

9.5 ROBERTSON PARK DEVELOPMENT PLAN

- Attachments:**
1. **Endorsed Robertson Park Development Plan**
 2. **Revised Robertson Park Development Plan**

RECOMMENDATION:**That Council:**

1. **APPROVES the revised Robertson Park Development Plan at Attachment 2; and**
2. **NOTES the revised project budget is proposed to be reflected in the 4-year Capital Works Program 2022/23 – 2025/26.**

PURPOSE OF REPORT:

To provide Council with an update on the Robertson Park Development Plan (Development Plan) implementation and the impact this has had to the Development Plan and associated budget.

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

- 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.

On 29 January 2019 at the Annual General Meeting of Electors, a motion was carried that the City initiate a Development Plan for Robertson Park.

On 5 March 2019 at its Ordinary Meeting, 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, following the Tennis Seniors’ Association of WA terminating its lease of the Robertson Park Tennis Centre, Council approved an Interim Management Arrangement (Agreement) with Tennis West. The Agreement is in holding over so is operating on a month-to-month basis with the intent to ensure tennis can continue on the site while the City assesses the condition of the site through the Development Plan.

On 14 September 2021 at its Ordinary Meeting, Council adopted the Robertson Park Development Plan. The Development Plan outlines the improvements to Robertson Park, identifying infrastructure upgrades that respond to community needs, whilst maximising land use and improving community access to recreation and leisure activities.

The Robertson Park Development Plan is included as a Strategic Project in the City's Corporate Business Plan.

DETAILS:

Since adoption of the Development Plan, detailed design has progressed.

A site and feature survey and quantity surveyor costing for the Tennis Precinct has been completed. Electrical engineering review and design and landscape specification and schedule for works is currently in progress. Civil/drainage review and design, an arborist survey and report and irrigation/reticulation design will commence following electrical design.

Approval is required under Section 18 of the *Aboriginal Heritage Act 1972* for the implementation of the Development Plan. The required consultation and application for consent was completed and lodged in July 2022. This is awaiting determination.

Administration has been actively seeking funding opportunities as outlined in the City's Advocacy Agenda, to assist with the implementation of the Tennis Precinct as outlined below.

Tennis West

Robertson Park was selected as the preferred venue by Tennis West for six clay courts they are looking to provide for tennis development in Perth. Currently, there is a shortfall of clay courts within the metro area and Tennis West are looking to address the shortfall.

The clay courts are being sought for high-performance junior athletes to train on. The courts would be used by the community outside of training hours.

The addition of clay courts would add additional use to the redevelopment of Robertson Park whilst providing the facility with a secondary surface that would suit performance and older generation players and support tournaments. Through the engagement process for the Development Plan, there were 18 suggestions requesting clay courts at the facility. Although suggested through community consultation the clay courts were not included in the Development Plan due to the implementation and ongoing maintenance cost.

The construction of the six clay courts would be fully funded by Tennis West, which includes court surface, lighting, and fencing. Resulting in the City no longer being required to fund the upgrade to six courts.

The proposed location for the clay courts is reflected as Courts 9 to 14 in the Development Plan (**Attachment 1 and 2**). This results in the following revision to the title of #1 of the Tennis Precinct on the Development Plan key:

Tennis courts – 18 ~~Acrylic~~ Green Hard Courts

The Tennis Centre configuration, lighting, fencing, and surface colour would remain the same. Other than the change in court surface, from hard court to clay, no other adjustments would be required.

The addition of clay courts at Robertson Park is beneficial to the development and growth of tennis in the community and allows for a more sustainable tennis centre.

Tennis West currently lease the Robertson Park Tennis Centre and sublease to a commercial operator. This arrangement has been successful at Robertson Park and Tennis West have expressed interest to continue this arrangement and the sublease to the commercial operator. Administration will discuss an extension of the lease with Tennis West and present a report to Council on this matter later this year.

Community Sporting and Recreation Facilities Fund (CSRFF)

The Department of Local Government, Sport and Cultural Industries (DLGSCI) offers the Annual and Forward Planning round annually to assist with projects above \$300,000. The maximum CSRFF grant awarded by the DLGSCI will be no greater than one-third of the total cost of the project, up to a maximum of \$2 million. The CSRFF grant must be at least matched by the applicant's own cash contribution equivalent to one-third of the total project cost, with any remaining funds being sourced by the applicant.

