

9.1 DRAFT ROBERTSON PARK DEVELOPMENT PLAN

- Attachments:**
- 1. Draft Robertson Park Development Plan**
 - 2. Communications Plan - Robertson Park**

RECOMMENDATION:**That Council:**

- 1. APPROVES the Draft Robertson Park Development Plan to be advertised for community consultation in accordance with the City's Policy No. 4.1.5 – Community Consultation; and**
- 2. NOTES that the Draft Robertson Park Development Plan will be presented back to Council for endorsement following the Community Consultation.**

PURPOSE OF REPORT:

To seek Council endorsement of the Draft Robertson Park Development Plan for the purpose of community consultation.

BACKGROUND:

Robertson Park comprises multiple individual lots owned freehold by the City of Vincent (City). These were Crown Land granted to the City of Perth in 1942 to be held "in trust for the purpose of recreation".

Robertson Park is classified as District Open Space in the City's Public Open Space Strategy (POS Strategy) whose purpose is to accommodate a variety of uses. Currently this includes a tennis centre, wetlands, Lee Hops Cottage, Halvorsen Hall, and an AIDS memorial. These assets facilitate recreational tennis, children's play, picnicking, dog exercise, social gatherings, and individual activities. It is a well-used park by the community with rich culture and history.

The public open space and its associated Archaeological sites are included in the Heritage Council of Western Australia's State Register of Heritage Places as Place Number 08705. The Place is also included in the City's Heritage List and Local Heritage Survey (Municipal Inventory) as Management Category A.

The City's POS Strategy, adopted by Council in December 2018, includes a key action to investigate and consider a Robertson Park Development Plan (Development Plan) in partnership with the State Government and Tennis West. The POS Strategy set out the following tasks:

- Consider community accessibility to high quality tennis court infrastructure;
- Retention and where possible improvement to existing tree canopy and shade; and
- Addressing Aboriginal and non-Aboriginal cultural history associated with the site.

At the Annual General Meeting of Electors on 29 January 2019, a motion was carried that the City initiate a Development Plan for Robertson Park. Following this, at the Ordinary Council Meeting on 5 March 2019, Council requested that the Chief Executive Officer consider timing and funding options for the proposed Development Plan within the City's Corporate Business Plan, Annual Budget, and Long Term Financial Plan.

On 12 November 2019, after the Tennis Seniors' Association of WA terminated its lease of the Robertson Park Tennis Centre, Council approved an Interim Management Arrangement (Agreement) with Tennis West. The Agreement is in place until 30 September 2021. The intent of the Agreement is to ensure tennis can continue on the site while the City assesses the condition of the site through the Development Plan.

On 15 September 2020 at its Ordinary Meeting, Council adopted the City of Vincent Corporate Business Plan 2020/21-2023/24. The Robertson Park Development Plan is included within the Corporate Business Plan Strategic Project Listing #17. The Development Plan is intended to outline the direction for improvements to Robertson Park and respond to community needs, maximise land use and improve community accessibility to recreation and leisure activities.

DETAILS:

The increasing density and population within the area emphasises the importance of our public open spaces such as Robertson Park to encourage recreation, social inclusion, and interaction. The park is a wonderful community asset which brings a host of physical and social benefits to both the local community and wider tennis community. Robertson Park will need to cater for a diverse and growing community in the future. There is a need to retain and improve the quality of open space in the local area and meet growing trends for flexible and informal recreational opportunities. It is important to recognise the site's rich heritage and history.

The clubrooms are reasonable and compliant to be leased in their current state. However, the 18 hard court surfaces are nearing end of life and are not compliant with current Tennis Australia standards.

The opportunity to attract a self-sustaining lease holder of the tennis assets that enables greater community use and access to the facility will be prioritised through the development plan. This future lease holder would proactively manage the venue, meet all the site's ongoing maintenance and renewal costs, and allow for tennis to continue, with additional community facilities to be provided in a financially viable model.

