



CITY OF VINCENT

ROBERTSON PARK DEVELOPMENT PLAN

AUGUST 2021

VINCENT.WA.GOV.AU

CONTENTS

PROJECT OVERVIEW.....	1
PARK UPGRADES	3
PARK UPGRADES – OTHER CONSIDERATIONS	11
APPENDIX 1: ROBERTSON PARK DEVELOPMENT PLAN.....	13



PROJECT OVERVIEW

Summary of Robertson Park Development Plan

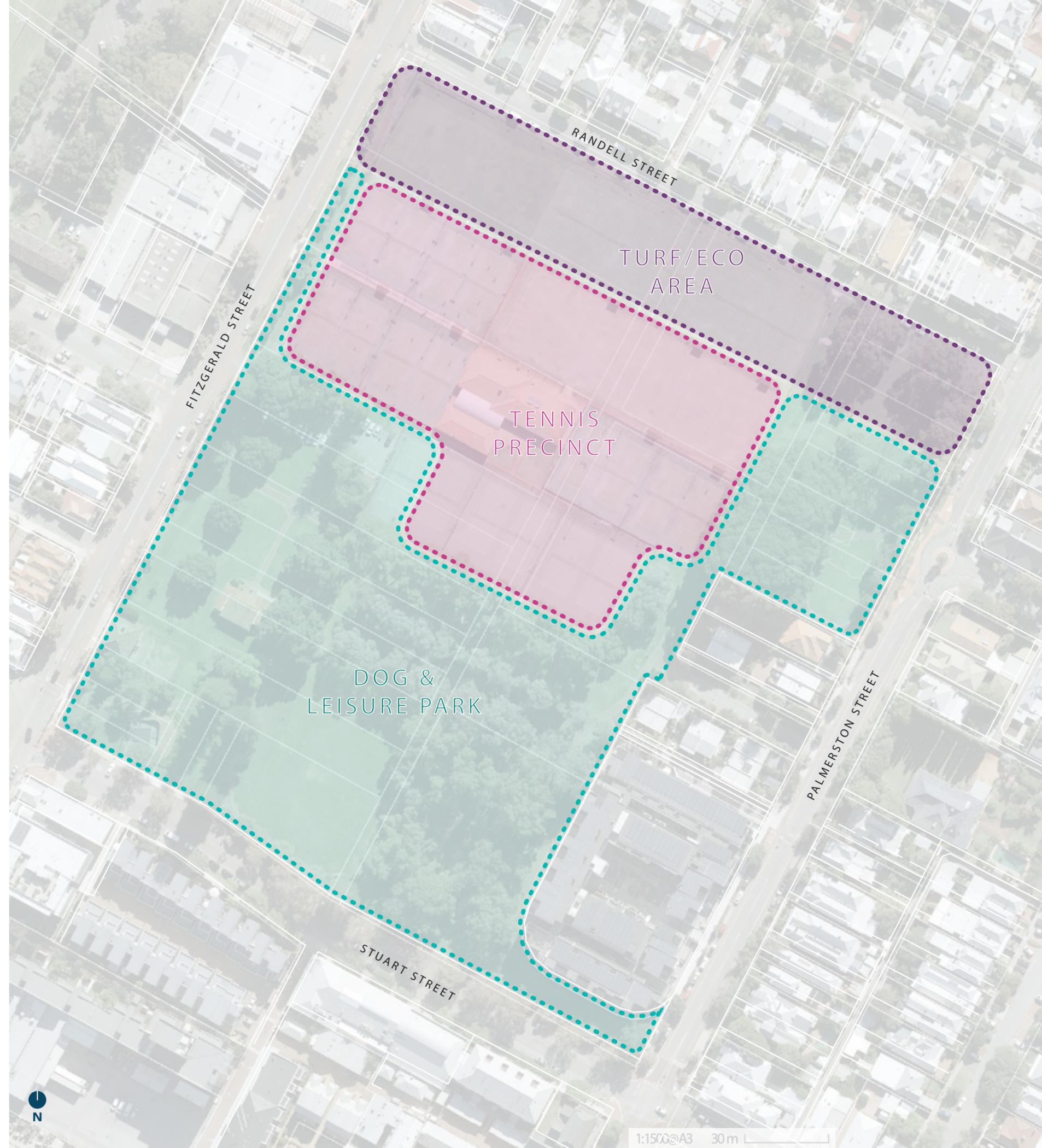
Robertson Park is classified as District Open Space in the City's Public Open Space Strategy (POS Strategy) with the purpose of accommodating a variety of uses. Currently this includes a tennis centre (32 courts), wetlands, Lee Hops Cottage, Halvorsen Hall, walking paths, play and exercise equipment 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 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 purpose of the Development Plan is to outline the direction for improvements to Robertson Park, identifying infrastructure upgrades which respond to community needs, whilst maximising land use and improving community accessibility to recreation and leisure activities.

