



TOWN OF
VICTORIA PARK

Special Agenda Briefing Forum Notes – 2 December 2020



WE'RE OPEN
VIC PARK

Please be advised that a **Special Agenda Briefing Forum** was held at **6.30pm** on **2 December 2020** in the **Council Chambers**, Administration Centre at 99 Shepperton Road, Victoria Park.

Her Worship the Mayor Karen Vernon
3 December 2020

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1 About the Agenda Briefing Forum

The purpose of the Agenda Briefing Forum is to ask questions and seek clarity on the draft Ordinary Council Meeting agenda, in line with the Agenda Briefing, Concept Forum and Council Workshops Policy.

The meeting is open to all members of the public, except during the consideration of matters deemed confidential in line with the *Local Government Act 1995*.

Members of the public that are directly impacted by an item on the agenda may participate in the meeting through any of the following methods.

1. Deputation

A deputation is a presentation made by a group of between two and five people affected (adversely or favourably) by a matter on the agenda. A [Deputation Form](#) must be submitted to the Town no later than 24 hours prior to the meeting and is to be approved by the Chief Executive Officer.

2. Presentation

A presentation is a submission made by an individual affected (adversely or favourably) by a matter on the agenda. A [Presentation Form](#) must be submitted to the Town no later than 24 hours prior to the meeting and is to be approved by the Chief Executive Officer.

All others may participate in the meeting during the allotted Public Participation Time. While it is not required, members of the public are encouraged to submit their questions and statements in advance by [email](#) or by completing the [Public Question/ Statement Form on the Town's website](#). Please note that questions and statements related to an agenda item will be considered first. All those dealing with matters of a general nature will be considered in the order in which they have been received.

For any questions regarding the Agenda Briefing Forum or any item presented in the draft agenda, please contact the Governance team at GovernanceVicPark@vicpark.wa.gov.au

Disclaimer

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Any advice provided by an employee of the Town on the operation of written law, or the performance of a function by the Town, is provided in the capacity of an employee, and to the best of that person's knowledge and ability. It does not constitute, and should not be relied upon, as a legal advice or representation by the Town. Any advice on a matter of law, or anything sought to be relied upon as representation by the Town, should be requested in writing.

Noting that the Agenda Briefing Forum is only for the purpose of seeking further information on the draft Ordinary Council Meeting Agenda, and does not constitute a decision-making forum, any person or entity who has an application or submission before the Town must not rely upon officer recommendations presented in the draft agenda. Written notice of the Council's decision, and any such accompanying conditions, will be provided to the relevant person or entity following the Ordinary Council Meeting.

2 Opening

Mayor Karen Vernon opened the meeting at 6.30pm.

3 Acknowledgement of country

Acknowledgement of the traditional owners

Ngany yoowart Noongar yorga, ngany wadjella yorga. Ngany djerapiny Wadjak – Noongar boodja-k yaakiny, nidja bilya bardook.

I am not a Nyungar woman, I am a non-Indigenous woman. I am honoured to be standing on Whadjuk - Nyungar country on the banks of the Swan River.

Ngany kaaditj Noongar moort keny kaadak nidja Wadjak Noongar boodja. Ngany kaaditj nidja Noongar birdiya – koora, ye-ye, boorda, baalapiny moorditj Noongar kaaditjin, moort, wer boodja ye-ye.

I acknowledge the traditional custodians of this land and respect past, present and emerging leaders, their continuing cultural heritage, beliefs and relationship with the land, which continues to be important today.

Ngany youngka baalapiny Noongar birdiya wer moort nidja boodja.

I thank them for the contribution made to life in the Town of Victoria Park and to this region.

4 Announcements from the Presiding Member

4.1 Purpose of the Agenda Briefing Forum

The purpose of this forum is to provide an opportunity for Elected Members to ask questions and obtain additional information on officer reports in the draft Ordinary Council Meeting agenda. It is not a decision-making forum, nor is it open for debate.

Members of the public that may be directly affected by an item on the agenda can make presentations, deputations, statements, and ask questions, prior to the matter being formally considered by Council at the next Ordinary Council Meeting.

4.2 Notice of recording and live-streaming

All participation in the meeting will be audio recorded and live-streamed on the Town's website. The live-stream will be archived and made available on the Town's website after the meeting.

