**5.2 DRAFT WOODVILLE RESERVE LANDSCAPE PLAN**

- Attachments:**
1. **Summary of Key Stakeholder Engagement**
  2. **Draft Woodville Reserve Landscape Plan**

**RECOMMENDATION:**

**That Council:**

**1. NOTES:**

- 1.1 **the Summary of Key Stakeholder Engagement included as Attachment 1; and**
- 1.2 **that the Draft Woodville Reserve Landscape Plan will be presented back to Council for endorsement following Community Consultation; and**

2. **APPROVES the Draft Woodville Reserve Landscape Plan included as Attachment 2 for community consultation in accordance with the City's Policy No. 4.1.5 – Community Consultation.**

**PURPOSE OF REPORT:**

To seek Council endorsement of the draft Woodville Reserve Landscape Plan for the purpose of community consultation.

**BACKGROUND:**

On 12 February 2013 at its Ordinary Meeting, Council adopted the 2012 Woodville Reserve Master Plan (Master Plan). Since adoption, only a few elements of the Master Plan have been delivered, including the North Perth Community Garden and Vincent Men's Shed completed.

On 20 August 2019 at its Ordinary Meeting, Council adopted the City of Vincent Corporate Business Plan 2018/19 – 2021/22 including Item 4.1 Review, Prepare and Implement Woodville Reserve Master Plan. This item was scheduled to be delivered from 2019/20 – 2021/22. The description of works included:

*Review the 2012 Woodville Reserve Master Plan and prepare a revised Plan that effectively responds to current/future community needs, maximises land use and asset sustainability, and aligns with Council's focus.*

On 15 September 2020 at its Ordinary Meeting, Council adopted the City of Vincent Corporate Business Plan 2020/21-2023/24 including the projects Asset Management and Sustainability Strategy and Develop Sport and Recreation Facilities Plan. These projects are currently being progressed, with the draft Asset Management and Sustainability Strategy recently advertised for community consultation and the Sport and Recreation Facilities Plan anticipated to be completed in early 2022, with implementation scheduled to commence following this.

The City of Vincent Corporate Business Plan 2020/21-2023/24 also lists the Woodville Reserve Master Plan as a Strategic Project.

The Asset Management and Sustainability Strategy and Sport and Recreation Facilities Plan seek to ensure that the City plans and manages resources and assets in an efficient and sustainable manner.

Woodville Reserve currently contains several community facilities and incorporates a turf sporting field, outdoor playground, and an informal nature play area which are all accessible to the public. The community facilities at Woodville Reserve have developed incrementally over time and are mostly identified as single use amenities that are nearing end of life. The groups and respective facilities are well patronised, although incremental developments have created a spatial disconnection across the site, inhibiting the ability for co-location and relationship building between the local groups.

The City enables community facilities to be tenanted and used through respective user agreements. The current primary Woodville Reserve site tenants/users include:

- North Perth Community Garden;
- North Perth United Soccer Club;
- North Perth Bowling Club;
- North Perth Tennis Club; and
- Vincent Men's Shed.

#### DETAILS:

The Sport and Recreation Facilities Plan and Asset Management and Sustainability Strategy are integral to the development of the revised Master Plan, and it is proposed that the development of the Master Plan be completed following the adoption of these informing documents. This would enable the Master Plan to be better aligned to a City-wide approach, and better inform the future direction of the site through its implementation.

The Master Plan project is currently constrained due to available funding and an interim draft Woodville Reserve Landscape Plan (Landscape Plan) is proposed to guide the implementation of site improvements in the short-term, prior to the development of a revised Master Plan. This would result in the Woodville Reserve Landscape Plan project replacing the Woodville Reserve Master Plan in the City's Draft Corporate Business Plan 2021/22 – 2024/25. The Master Plan would determine many of the larger scale interventions and outcomes for this site, whilst the purpose of the Landscape Plan would be to provide smaller scale elements that would enhance the current site, but also allow the area to be easily incorporated into any future developments that the revised Master Plan would outline.

Targeted key stakeholder meetings were held on-site with existing site tenants from 12 May to 25 May 2021, and a summary of the engagement is included in **Attachment 1**. Key stakeholders included representatives from North Perth Community Garden, North Perth United Soccer Club, North Perth Bowling Club, North Perth Tennis Club and Vincent Men's Shed. Engagement was undertaken at multiple site meetings with each group, to gain an understanding of the site opportunities and constraints, existing site users and how the Landscape Plan could impact and benefit current operations and future use of the site.