Building on the community consultation findings on the draft Development Plan from engagement activities in May 2021, this report presents infrastructure upgrades and associated delivery costs for the Robertson Park Development Plan.

Project Zones

For communication and costing purposes, the site is described as three distinct zones as depicted in figure 1. These zones are based on the primary use and function of each area, however, do overlap in their function at the edge of each zone. The recommended upgrades are documented across each project zone in the following pages.



Project Zones

Reason for the Development Plan

The increasing density and population within the area emphasises the importance for public open spaces to encourage recreation, social inclusion, and interaction. There is a current need to retain and improve the quality of open space in the local area and meet growing trends for flexible and informal recreational opportunities, whilst also recognising the rich heritage and history of the locality. There is also a need for the City of Vincent to forward-plan for upgrades to the space through budget and costings to provide for a sustainable and staged approach to these changes.

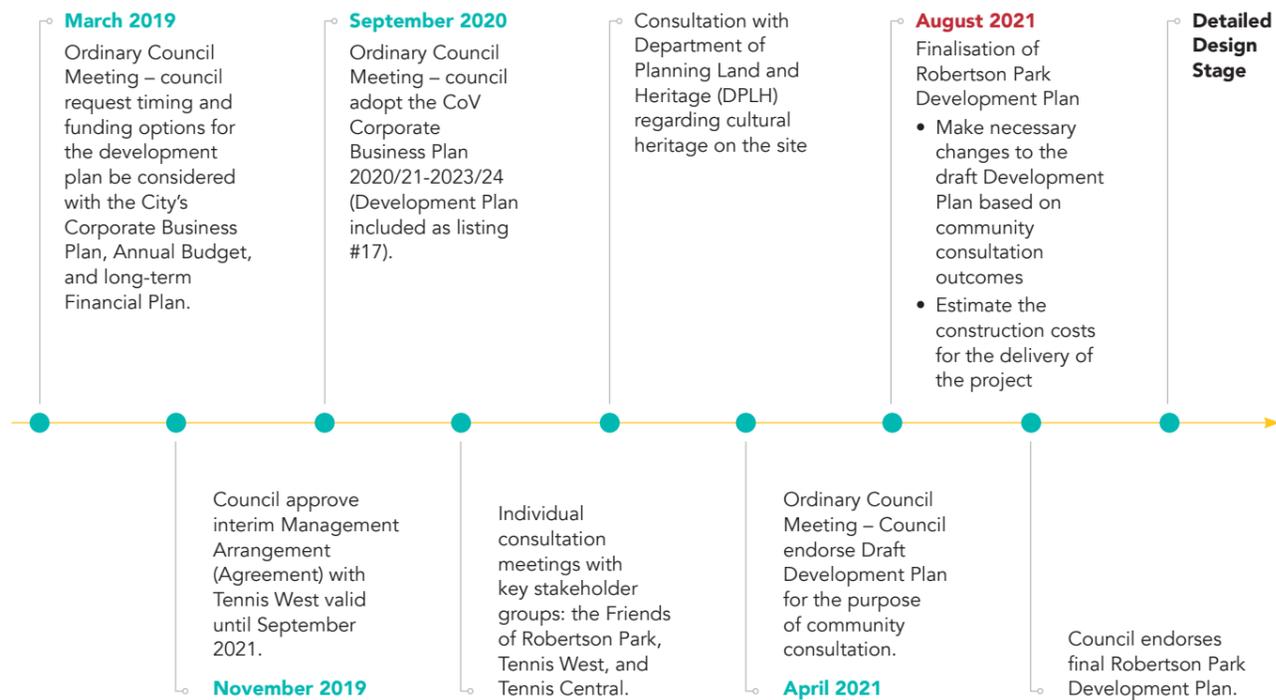
Tennis Area:

The clubrooms are in reasonable condition and are 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.