Following an analysis of Robertson Park, its facilities, and the current asset condition, the following key opportunities were identified:

- Rationalise the oversupply of tennis courts within the City;
- Address the poor condition of the tennis courts to attract long term self-sustainable tenant;
- Upgrade and enhance the parks amenities;
- Encourage a multi-use facility and additional sport and recreation opportunities;
- Increase the public open space; and
- Create additional tree canopy.

Initial Consultation

A key component of constructing the Development Plan is consultation to understand the local community's future needs for Robertson Park. Initial consultation was undertaken with three groups to understand their vision of the site: the Friends of Robertson Park, Tennis West, and Tennis Central. The initial consultation was undertaken via meetings with each group individually.

During the meetings, there were many positive comments recognising the importance of Robertson Park for community activities, exercise, families, dog walking, and being in a green environment. After meetings, it was evident the majority have a similar vision for the site. A summary of findings from the initial consultation is below:

- Retain the Tennis Centre and address the following:
 - Upgrade tennis courts;
 - City's need to rationalise 36 tennis courts. Minimum number of specific single use tennis courts required on site is 18, the ideal number of tennis courts on site is 20 – 22. All surfaces need to be hard acrylic;
 - New LED lighting is required;
 - Opportunity to incorporate multi-sport courts;
 - 3 multi-sport courts are required for a netball club to train;
 - New fencing and entrance is required; and
 - Desire to encourage community use and multi-use facilities.
- Enhance the rest of Robertson Park through addressing the following:
 - Lack of parking;
 - Opportunity for new enclosed dog exercise area;
 - Opportunity for new community garden;
 - Opportunity for new public toilet;
 - Opportunity for additional open space;
 - Need to retain existing tree canopy;
 - Opportunity to upgrade signage; and
 - Opportunity to upgrade playground.

Department of Planning, Lands and Heritage

The City has also been working closely with Department of Planning, Lands and Heritage to ensure the vision and proposed changes to the park is feasible from a heritage perspective. The City submitted a proposal to the Heritage Council for consideration and the proposal has been considered in the context of the identified cultural heritage significance of *Robertson Park & Archaeological Sites* and the following findings from Heritage Council has been received:

1. *Robertson Park & Archaeological Sites* has cultural heritage significance for its archaeological potential, its density and diversity of cultural features, and as a good example of a visually attractive urban park in the Inter-War City Beautiful style. It is valued by the Perth community as an important recreation area and community asset, including the tennis court complex that was established in the 1920s.
2. The proposal is for a Local Development Plan for *Robertson Park & Archaeological Sites*. The works are mainly confined to the tennis courts and associated facilities, which are located to the north of Robertson Park, and include new playing surfaces, removal of tennis shelters, community garden, new paving, trees and parking. Works south of the tennis courts include new toilets, upgrade to playground, and fenced dog area.
3. Overall the proposal will have a minimal impact to the cultural significance of *Robertson Park & Archaeological Sites*; however, the dog fence and the community garden area may have potential archaeological impact.

The Heritage Council provided the following comments to assist the City of Vincent in finalising the Robertson Park Development Plan:

1. The synthetic surface colour to the tennis courts is to be 'Medium Green' to minimise visual impact.
2. A photographic archival record according to the *Guide to Preparing an Archival Record* is to be undertaken of the tennis shelters prior to their removal.
3. An historical archaeologist is to be consulted regarding the potential impact to extant archaeological evidence, and mitigation strategies are to be put in place where appropriate.

Upon endorsement of the final Development Plan, the Proposal and Heritage Impact Statement submitted to Heritage Council will need to be updated and reissued to the Department of Planning, Lands and Heritage for their consideration. This step would also be repeated at the Detailed Design Stage.