4.3 Conduct of meeting

All those in attendance are expected to extend due courtesy and respect to the meeting by refraining from making any adverse or defamatory remarks regarding Council, the staff or any elected member. No one shall create a disturbance at a meeting by interrupting or interfering with the proceedings through expressing approval or dissent, by conversing, or by any other means.

All questions and statements made by members of the public are not to personalise any elected member or member of staff. Questions and statements are to be directed to the Presiding Member, who may choose to call upon an officer of the Town, or another elected member, to assist with responses.

4.4 Public participation time

There are two opportunities to ask questions and make statements at the beginning and at the end of the meeting. Each public participation time will be held for 30 minutes. Any additional time must be by agreement from the meeting and will be in five-minute increments.

In line with the intended purpose of the Agenda Briefing Forum, questions and statements relating to an agenda item will be considered first. All others will be considered in the order in which they are received.

4.5 Questions taken on notice

Responses to questions taken on notice that relate to an agenda item will be presented in the officer report for the Ordinary Council Meeting agenda under the heading 'Further consideration'.

Responses to general matters taken on notice will be made available in the relevant Ordinary Council Meeting agenda under the section 'Responses to public questions taken on notice'.

5 Attendance

Mayor	Ms Karen Vernon
Banksia Ward	Cr Claire Anderson Cr Ronnhda Potter Cr Wilfred Hendriks Cr Luana Lisandro
Jarraah Ward	Deputy Mayor Bronwyn Iffe Cr Vicki Potter Cr Jesvin Karimi
Chief Executive Officer	Mr Anthony Vuleta
Chief Operations Officer Chief Financial Officer Chief Community Planner	Mr Ben Killigrew Mr Michael Cole Ms Natalie Martin Goode
Manager Governance and Strategy Manager Place Planning Place Leader – Urban Design, Place Planning	Ms Bana Brajanovic Mr David Doy Ms Ellie van Rhyn
Secretary Public liaison	Ms Natasha Horner Ms Alison Podmore

5.1 Apologies

Jarraah Ward	Cr Brian Oliver
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5.2 Approved leave of absence

Nil.

6 Declarations of interest

Declaration of financial interest

Nil.

Declaration of proximity interest

Nil.

Declaration of interest affecting impartiality

Name/Position	Cr Jesvin Karimi
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of interest	Impartiality
Extent of interest	<p>I tabled a petition on behalf of the Vic Park Raiders Football Club at an Ordinary Council Meeting dated 20th October 2020.</p> <p>I also have close friends who are active members of the Victoria Park Xavier Hockey Club.</p> <p>Finally I have friends who are active members of the Vic Park Raiders Football Club.</p> <p>During 2020 attended meetings with members of the Victoria Park Xavier Hockey Club, Vic Park Raiders Football Club, Friends of Higgins Park.</p> <p>I have also attended by invitation open days by Victoria Park Xavier Hockey Club and Vic Park Raiders Football Club.</p>

Name/Position	Mr Anthony Vuleta
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	<p>Former colleague at another local government in attendance to make a statement and ask questions tonight.</p> <p>Met with Victoria Park Xavier Hockey Club and Vic Park Raiders Football Club.</p>

Name/Position	Mayor Karen Vernon
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	<p>During 2020, I have held separate meetings with delegates of the Victoria Park Xavier Hockey Club, Victoria Park Raiders Junior Football Club, and Friends of Higgins Park during the Master Plan process, to discuss concerns each group expressed about the Master Plan process.</p> <p>By invitation, I also attended open days held by the Victoria Park Xavier Hockey Club at Fletcher Park for the start of the minkey grade hockey season, and the Victoria Park Raiders Junior Football Club at Higgins Park to start their season.</p>

Name/Position	Deputy Mayor Bronwyn Ife
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	I have attended events held at Higgins Park at the invitation of the Raiders Football club. I have attended meetings with members of the Friends of Higgins Park group to discuss the issues relating to the masterplan.