Through upgrading these courts, there is an opportunity to attract a self-sustaining lease holder of the tennis facilities that enables greater community use and access. This future lease holder could 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.

Process Undertaken

The following timeline demonstrates the project background, the engagement process undertaken to date, the steps taken in the preparation of the Development Plan and 'next steps' for the project going forward.

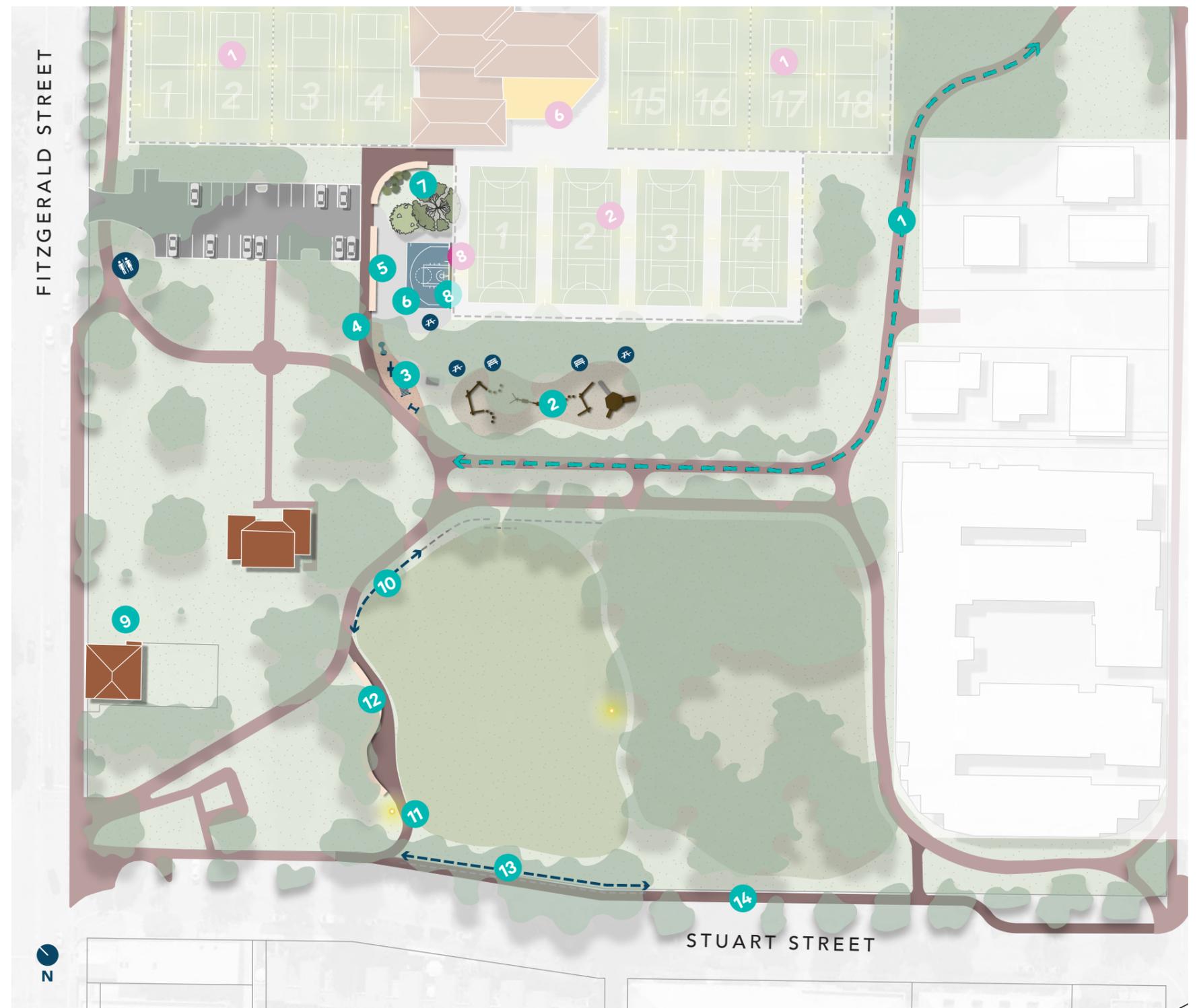


PARK UPGRADES

Dog and leisure park

-  2x new bench seats
-  4x new picnic tables
-  1 x new public rest room at the car park entry
-  2 x new public lights in the dog park area

- 1 Wetland heritage trail 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 (approx. 500m²)
- 10 Extend low level fence
- 11 New footpath and concrete space (path approx. 60m)
 - 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)
- 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)



Cost breakdown

DOG AND LEISURE PARK	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for Site Clearance	1	Sum	10,000	10,000
Allowance for wetland heritage trial signage upgrade	1	Provisional Sum	20,000	20,000
Allowance for removal of existing playground and exercise equipment	1	Sum	15,000	15,000
Allowance for replacing a new nature playground and outdoor gym equipment	1	Provisional Sum	135,000	135,000