Three draft landscape concept options were provided during the key stakeholder meetings, each with varying amounts of additional tree canopy and eco-zoning. The feedback received was consistent across the multiple groups and demonstrated strong support to retain a maximum area of open grassed lawn for passive and active recreation activities in the North-West portion of the site.

Based on the feedback received, a draft Landscape Plan has been designed to incorporate the key elements collectively supported by the key stakeholders. The draft Landscape Plan included as **Attachment 2** considers opportunities to improve connectivity across the site, and to create a more inviting and usable open space for the community to enjoy.

The draft Landscape Plan has been designed to respond to the key stakeholder engagement feedback, current and future community needs, and to achieve the following draft objectives:

- Create a more inviting, accessible and useable public open space.
- Improve connectivity and wayfinding across the site.
- Provide additional nature-based recreation opportunities and nature play elements.
- Provide additional tree canopy and natural eco-zoning/vegetation.
- Provide additional opportunities for passive recreation.
- Ensure site improvements are considered, futureproofed, and able to integrate with any future Master Plan.

#### Landscape Plan

The City's Public Open Space Strategy gap analysis identifies a shortage of local public open space in the North Perth area and the implementation of the Landscape Plan would assist to address this shortfall.

The draft Landscape Plan design and key elements consider existing funding limitations and align with the Public Open Space Strategy. The draft Landscape Plan proposes to increase useable public open space and incorporate the following key elements:

- Increased planting and canopy cover.
- Natural eco-zoning.
- Earthworks and preparation of site.
- Removal or enhancement of existing site fencing.
- Extension of existing lawn area.
- Extension of public open space to incorporate gazebo, seating and planters.
- Retention and enhancement of the current nature play area.
- Retention of current sports lighting for recreation and event purposes.
- Enhancement of existing park furniture.
- Installation of additional park furniture including bench seats.
- Installation of reticulation to the site.
- Improved pedestrian connections and wayfinding.

#### Lease Arrangements

Many of the current tenants on the site have a lease agreement in a holding over phase. These tenants would be offered a three year lease extension to allow for the deferral of the Master Plan, the development and implementation of the Landscape Plan and the completion of the Asset Management and Sustainability Strategy and Sport and Recreation Facilities Plan.

The North Perth Tennis Club (NPTC) lease agreement is currently in a holding over phase and NPTC will be offered a three year extension which aligns to the lease extension offered to all other site stakeholders. During consultation, NPTC identified the opportunity to extend the landscaping improvements to incorporate the embankment area to the West of the croquet lawn. To facilitate the implementation of this opportunity, it is proposed that the 'Croquet Lawn' referenced in the NPTC former lease agreement is excised from the lease area and managed by the City to facilitate the maximisation of public open space area within the Landscape Plan.

The Multicultural Centre is currently untenanted. There is an opportunity to incorporate the gazebo, seating and planters to the east of the centre into the Landscape Plan for broader public community use. To facilitate the implementation of this opportunity, any future lease agreement associated with the Multicultural Centre would not reference or include the gazebo site adjacent the Multicultural Centre building.

#### **CONSULTATION/ADVERTISING:**

If approved for advertising, the draft Landscape Plan and associated draft objectives would be consulted on with the wider community for feedback. Community consultation and engagement is a key element to ensure the Landscape Plan reflects the current and future needs of the community. Community engagement would occur through July and August 2021 and would include:

- Online survey with options on Imagine Vincent page
- Postcards for surrounding residents and park users
- Signage in Woodville Reserve community groups
- Signage on Woodville Reserve public open space
- Pop-up engagement at Woodville Reserve
- Social media campaign
- News item on website
- Advert in local paper

#### **LEGAL/POLICY:**

- Policy No. 4.1.5 – Community Consultation.

#### **RISK MANAGEMENT IMPLICATIONS**

Low: It is low risk for Council to approve the draft Landscape Plan for community consultation.

#### **STRATEGIC IMPLICATIONS:**

This is in keeping with the City's *Strategic Community Plan 2018-2028*:

Enhanced Environment

*Our parks and reserves are maintained, enhanced and well utilised.  
Our urban forest/canopy is maintained and increased.*

Connected Community

*We have enhanced opportunities for our community to build relationships and connections with each other and the City.*

*Our community facilities and spaces are well known and well used.*

Thriving Places

*Our town centres and gathering spaces are safe, easy to use and attractive places where pedestrians have priority.*

**SUSTAINABILITY IMPLICATIONS**

This is in keeping with the following key sustainability outcomes of the *City's Sustainable Environment Strategy 2019-2024*.