Name/Position	Cr Ronhhda Potter
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of interest	Impartiality
Extent of interest	During 2020, I have held separate meetings with delegates of the Victoria Park Xavier Hockey Club, Victoria Park Raiders Junior Football Club, and Friends of Higgins Park during the Master Plan process, to discuss concerns each group expressed about the Master Plan process. By invitation, I also attended open days held by the Victoria Park Xavier Hockey Club at Fletcher Park for the start of the minkey grade hockey season, and the Victoria Park Raiders Junior Football Club at Higgins Park to start their season.

Name/Position	Cr Claire Anderson
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	Have met and discussed the masterplan with both Victoria Park Xavier Hockey Club and Victoria Park Raiders Junior Football Club.

Name/Position	Cr Wilfred Hendriks
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	During time as Councillor have had discussions with Victoria Park Xavier Hockey Club about locations for a hockey turf in the Town. By invitation, I also attended open days held by the Victoria Park Raiders Junior Football Club at Higgins Park to start their season. My sons have played football for the Victoria Park Raiders Junior Football Club. Both the Victoria Park Raiders Junior Football Club and the Victoria Park Xavier Hockey Club have used the services of Photo Hendriks when I managed a company prior to 2012.

Name/Position	Cr Luana Lisandro
Item No/Subject	11.1 - Higgins Park and Playfield Reserve Masterplan
Nature of Interest	Impartiality
Extent of Interest	<p>I tabled a 'Petition of Electors of the Town of Victoria Park' from the Friends of Higgins Park at the Ordinary Council Meeting dated 20th October 2020. As I stated at the OCM 20th October 2020, I neither agreed nor disagreed with the petition and was solely presenting it. However, as I presented the petition it could be perceived by some that I may not be impartial on this matter.</p> <p>By invitation, I also attended open days held by the Victoria Park Xavier Hockey Club at Fletcher Park for the start of the minkey grade hockey season, and viewing of games of the Victoria Park Raiders Junior Football Club at Higgins Park to start their season as well as attended meeting with the Friends of Higgins Park.</p>

7 Public participation time

Cr Ronhda Potter left the chambers at 6.41pm and returned at 6.42pm.

Steve Walker, Bentley

1. Why were no additional masterplan options provided for options 4, 5 and 6?

The Manager Place Planning advised that the scope was reviewed and approved by Council in the November 2019 Ordinary Council Meeting. This was informed by a Recreational Needs Assessment.

2. Please elaborate on the comments on page 24 and 29 in the report referring to sporting field locations identified within the Public Open Space Strategy?

The Manager Place Planning advised that the Public Open space strategy is a goal post for potential additional sporting for some parks. Appendix C provides an analysis of the Town's public open spaces.

3. On page 26, point 14.a.iii, it claims some other places could accommodate synthetic hockey turf how do you justify this claim?

Mayor Karen Vernon advised that the intent behind the statement is that with further investigation and community engagement Council could look at potential options.

4. Made a statement not in favour of supporting the item recommendation and requesting Council to overturn the report.

Paul Kellick, East Victoria Park

1. Could you advise what measures the Town took to verify submissions?

The Chief Community Planner advised that the Town received 1,683 submissions, names and addresses were verified as well as any identification of any duplicates. Individuals were contacted for understanding checks. Fourteen submissions were deemed unverified and removed, leaving a remaining 1,669 accepted submissions.

2. Made a statement in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and expressed the importance of access of shared open space.

Mace Clarion, East Victoria Park

1. Made a statement in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and expressed concerns of environmental impacts if a synthetic turf was installed.

Andrew Neill, East Victoria Park

1. Made a statement in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and expressed the importance for a sense of community for the Vic Park Raider's Girl's Football team to play at Higgins Park.

Di Filmer, East Victoria Park

1. Made a statement in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and expressed that option 3 had the lowest residential impact.

Sally Matthews, East Victoria Park

1. Made a statement in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and expressed that option 3 had the highest fit for the outcomes of the master plan.

8 Presentations

Nil.

9 Deputations

Kristy McFarlane, Vic Park Raiders Junior Football Club

Presented a deputation supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan.

James Savundra, Vic Park Xavier Hockey Club

Presented a deputation with Paula Dick not in favour of supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan and urged Council to find a synthetic turf within the Town for hockey use.