Allowance for footpath extension	232	m ²	80	18,560
Allowance for new concrete wall/bench (seating)	37	m	1,500	55,500
Allowance for public multi-sports half court	140	m ²	155	21,700
Allowance for tennis shade hut repurpose and relocation		Provisional Sum		25,000
Allowance for soccer/multipurpose hitting wall (allowance included in Tennis Precinct cost breakdown)	-	-	-	-
Allowance for community garden	500	m ²	45	22,500
Dog Park				
Allowance for low level fence extension	24	m	150	3,600
Allowance for new footpath and concrete space	163	m ²	80	13,040
Allowance for concrete retaining wall/bench (seating)	33	m	1,500	49,500
Allowance for fence relocation	56	m	80	4,480
Allowance for footpath extension along Stuart Street	258	m ²	80	20,640
			TOTAL (\$)	414,520
OTHER ITEMS	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for new bench seat	2	No	4,000	8,000
Allowance for new picnic table	4	No	5,000	15,000
Allowance for new public rest room (no size or details)*	1	Provisional Sum	250,000	250,000
Allowance for new public lighting	2	No	7,500	15,000
TOTAL (\$)				\$293,000



Community garden



Half court and hit up wall



Dog park paved area and seating



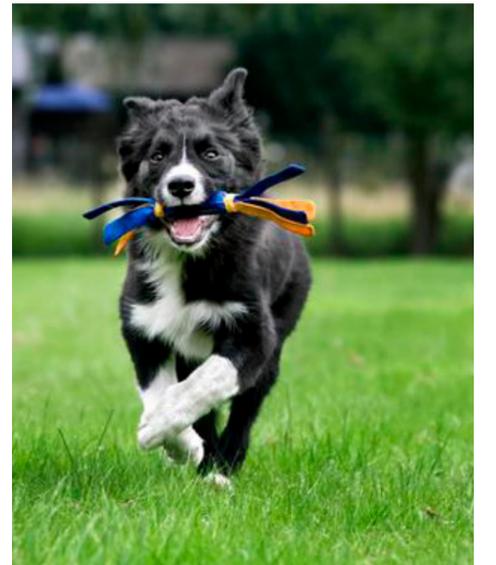
Nature Playground



Low level dog park fencing



Public Restroom



Outdoor gym

Tennis Precinct

CONCEPT

- 1 Tennis courts – 18 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)
- 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)