Draft Development Plan

Using the findings from research, site analysis and the initial consultation, the City has considered a broad range of options, culminating in the draft Development Plan presented in **Attachment 1**. The following elements have been proposed:

- Reduce specific single use tennis courts from 36 to 20;
- Introduce 3 multi-sports courts to include netball and basketball. These could sit outside the Tennis Centre lease area and be managed by the City. Multi-sport courts could be available for hire through an online booking system. This would allow for greater community accessibility;
- Upgrade tennis courts to acrylic hard court surfaces to create an ideal surface for coaching, junior development, winter and/or evening use;
- Upgrade court LED lighting;
- Upgrade Tennis Centre fencing and entrance;
- Remove the nine (9) tennis shade huts to ensure the courts comply with guidelines to allow competitions to be played at Robertson Park. Removal of the huts is supported by the Heritage Council;
- New community garden;
- New enclosed dog exercise area;
- New public open space turf area;
- New footpath through turf area;
- Upgrade of Heritage Wetland Trail Signage and inclusion of an interpretive sign outlining the Tennis Centre changes over time;
- Upgrade of playground;
- New public toilet; and
- Additional parking.

CONSULTATION/ADVERTISING:

The City will now present the Development Plan and its objectives to the wider community for feedback. This consultation is outlined in **Attachment 2**. Community consultation is a key element to ensure the Development Plan reflects the current and future needs of the community. The community consultation will occur through May and June 2021.

LEGAL/POLICY:

- Policy No. 4.1.5 – Community Consultation; and
- Public Open Space Strategy.

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to endorse the Draft Development Plan for public 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.
We have improved resource efficiency and waste management.*

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 physical assets are efficiently and effectively managed and maintained.

Sensitive Design

Our planning framework supports quality design, sustainable urban built form and is responsive to our community and local context.

Innovative and Accountable

Our resources and assets are planned and managed in an efficient and sustainable manner.

Our community is aware of what we are doing and how we are meeting our goals.

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

FINANCIAL/BUDGET IMPLICATIONS:

The proposed budget is shown in the tables below. Those items highlighted orange are eligible for external funding application.

Planning Requirements

Item	Cost	Budget
Detailed design	\$140,000	Operating Budget
Section 18	\$60,000	Operating Budget
TOTAL	\$200,000	

CourtsUpgrade, Renew & New

Item	Cost	Asset Type	Budget
14 tennis court resurfacing	\$155,000	Renew	New budget
6 grass court conversion to hard courts	\$225,000	Upgrade	New budget
LED lighting upgrade	\$215,000	Upgrade	New budget
Fencing and entrance	\$150,000	Upgrade	Existing budget
Shade Hut removal	\$20,000	Removal	Existing budget
Footpath	\$30,000	Upgrade	Existing budget
Root barrier	\$8,000	New	Existing budget
3 multi-sports courts	\$70,000	Renew	New budget
LED lighting on multi-sports courts	\$30,000	Upgrade	New budget
TOTAL	\$903,000		

Public Open SpaceUpgrade, Renew & New

Item	Cost	Asset Type	Budget
Public toilet	\$50,000	New	New budget
Playground upgrade	\$80,000	Renew	Existing budget
Heritage Wetland Trail Signage upgrade	\$15,000	Renew	Existing budget
Enclosed dog exercise area	\$40,000	New	Existing budget
Parking	\$120,000	New	New budget
Landscaping	\$130,000	New	Existing budget
Community garden	\$50,000	New	New budget
TOTAL	\$485,000		

The total project cost is currently estimated at \$1,588,000.

Through the recent State Election commitment, the City will receive \$100,000 for public courts at Robertson Park Tennis Centre. The City will receive these funds this financial year which will be attributed to the line items above relating to the 3 multi-sports courts and the LED lighting for these.

Additionally, the City will seek external funding opportunities where possible to allow for the implementation to occur in the medium term. This will ensure there are minimal gaps between each part of the development. The possible funding partners are listed below:

- Tennis Australia;
- Tennis West;
- Department of Local Government, Sport and Cultural Industries;
- Department of Planning, Lands and Heritage Council;
- Local Member for Perth; and
- Lotterywest.

COMMENTS:

Robertson Park is a vital community asset in providing sufficient community recreational and sporting opportunities. There is a need to retain and improve the quality of open space and sporting facilities in the local area to meet the growing community needs.