Kate McCambridge, Friends of Higgins Park

Presented a deputation with Kristen Mamo supporting the recommendation for item 11.1 - Higgins Park and Playfield Reserve Masterplan.

10 Method of dealing with agenda business

Nil.

11 Chief Community Planner reports

11.1 Higgins Park and Playfield Reserve Masterplan

Location	East Victoria Park
Reporting officer	Ellie Van Rhyn
Responsible officer	David Doy
Voting requirement	Simple majority
Attachments	<ol style="list-style-type: none">01 - Higgins Park and Playfield Reserve Draft Masterplan [11.1.1 - 26 pages]02 - Public Submission Summary [11.1.2 - 32 pages]03 - Public Submission Comments and Responses [11.1.3 - 259 pages]

Recommendation

That Council:

- Acknowledges the submissions received during the public comment period.
- Endorses the Higgins Park and Playfield Reserve Masterplan based on the sporting configuration in option 3 to proceed to the Design Development stage.
- Endorses the Higgins Park and Playfield Reserve Masterplan to include the following in the Design Development stage:
 - Further investigation into the closure or shared use of Playfield Street between Ramsden Avenue and Etwell Street,
 - Further investigation into the closure or shared use of Fred Bell Parade from Hill View Terrace,
 - An extension of the youth zone, fitness equipment and ramped access on the embankment, as shown in option 3, and
 - A community play space, as shown in option 3, maximising the space available with the endorsed sporting configuration.
- Approves the Chief Executive Officer to list the Design Development stage of the project for consideration in the 2021/22 draft Annual Budget.
- Approves the Higgins Park and Playfield Reserve Masterplan to be included as an advocacy project.
- Requests the Chief Executive Officer to continue working with the Victoria Park Xavier Hockey Club to identify further partnership or location opportunities available, including through the implementation of the Public Open Space Strategy.
- Requests the Chief Executive Officer write to the stakeholder groups involved, thank them for their ongoing involvement and advise them of the next steps to come.

Purpose

For Council to endorse the Higgins Park and Playfield Reserve Masterplan as per the recommendation detailed in this report, acknowledge the public submissions received and approve the Town to proceed to the Design and Documentation stage of the project.

In brief

- A Draft Masterplan Report (the Masterplan) has been prepared for Higgins Park and Playfield Reserve by the consultant team, Place Laboratory and A Balanced View, together with the Town and the Design Reference Group (DRG), made up of community and stakeholder representatives. The Draft Masterplan Report is contained in Attachment 1.
- Following Council Resolution (498/2020) from the 15 September 2020 Ordinary Council Meeting, the Masterplan was advertised for public comment for a period of four weeks.
- 1669 public submissions were received and accepted during the public advertising period. The responses to these have been summarised in Attachment 2 – Public Submission Summary with responses to comments provided in Attachment 3 - Public Submission Comments and Responses. Three petitions have also been received.
- Council is now requested to endorse the recommended Masterplan, based upon the option configurations noted within the recommendation and approve the Town to proceed to the Design and Documentation stage of the project.

Background

1. Higgins Park, Fred Bell Drive and Playfield Reserve (the site) form an eight-hectare parcel of public open space situated within residential East Victoria Park near its southern border with St James. The site is regarded as one of the Town's main formal sporting facilities as well as a key amenity for the local community. Given the site's large land size and key role as a home for formal sport and recreation in the Town, consideration is being given to the future direction of the site and opportunities to maximise and modernise the formal and informal recreational offering of the site.
2. In 2018, the 'Higgins Park Master Plan' project was identified by Elected Members in the planning process for the Long-Term Financial Plan.
3. In June 2019, informed by a Business Case, Council endorsed the preparation of a Masterplan subject to a Recreational Needs Assessment (RNA) being prepared to inform the Masterplan scope. This RNA and Masterplan scope were reviewed, modified and endorsed in the November 2019 Ordinary Council Meeting.
4. In addition to core considerations to park amenity, three options for sporting configurations were identified in the scope. Each option is underpinned by the general principle to optimise recreational opportunities on the site through the consolidation of built infrastructure, allowance for multi-functional use, co-location and enhanced facilities.
 - a. Option 1: Investigation of the development of a synthetic hockey turf on the Hill View Terrace side of Higgins Park (in addition to an Australian Rules Football Oval).
 - b. Option 2: Consideration of adding two grass hockey pitches on the Hill View Terrace side of Higgins Park, in addition to the synthetic pitch.
 - c. Option 3: The development of a second oval for a complete football focus should the synthetic hockey turf be considered unfeasible*.
**unfeasible means that it is prohibitive spatially, financially or the impact on the community is considered unacceptable.*
5. In February 2020, Place Laboratory, together with A Balanced View, were engaged to deliver a design workshop process to work collaboratively with community and stakeholder members in order to develop the three Masterplan options.
6. A communication and engagement process, as received by Council in the March 2020 Ordinary Council Meeting, saw the project delivered in four stages:
 - a. Stage 1 – Analysis and Opportunity Identification, February to March 2020, including:
 - i. Broad community engagement;