Cost breakdown

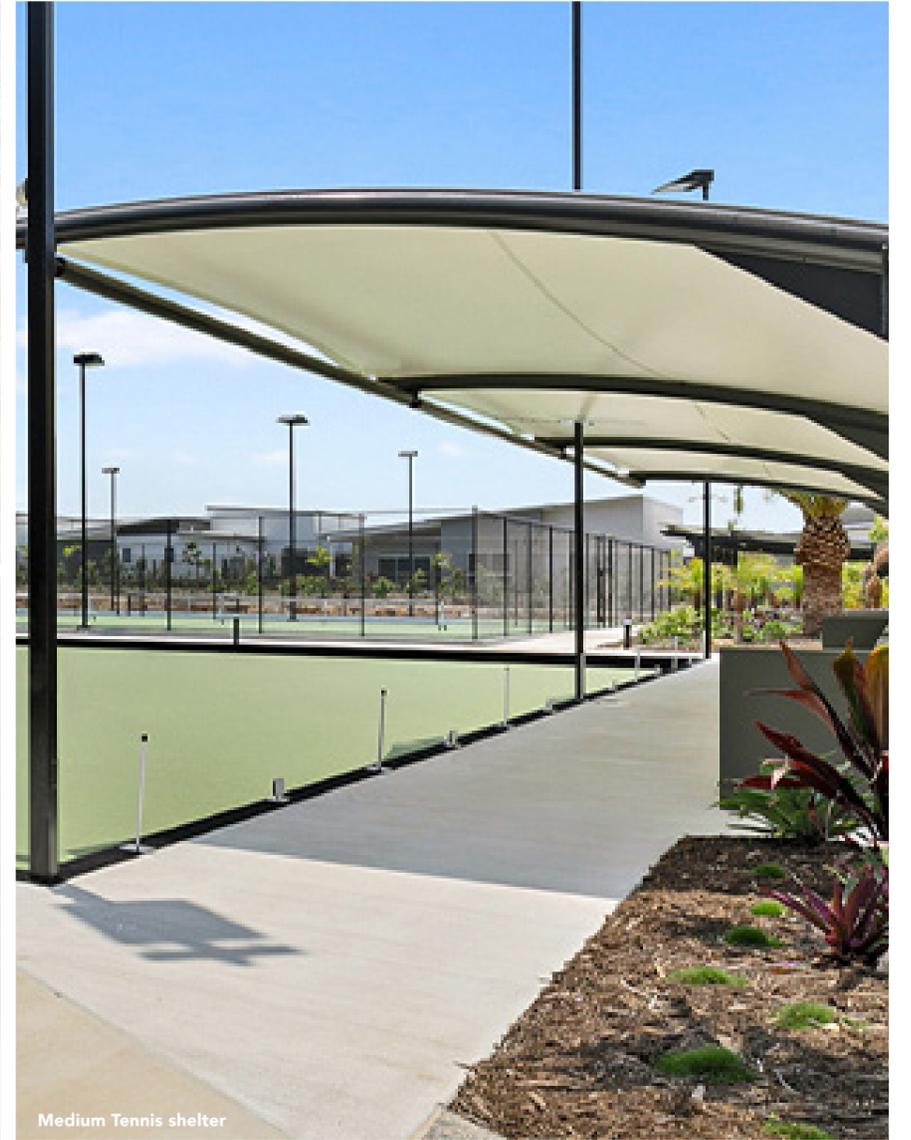
TENNIS PRECINCT	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for Green Hard Tennis Courts - Resurface existing; assume sub base remains (8 No)	4,393	m ²	25	109,825
Allowance for Acrylic Green Hard Tennis Courts - Convert grass - full sub base build up (10 No)	5,581	m ³	110	613,910
Allowance for Acrylic Multi-Purpose Courts - resurface existing; assume sub base remains	3,042	m ²	25	76,050
Allowance for Entrance Upgrade (Provisional allowance)	1	Provisional Sum	62,500	62,500
Allowance for new thoroughfare	1,319	m ²	150	197,850
Allowance for tennis court perimeter fencing (3600m high)	892	m	200	178,400
Allowance for tennis court divider fencing (1500m high)	240	m	130	31,200
Allowance for shade hut removal	9	No	1,500	13,500
Allowance for LED lighting upgrade to tennis courts 1-8	28	No	5,000	140,000
Allowance for new lighting to tennis courts 9-18	32	No	15,000	480,000
Allowance for new lighting to multipurpose courts 1-4	13	No	12,000	156,000
Allowance for new medium shade structure (7m x 4m)	5	No	15,000	75,000
Allowance for verandah extension	158	m ²	1,000	158,270
Allowance for trees and landscaping	1	Provisional Sum	20,000	20,000
Allowance for tennis hitting wall	38	m ²	200	7,500
			TOTAL (\$)	\$2,320,005