In some cases, funds provided by the DLGSCI do not equate to one-third of the project costs, and the applicants are advised to fund the shortfall. Any ineligible items are deducted from the eligible project cost. This may result in the funding eligible for the project being less than the amount requested. DLGSCI does not guarantee the full grant amount requested or the maximum level of funding will be received. The level of financial assistance offered is based on the overall significance of the proposed project, including the benefits provided to the community.

The City will be applying for \$1,274,701 of funding which equals one-third of the Robertson Park Tennis Centre Precinct cost. Based upon DLGSCI specific CSRFF criteria (rank and rate) this project is rated A – well planned and needed by the municipality.

Tennis Australia

In March 2023 the Tennis Australia National Court rebate funding program will open and Administration will submit an application. This funding program will fund up to 10 percent of the total project cost, up to \$200,000.

Election Commitments

The City has received \$100,000 from John Carey MLA to assist with the multi-sports courts at Robertson Park.

CONSULTATION/ADVERTISING:

The Development Plan was advertised from 12 May 2021 to 8 June 2021.

The following consultation methods were used to raise community awareness during the community engagement period:

- Letter to owners and occupiers within a 500m radius (2406 letters);
- City wide letter box drop outlining the City's projects available for consultation including Robertson Park;
- Email to previous respondents and other interested stakeholders;
- Dedicated project page on Imagine Vincent, providing opportunity to comment;
- Notices at the City's Administration Centre and Library;
- Notices on the City's website and social media posts; and
- On site signage.

The following consultation methods were used to seek community input:

- Online survey;
- Two pop up engagement sessions (20 May and 24 May 2021);
- One Community Workshop (23 May 2021);
- Two site visits to the dog exercise area (21 May and 22 May 2021); and
- City of Vincent Community Consultation Open Day (29 May 2021).

The reach of the online community consultation submissions are as follows:

- Survey participants – 245;
- Email submissions – 10;
- Total page visits – 1003; and
- Document downloads – 333.

Key stakeholders have been notified of the revised Development Plan.

LEGAL/POLICY:

The following relate to the Development Plan:

- Public Open Space Strategy;
- Reconciliation Action Plan;
- Heritage Act 2018;

- Heritage Regulations 2019;
- Tennis Australia National Court Surface Policy; and
- Tennis Infrastructure Planning (Planning, design and delivery resource).

RISK MANAGEMENT IMPLICATIONS

Low: It is low risk for Council to note the revised project budget as reflected in the 4-year Capital Works Program 2022/23 – 2025/26 and the revised Development Plan.

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.

Accessible City

Our pedestrian and cyclist networks are well designed, connected, accessible and encourage increased use.

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:

Following detailed design, the City sought an updated Quantity Surveyor costing for the Tennis Precinct to better inform the budget and funding applications. The updated implementation cost of the Robertson Park Development Plan is \$5,045,405. The increased cost of the plan is consistent with the inflation rate.

The updated project budget breakdown is below, including the grant funding mentioned above:

Stage 1	Budget	Renew or New	Grant Funding	Year
Multi Sports Courts	\$338,300	renew	\$206,600	22/23 & 23/24
Tennis Courts	\$1,488,600	renew	\$825,400	23/24
Tennis Centre Entrance – thoroughfare, shelters, hit up wall, half court and furniture	\$734,700	renew	\$200,000	23/24
Project Fees – preliminaries, design contingency, professional fees and escalation	\$1,091,205			23/24
Tennis Centre – repurposing tennis hut for entrance, verandah extension, additional picnic settings and bins, additional contingencies and professional fees	\$171,300	renew/new		24/25

Stage 2	Budget	Renew or New	Year
Leisure Park – nature play and exercise equipment	\$160,000	renew	24/25
Leisure Park – seating wall, picnic settings, bench seats and lighting	\$43,700	part renew/new	24/25
Leisure Park – wetland heritage signage upgrade	\$20,000	renew	24/25
Dog Park – paving, fences and seating wall	\$91,300	new	25/26
Public Toilet	\$250,000	new	25/26
Turf/Eco Area – turf/planting, trees, path and irrigation	\$518,000	renew/new	24/25 & 25/26
Turf/Eco Area - bench seats and public lighting	\$59,500	new	24/25
Community Garden	\$22,500	new	25/26
Fitzgerald Street Crossing	\$7,100	new	25/26
Public Art (1% of total project cost - percent for art fund)	\$49,900	new	25/26

COMMENTS:

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 caters for a diverse and growing community. 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.