- ii. Public Life Study and site analysis;
 - iii. Stakeholder engagement;
 - iv. Workshop 1 in person with DRG, investigating opportunity identification, site analysis, theme and objective setting exercises.
- b. Stage 2 – Exploration of Concept Options, April to May 2020, including:
- i. Workshop 2 with DRG on Your Thoughts and Zoom due to social distancing requirements, exploring objectives in more detail, investigating community elements and sporting configuration scenarios;
 - ii. Ongoing stakeholder and community liaison;
 - iii. Investigation into co-located Facilities.
- c. Stage 3 – Refinement of Concept Options, June to August 2020, including:
- i. Workshop 3 in person with DRG, interactive workshop to place community and landscape elements;
 - ii. Workshop 4 in person with DRG, presentation of draft Masterplan, questions, activity to review options against objectives, individual submission process;
 - iii. Ongoing stakeholder and community liaison;
 - iv. Creation of Draft Masterplan Report, Workshop 3 Summary and DRG Submission Report.
- d. Stage 4 – Public Comment and Council Resolution, September to December 2020, including:
- i. Council endorsement of the Draft Masterplan to proceed to public comment;
 - ii. Public comment period open for four weeks, 23 September to 20 October 2020;
 - iii. Council selection of a preferred option, December 2020.
7. During this public comment period, the following were received:
- a. 1683 submissions of which 1669 were accepted. 14 submissions could not be accepted as either no address was provided or the submissions were duplicates from one individual.
 - b. Three (3) petitions from:
 - i. Victoria Park Raiders Junior Football Club;
 - ii. Friends of Higgins Park; and
 - iii. Victoria Park Xavier Hockey Club.
8. The final scope of Stage 4 – Public Comment and Council Resolution is for Council to endorse a preferred option of the Masterplan.

Strategic alignment

Civic Leadership	
Strategic outcome	Intended public value outcome or impact
CL01 – Everyone receives appropriate information in the most efficient and effective way for them	An extensive, best practice and carefully designed communication plan was prepared and delivered to ensure community members, stakeholders and Elected Members were well informed throughout the project and public comment period through a variety of means.
CL02 - A community that is authentically engaged and informed in a timely manner.	Broad engagement with the wider community at the commencement of the project with regular project updates available. Authentic engagement with key stakeholders and local community through the DRG. Wide advertising of the public comment period through a variety of means and for an extended duration of time.

CL03 - Well thought out and managed projects that are delivered successfully.	The creation of a Masterplan for this location allows an improved outcome through a coordinated plan for the site rather than ad hoc facility upgrades.
CL04 - Appropriate information management that is easily accessible, accurate and reliable.	The delivery of the communications plan ensured that accurate, explanatory information was available to a wide catchment of the Town of Victoria Park community through a variety of means, making it accessible to all.
CL06 - Finances are managed appropriately, sustainably and transparently for the benefit of the community.	Improved efficiency and optimised usage of the site will ensure maximum social return and economic sustainability from this Town asset. This Masterplan will guide the long term use and development of the site, ensuring future expenditure on the site is directed through a coordinated approach based on contemporary, objective information.

Economic	
Strategic outcome	Intended public value outcome or impact
EC02 - A clean, safe and accessible place to visit.	Higgins Park services district level formal recreational needs as well as informal local use and must be of a high quality to ensure positive visitor experiences. The Masterplan improves public amenity, making the site more accessible and available to a greater number of community members.