Large Tennis Shelter



Landscaping and natural shading



Medium Tennis shelter



Small Tennis Shelter



Tubular Tennis Court Fencing



350 LUX LED Tennis Court Lighting



Acrylic Green Tennis Courts



Multipurpose Courts - Tennis and Netball

Turf / Eco Area

CONCEPT

 3x new bench seats

 3 x new public lights

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).



Cost breakdown

TURF / ECO AREA (OPTION 2)	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for removal of grass courts including subbase (Details not clear)	4,405	m ²	8	33,038
Allowance for turf and native landscaped areas (assume 50/50 split); laid to site falls	4,405	m ²	50	220,250
Allowance for reticulation to above	4,405	m ²	10	44,050
Allowance for low level lighting	1	Sum	25,000	25,000
Allowance for new trees	15	No	2,500	37,500
Allowance for new footpath	731	m ²	80	58,480
Allowance for rain garden	1,662	m ²	75	124,650
			TOTAL (\$)	\$542,968

OTHER ITEMS	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for new bench seat	3	No	4,000	12,000
Allowance for new public lighting	3	No	7,500	22,500
			TOTAL (\$)	\$34,500



PARK UPGRADES – OTHER CONSIDERATIONS

Public Art Upgrade

Public art upgrades should double as interpretative signage for the Wetlands Heritage Trail. Current signage in Robertson Park is dilapidated and in urgent need of replacing. Making this a public artwork opportunity would increase the quality, aesthetic amenity and public appeal of the signage and allow for innovative, eye-catching signage that sits beautifully within the park environment as well as providing an educational function.

Artwork designs should reference the native flora and fauna of the wetlands, the shape and contours of the wetlands, and the Noongar stories and cultural significance associated with the wetlands.

Artwork opportunities include:

- Metal panels with interpretive information on one panel, artwork on others
- Sculptural works integrating the interpretive signage panel
- Use of laser-cutting to create shadow play and imagery
- Interpretive pathway artwork

Cost breakdown

Public Art Upgrade	Quantity	Unit	Rate (\$)	Total (\$)
Percent for Public Art	1.00%			42,611



Interpretive signage 4



Interpretive signage 3



Interpretive park bench



Interpretive signage 1



Interpretive signage 6



Pathway artwork



Interpretive signage 2



Interpretive signage 5

Fitzgerald Street Crossing

There is ample car parking available to the west of the site across Fitzgerald Street which is accessible via a laneway between Nos. 209 & 217 Fitzgerald Street. There is currently a pedestrian crossover aligned with the laneway which can facilitate accessibility, however further opportunities to improve and strengthen this connection should be investigated.

The laneway also delineates a pedestrian zone through a line painted on the ground (similar to a cycle lane), however, given the narrow width of the lane and limited sight lines, painting the existing pedestrian strip would assist with clearer delineation of the space.

Additional signage should also be considered in Robertson Park and the car park to assist with way-finding between the two points.

Cost breakdown

Fitzgerald Street Crossing	Quantity	Unit	Rate (\$)	Total (\$)
Allowance for painting existing pedestrian pathway	85	m2	25	2,125
Allowance for additional signage delineating the location of car park	1	Sum	5,000	5,000
TOTAL (\$)			\$7,125	



- 1 Paint existing pedestrian pathway along the laneway to help with its delineation
- 2 Include additional signage delineating the location of public car park



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 Green Hard Courts:
 - Resurface 12 tennis courts to acrylic hard courts (approx. 6,290m², nos. 1-8 and 15-18)
 - Convert 7 existing grass courts to 6 hard courts (approx. 5,000m², nos. 9-14)
- 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)