The next step in the project is to present the draft Development Plan and its objectives to the community for feedback and input into the plan to build on the initial key stakeholder consultation that has already been undertaken and considered in the draft Development Plan.

DRAFT DEVELOPMENT PLAN FOR COMMUNITY CONSULTATION



TYPICAL EXAMPLE OF PROPOSED COMMUNITY GARDEN AREA



TYPICAL EXAMPLE OF PROPOSED INSTALLATION OF 'MODUS' TOILET



TYPICAL EXAMPLE OF PROPOSED 'FENCED' DOG EXERCISE AREA



TYPICAL EXAMPLE SYNTHETIC TENNIS COURTS



TYPICAL EXAMPLE MULTI SPORTS GROUND

- LEGEND**
- PROPOSED SHARED PATH
 - EXISTING SHARED PATH
 - PROPOSED NEW TREES (SPECIES TO BE DETERMINED)

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CITY OF VINCENT
 244 VINCENT STREET LEESBURN, 6007
 TECHNICAL SERVICES

DATE	BY	FOR



DESIGNER	KYL	APPROVED
DRAWN	JOY	
CHECKED		
DATE		

PROPOSED 'PUBLIC OPEN SPACE (POS)' STRATEGY
 ROBERTSON PARK
 PERTH

TECHNICAL SERVICES
 DRAWING NO
3579-LP-01
 SHEET 1 OF 1, AD

ROBERTSON PARK DEVELOPMENT PLAN

COMMUNICATIONS PLAN

1.1. Background

The City's Public Open Space Strategy (POS Strategy), adopted by Council in December 2018, includes a key action to investigate and consider a Robertson Park Development Plan (Development Plan) in partnership with the State Government and Tennis West. The POS Strategy set out the following tasks:

- Consider community accessibility to high quality tennis court infrastructure;
- Retention and where possible improvement to existing tree canopy and shade; and
- Addressing Aboriginal and non-Aboriginal cultural history associated with the site.

At the Annual General Meeting of Electors on 29 January 2019, a motion was carried that the City initiate a Development Plan for Robertson Park. Following this, at the Ordinary Council Meeting on 5 March 2019, Council subsequently requested that the Chief Executive Officer consider timing and funding options for the proposed Robertson Park Development Plan within the City's Corporate Business Plan, Annual Budget and Long Term Financial Plan.

1.2. Project Scope

The Robertson Park Development Plan responds to community needs, and aims to maximise land use and improve community accessibility to sport and recreation activities. The plan will ensure consistency with the key actions in the Public Open Space Strategy to guide future use.

1.3. Purpose of Engagement

The purpose of this engagement is to ensure community feedback has been heard, understood and reflected in the Development Plan. During consultation we want to:

- Generate community and stakeholder understanding of the project including the past, present and future project context;
- Clearly communicate the opportunities and constraints associated with the site;
- Raise awareness and understanding of the project including past, present and future project context and the opportunities and constraints;
- Gain a deeper understanding of community and stakeholder values, issues and opinions of the identified opportunities and constraints;
- Ensure clarity around any information sought from the community and stakeholders;
- Manage the community conversation as much as possible and be a source of truth;
- Appropriately address community and stakeholder questions and issues, and
- Ensure timely, accurate, consistent, and coordinated information to all stakeholders.

1.4. Stakeholders

Sector	Stakeholders
Community	City of Vincent ratepayers City of Vincent Elected Members All community members Friends of Robertson Park Tennis Central Community Members who register interest in the project Frequent park users Claisebrook Catchment Group Robertson Park Artists Studio
Government	Heritage Council of Western Australia Department of Planning Lands and Heritage Department of Local Government, Sport and Cultural Industries Member for Perth State Member for Perth
Industry	Tennis West
Media	Local Newspapers (Perth Voice, Guardian Express, Stirling Times, The Post, Western Suburbs Weekly) The Western Australia The Sunday Times All media