*Urban Greening and Biodiversity*

**PUBLIC HEALTH IMPLICATIONS:**

This is in keeping with the following priority health outcomes of the City's *Public Health Plan 2020-2025*:

*Increased mental health and wellbeing*

*Increased physical activity*

*Reduced exposure to ultraviolet radiation*

**FINANCIAL/BUDGET IMPLICATIONS:**

Preliminary costings associated with implementing the Landscape Plan are outlined below:

<b>ITEM</b>	<b>COST</b>
Trees (supply and install)	\$11,000
Native Planting (supply and install)	\$5,000
Mulch	\$6,000
Landscaping soil	\$5,000
Earthworks (contractor)	\$5,000
Tipping Fees	\$10,000
Service Location	\$1,000
Fencing	\$3,000
Reticulation	\$7,500
Turfing (stolons)	\$1,500
Furniture	\$6,000
Concrete Path and Kerbing	\$5,000
Crossover Widening	\$4,000
Bin Store	\$2,000
Subtotal	\$72,000
10% contingency	\$7,200
<b>TOTAL</b>	<b>\$79,200</b>

The Landscape Plan is currently attributed \$5,000 in the City's 2021/22 annual operating budget.

The 2021/22 Local Government Urban Canopy Grant program was created to expand tree canopy in high urban heat risk areas in 32 Local Governments within the Perth and Peel regions and a second round of funding has recently been announced. Administration investigated this grant funding opportunity in respect to increasing the tree canopy in Woodville Reserve. Unfortunately, due to the increased canopy being

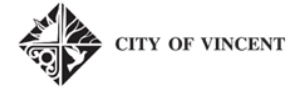
proposed on a current reserve, which is not identified as a high urban heat risk area, the application would not be considered competitive against the current specified grant funding criteria and a grant application has therefore not been progressed. Any alternative grant opportunities would continue to be investigated.

Following community consultation, the Landscape Plan would be updated in the context of community feedback. At this time the preliminary costings above would be confirmed and any additional funding required to implement the Landscape Plan would need to be considered by Council as part of the budget review process.

**COMMENTS:**

Woodville Reserve is an active recreational hub in North Perth with a range of users and tenants that offer valuable services and initiatives to the community. Given the proposed deferral of the Master Plan, the Landscape Plan would improve the public open space provision in North Perth, improve canopy cover, and provide the community with an additional recreational and green space.

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## Draft Woodville Reserve Landscape Plan – Key Stakeholder Meeting Outcomes

Key Stakeholder meetings were held on-site with existing site tenants from 12 to 25 May 2021. An overview of the project context and purpose was provided, including the timing of the Sport and Recreation Facilities Plan (SRFP), the Asset Management and Sustainability Strategy (AMSS), and the proposal to progress the Landscape Plan as an interim measure, prior to the development of the Woodville Reserve Master Plan. The meeting objectives were confirmed, and discussions focussed around site opportunities and constraints, and current and future use. The meeting dates and outcomes are documented below.

### Key Stakeholder/Site Tenant Meetings:

North Perth Community Garden (NPCG) & North Perth United Soccer Club (NPUSC) - Wednesday 12 May 2021 5pm-6pm

North Perth Bowling Club (NPBC) – Friday 14 May 2021 10am-11am

North Perth Tennis Club (NPTC) - Thursday 20 May 2021 10am-11am

Vincent Men's Shed - Tuesday 25 May 2021 8.30am-9.00am

### Key Stakeholder/Site Tenant Comments:

#### Site Usage & Access

- **NPCG/NPTC:** Northern area is frequented by dog walkers, mainly those who aren't confident to use large area on Eastern end of Reserve
- **NPCG:** Pop Up nature play area is well utilised
- **NPTC:** The northern gate entry is extensively used by the community entering the site and by tennis players accessing the tennis club, and activity from locals/school students who use it as a throughfare
- **NPTC/NPCG:** Opportunity for lawn and pop up play areas to be utilised to host club events and provide additional social activities
- **VMS/NPGC/NPTC:** Suggested the area be made more identifiable as public open space and that the visual appeal be improved
- **VMS/NPCG/NPTC:** Suggested provision of signage (potentially include separate notice board) in relation to this accessway and the community groups/sporting clubs on site
- **NPCG:** Requested bicycle parking racks
- **NPTC/VMS/NPCG/NPUSC:** Make the path identifiable to enable public and park users to walk between north and south across the Woodville Reserve site
- **NPTC:** Queried any potential for leftover materials such as bitumen or similar to apply to access way from SW corner of Landscape Plan for machinery access