Environment	
Strategic outcome	Intended public value outcome or impact
EN02 - A safe, interconnected and well maintained transport network that makes it easy for everyone to get around.	The Masterplan greatly improves the internal and external connections to and from the site. Making the site easier to get around by providing an accessible pathway network ensures the parks can be used by a greater number of the community.
EN05 - Appropriate and sustainable facilities for everyone that are well built, well maintained and well managed.	The Masterplan process aimed to explore the efficient use of the site and aspire to maximum recreational value being obtained from the resources dedicated to the facilities.
EN06 - Appropriate, inviting and sustainable green spaces for everyone that are well maintained and well managed.	The Masterplan options look to improve the existing community amenities at the site to modernise and widen the versatility of the offering. The Masterplan looks to improve the sustainability of the site by improved water management initiatives, increased canopy coverage and the removal of turf from many sloped boundary areas, to be replaced with local native vegetation.
EN07 - Increased vegetation and tree canopy.	The recommended Masterplan does not propose any tree removal, but proposed an additional 48 trees be planted. Additionally, each masterplan

	option also looks to reduce the turf along embankments, to be replaced with native planting.
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Social	
Strategic outcome	Intended public value outcome or impact
S01 - A healthy community.	The Masterplan will guide the redevelopment of the site providing improved formal and informal recreational opportunities, such as increased pathways and accessibility, fitness nodes, play areas and youth zones for use by the local community. These incidental fitness opportunities will aid in improving overall health of community members.
S02 - An informed and knowledgeable community.	Broad community engagement took place at the commencement of the project, with regular updates throughout. Community and stakeholder representatives have been involved in the design process through a series of workshops to influence the masterplan outcomes. The public comment period was advertised widely and for an extended period of time to ensure the community was informed on the opportunity to comment on the Masterplan.

Engagement

Internal engagement – Stage 4 only	
Elected Members	Presentation of public comment period outcomes at Concept Forum.
Project Management Office	Inclusion in project team, review of public comment outcomes, involvement, review and feedback on report and recommendation preparation.
Infrastructure Operations	Inclusion in project team, review of public comment outcomes, involvement, review and feedback on report and recommendation preparation.
Communications and Engagement	Inclusion in project team, implementation of communication plan, assistance in pop-up events and community engagement, response to public queries, review of key findings, involvement, review and feedback on report and recommendation preparation.
Strategic Assets	Inclusion in project team, review of public comment outcomes, involvement, review and feedback on report and recommendation preparation.
Street Improvement	Involvement, review and feedback on recommendation preparation.
Place Planning	Project lead, coordination of community engagement, pop-up events, response to public queries, review of public comment outcomes, identification of key findings, creation of report.
C-Suite	Presentation of public comment period outcomes at Concept Forum.

External engagement – Stage 4 only

Stakeholders	<ul style="list-style-type: none"> • Town-wide community • Local residents and ratepayers • Previously engaged participants • Passive users of the park • Millen Primary School community (parents, grandparents and carers) • Key Stakeholders <ul style="list-style-type: none"> • Higgins Park Tennis Club • Victoria Park Croquet Club • Victoria Park Raiders Junior Football Club • South Perth Junior Cricket Club • Carlisle Cricket Club • Victoria Park Returned Services League • Millen Primary School • Victoria Park Xavier Hockey Club
Period of engagement	Public Comment Period: 23 September to 20 October 2020
Level of engagement	Public Comment Period: 1. Inform 2. Consult
Methods of engagement	<p>Online engagement:</p> <ul style="list-style-type: none"> • Your Thoughts • Digital submission form • Q&A tool • FAQs <p>Written submission forms, available via:</p> <ul style="list-style-type: none"> • Your Thoughts • Administration and Library • Swan Care and Juniper aged care facilities • Pop up sessions • Posted to those requested <p>Pop up engagement:</p> <ul style="list-style-type: none"> • Eight (8) pop up sessions on site, at markets and at stakeholder organised events • Hard copy Masterplan documentation and submission forms at pop up sessions <p>In person:</p> <ul style="list-style-type: none"> • Emails and phone calls to enquiries • Meetings, emails and phone calls with stakeholders • Elected Members updates with project progress
Advertising	Digital