The revised Development Plan has multiple long-term benefits which include but are not limited to:

- Creating a more financially sustainable tennis centre;
- Creating a shared use community facility;
- Creating a more sustainable tennis club network within Vincent;
- Allowing for additional sporting clubs to utilise community assets, which includes North Perth Dynamites Netball Club;
- Improving the site to be more environmentally sustainable;
- Reducing the City's water allocation by 1.7 percent due to the removal of grass tennis courts. This is inline with the City working towards a water reduction of 10 percent City-wide by 2028, as outlined in the Gngarara Ground Water Allocation Plan released by the Department of Water and Environmental Regulation;
- Protecting the heritage significance of Robertson Park and meeting the City's obligation as custodians of the site;
- Maximising funding opportunities; and
- Sustainable asset management.



ROBERTSON PARK DEVELOPMENT PLAN

PROPOSED UPGRADES

- New bench seat
- New picnic table
- New public rest room
- New public lighting
- Improved access to public car park
- 1** Paint existing pedestrian pathway along the laneway to help with its delineation
- 2** Include additional signage delineating the location of public car park

TENNIS PRECINCT

- 1** Tennis courts – 18 Acrylic Green Hard Courts:
 - Resurface 12 tennis courts (approx. 6,290m²)
 - Convert 7 existing grass courts to 6 hard courts (approx. 5,000m²)
- 2** Multipurpose courts – 4 Acrylic Green Hard Courts:
 - Resurface existing tennis courts to 4 multipurpose courts (approx. 3,042m²)
 - Entrance upgrade (pathway and landscaping)
- 3** New thoroughfare between tennis courts (10m wide and includes landscaped elements and shade structures from point 7 below)
- 4** Renew tennis court fencing
 - Perimeter fencing: Chainwire mesh (height 3,600mm)
 - Court divider fencing: Chainwire mesh (height 1,500mm at lowest point)
- 5** LED lighting for tennis and multi courts
 - Upgrade tennis courts No. 1-8 (34 x 350 LUX | 28 x 7.6m poles)
 - New lighting tennis courts No. 9-18 (40 x 350 LUX | 32 x 7.6m poles)
 - New lighting multipurpose courts No. 1-4 (13 X 250 LUX | 13 x 7.6m poles)
 - Utilise / relocate existing light poles where possible
- 6** Remove all existing shade huts (total 9 huts) and replace with the following:
 - 5 medium shade structures in new thoroughfare (7m x 4m)
 - Verandah extension to existing tennis building (approx. 150m²)
- 7** Trees and landscaping
- 8** Hitting wall (tennis)

TURF/ECO AREA

- 1** Converting 7 existing grass courts to turf and native landscaped areas (approx. 0.8 hectares)
- 2** New trees - natives (approx. 15) (tree species not identified)
- 3** New footpath (approx. 220m)
- 4** Rain Garden (native landscaped area used to capture stormwater runoff, treat water pollutants, and allow infiltration back into the ground).

DOG AND LEISURE PARK

- 1** Wetland heritage trial signage upgrade
- 2** Remove existing playground and exercise equipment and replace with new nature playground
- 3** New outdoor gym equipment
- 4** Footpath extension (approx. 60m)
- 5** Concrete retaining wall/bench (approx. 30m)
- 6** Public multi-sports half court (converted from tennis hard court)
- 7** Repurposed original tennis shelter
- 8** Hitting wall (soccer/multipurpose)
- 9** Community garden
- 10** Extend low level fence
- 11** New footpath and concrete space (path approx. 60m)
- 12** Concrete retaining wall/bench (approx. 20m)
- 13** Relocate fence 0.5m north to provide space for footpath
- 14** Extend footpath along Stuart Street (1.5m wide | approx. 172m long)
 - retain existing vegetation where possible
 - will likely result in the loss of 5 - 6 car bays (1 - 2 90-degree bays and 4 parallel bays)



Robertson Park Development Plan
176 Fitzgerald Street, Perth WA