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#### Site Fencing

- **NPCG:** Suggested fencing is a regressive means and works against an "open communities" approach, very reluctant to add further fencing to current provision
- **NPCG:** Liked the idea of small hedging/shrubs as opposed to hardstand fencing between NPCG and the nature play area.
- **NPTC:** Brick fence/retaining wall requires repairs and capping due to deterioration and ongoing vandalism
- **NPTC/NPCG:** Request that no fencing or eco-zoning is implemented along the southern boundary of the lawn area – due to limiting the connectivity between the clubs and the central connection between Namur Street and Farmer Street
- **NPTC:** Connectivity to undercover area is important to retain. Provides shelter during inclement weather for people using the site and it's important to ensure there is no fencing located in this area (SW corner of Landscape Plan)

#### Lawn & Bore Access

- **NPCG/NPTC/NPUSC:** Retain maximised grassed area for kicking balls and recreational activities, this area is used regularly by dog owners and families
- **NPTC:** No need to retain formal path across site, turf is adequate to allow pedestrians to move easily across the site
- **NPTC:** Requested tiered planting and improvements between the courts and embankment on the western end of the Landscape Plan NB: this is within the NPTC leased area
- **NPTC:** Bore location and access to be considered. Potential for common use of the bore. The Club advised they are open to discussions around sharing costs and usage with the City, noted if an opportunity for it to be upgraded to a more automated system would be preferred.
- **NPTC:** Preference to retain floodlights, which would enable the continued hosting annual evening events
- **NPTC:** No garden beds/trees to be located adjacent to bore, as will limit access and may cause issues with proximity to the power/lighting servicing

#### Trees

- **NPCG:** Like to see sufficient tree shade as follows:
  - Selectively, so not shading NPCG in winter or too much of the turfed area
  - Would like to see some nut trees ie macadamia or almond
  - Create a grove of tall trees on southern side of VMS
  - Trees to shade the pop up play area, especially for the summer months
- **NPCG:** Some of the tree selection and proposed locations on Concept Option 2 and 3 are inappropriate, would like close consultation on species and location
- **NPCG:** Proposed tree at SE corner of nature play area is too large and will block out sun, request swap with smaller variety.
- **NPCG:** Want larger trees on the west side of Plan, (nut maybe) such as Almond and Macadamia
- **NPCG:** Happy to have as many trees as possible along the northern boundary of the proposed area
- **NPTC/NPUSC:** Preference for new trees centrally to be kept to a minimum to ensure enough open space remains

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Pop Up Play

- **NPCG:** Request for more material for kids to interact/build within the nature play/pop-up play area
- **NPCG:** Opportunity to improve visual appeal of pop-up play area as currently unsightly
- **NPCG:** Add a water play tap to the pop up play
- **NPCG:** Gate or open access between pop up play space and grass
- **NPCG:** Would like to see some form of crawler to cover front fence adjacent pop up play, current condition not great
- **NPCG:** Potential for hardstand loading area at gate entry, walking path to allow people with walkers & distinguish between park area and nature play area (due to kids digging up area where the truck needs to travel)

Southern Car Park Area

- **NPBC:** Advised there are parking issues during weekdays due to workers close-by using the street parking and travelling by public transport into the City – noted consideration for structured parking in southern carpark area for members
- **VMS/NPCG/NPTC:** Supportive of a shared access path along the tennis court side of the southern carpark
- **VMS/NPTC:** Acknowledged potential move of bin location for shared path, open to options – not supportive near lane entry
- **VMS/NPTC/NPCG:** Supportive of the idea to provide hedging, creepers or similar low planting along southern fence adjacent Farmer Street to increase visual appeal
- **VMS:** Noted the southern car park can get muddy in winter, queried if there is any method to improve this
- **VMS/NPTC:** Preference not to formalise the car park to ensure the continued accommodation of various users and various sized vehicles (members overflow car park, rubbish truck access, user bus parking, truck loading/drop off zone)
- **NPTC:** Potential to relocate shared bin store to southern edge of the car park to improve the north to south access for pedestrians
- **NPTC:** Request no trees to be planted on the Western border of the car park as these would overshadow the tennis courts