ROBERTSON PARK DEVELOPMENT PLAN COMMUNICATIONS PLAN

2.0 Communications Plan

Phases	Level of Participation	Engagement Method	Target	Deliverables / Explanation	Responsible Team	Support Team	Timeframe
Stage 1: Visioning							
	Collaborate	Workshop	Elected members	<ul style="list-style-type: none"> • Visioning 	Policy & Place	N/A	February 2020
	Collaborate	Meeting with individual groups	Key stakeholders: - Friends of Robertson Park - Tennis Central - Tennis West	<ul style="list-style-type: none"> • Seek interest • Understand feelings and opinions on the site • Understand how the site can be improved • How the site is used • What they'd like to see on site 	Policy & Place	N/A	March – Dec 2020
	Collaborate	Meetings + Emails + Heritage Council	Department of Planning, Lands and Heritage – State Heritage Office	<ul style="list-style-type: none"> • Understand site constraints 	Policy & Place	N/A	May 2020 – Dec 2020
Stage 2: Present findings from visioning phase							
	Involve	Workshop	Elected Members	<ul style="list-style-type: none"> • Present findings from stage 1 and draft plan • Gain feedback on draft plan • Gain support to move forward to community consultation 	Policy & Place	N/A	February 2021
	Involve	Workshop	Stakeholders: - Friends of Robertson Park - Tennis Central - Tennis West	<ul style="list-style-type: none"> • Present Draft Development Plan • Gain Feedback (this will include what have we missed in the Draft Development Plan and what do you like in the Development Plan) 	Policy & Place	Marketing	May 2021
	Involve	Website/Survey	- Community members - Park users - North Perth Dynamites Netball Club - Claisebrook Catchment Group -Robertson Park Artists Studio - Bottle Yard Apartment Residents -Nyoongar Patrol - Dog walkers	<ul style="list-style-type: none"> • Further understand people's thoughts and feelings towards the site • Provide information • To understand opinion and perceptions of the Draft Development Plan • Understand if there are concerns that could be addressed 	Policy & Place	Marketing	May – June 2021
	Involve	Workshop	- Community members - Park users - North Perth Dynamites Netball Club	<ul style="list-style-type: none"> • Further understand people's thoughts and feelings towards the site. • Provide information • To understand opinion and perceptions of the Draft Development Plan 	Policy & Place	Marketing	May 2021

Phases	Level of Participation	Engagement Method	Target	Deliverables / Explanation	Responsible Team	Support Team	Timeframe
			- Claisebrook Catchment Group -Robertson Park Artists Studio - Bottle Yard Apartment Residents -Nyoongar Patrol - Dog walkers	<ul style="list-style-type: none"> Understand if there are concerns of the Draft Development Plan that could be addressed 			
	Involve	On-site engagement	- Park users	<ul style="list-style-type: none"> Further understand people’s thoughts and feelings towards the site. Provide information To understand opinion and perceptions of the Draft Development Plan Understand if there are concerns of the Draft Development Plan that could be addressed 	Policy & Place	Marketing	May – June 2021
	Involve	Flyers/Letter drop	- Local businesses - Local residents - Handouts on site	<ul style="list-style-type: none"> Provide information Request people to participate in the survey 	Policy & Place	Marketing	May – June 2021
	Involve	On-site signage	-Park users	<ul style="list-style-type: none"> Provide information Request people to participate in the survey and/or attend workshop 	Policy & Place	Marketing	May – June 2021
Stage 3: Present findings from Stage 2							
	Consult	Website/Survey	Community members who participated in stage 2, or if a group was not reached.	<ul style="list-style-type: none"> Consult to present the findings from stage 2, check that administration reflected the feedback provided 	Policy & Place	Marketing	June 2021
	Consult	Email	Community members who participated in stage 2, or if a group was not reached	<ul style="list-style-type: none"> Consult to present the findings from stage 2, check that administration reflected the feedback provided 	Policy & Place	Marketing	June 2021
	Collaborate	Meetings + Emails + Heritage Council	Department of Planning, Lands and Heritage – State Heritage Office	<ul style="list-style-type: none"> Present Draft Development Plan changes for approval 	Policy & Place	N/A	June – July 2021