- Your Thoughts project page
- Your Thoughts eNews
- Website update
- TV sliders at the Administration building, Library, Aqualife and Leisurelife
- Organic social media
- Targeted digital advertising (including social media and Google ads)
- eVibe
- Email to DRG and previously engaged participants

Print

- Letter drop to within 1km radius of the park, covering both Town of Victoria Park and City of Canning
- On site signs on site, including large kedar edge banner sign on the corner of Creaton and Playfield Sts
- Posters and postcards placed at the Administration building, Library, Aqualife and Leisurelife
- Posters and postcards at Millen Primary School, RSL building, Higgins Park Tennis Club building and Higgins Park Club Room building
- Posters and postcards distributed to all stakeholders
- Ad in Millen Primary School newsletter
- Ad in Southern Gazette
- Hard copy Masterplan documentation and submission forms at Administration and Library
- Hard copy Masterplan documentation and submission forms at Swan Care and Juniper aged care facilities
- Hard copy Masterplan documentation and submission forms at pop up sessions
- Hard copy submission form posted to anyone who requested it

In Person

- Eight (8) pop up sessions on site, at markets and stakeholder organised events
- Email, phone calls and meetings as needed

Outcomes

- Organic social media content was viewed approximately 13,480 times and attracted 1,155 engagements.
- Digital advertising for the engagement were viewed approximately 230,060 times and attracted 1,350 additional visitors to the dedicated Your Thoughts project page.
- E-newsletters received an average open rate of 44% with ~28% of these readers clicking through to the dedicated Your Thoughts page.
- Your Thoughts attracted more than 6,800 visits to the project page, with over 2,700 'informed' visitors and 28 questions.

Submission summary

Public Comment Period: A total of 1683 digital and hard copy submission forms were received. Of these, 14 submissions could not be accepted as either no address was provided or the submissions were duplicates from one individual. **1669** submission forms were accepted.

Five (5) Masterplan specific questions were asked in this submission form, each relating to a different component of the Masterplan. Not all questions were compulsory. Numerical responses to these questions from all responses have been provided below. Visual representation of these responses, as well as responses based on suburb, can be seen in Attachment 2 – Public Submission Summary.

- What is your level of support for each of these approaches to Playfield Street?

Playfield St 1557 total responses	Option 1 (through traffic remains)	Option 2 (through traffic remains)	Option 3 (closed Ramsden - Etwell)
Strongly support	400	371	634
Somewhat support	220	251	132
Neutral	368	363	240
Somewhat oppose	72	84	120
Strongly oppose	479	466	413

- What is your level of support for these approaches to Fred Bell Parade?

Fred Bell Pde 1544 total responses	Option 1 (through traffic remains)	Option 2 (closed from Hill View Tce)	Option 3 (closed from Hill View Tce)
Strongly support	334	350	628
Somewhat support	219	347	312
Neutral	435	365	330
Somewhat oppose	140	90	64
Strongly oppose	396	376	194

- What is your level of support for these approaches to the embankment zone?

Embankment zone 1533 total responses	Option 1 (large)	Option 2 (small)	Option 3 (medium)
Strongly support	340	357	608

Somewhat support	323	331	282
Neutral	467	431	396
Somewhat oppose	70	75	63
Strongly oppose	317	318	164

- What is your level of support for these approaches to the Higgins Park playground?

Playground 1547 total responses	Option 1 (medium)	Option 2 (large)	Option 3 (small)
Strongly support	234	651	420
Somewhat support	391	173	248
Neutral	430	263	428
Somewhat oppose	106	87	161
Strongly oppose	366	357	266

- After considering the draft Masterplan, what is your level of support for the design options (sporting configurations)?

Sporting configurations 1662 total responses	Option 1 (shared)	Option 2 (hockey)	Option 3 (football)
Strongly support	501	539	950
Somewhat support	111	59	62
Neutral	31	22	55
Somewhat oppose	49	35	38
Strongly oppose	956	991	539

Petitions:

Three (3) petitions were received from:

1. Victoria Park Raiders Junior Football Club: 20 October Ordinary Council Meeting - A petition was presented asking Council to “keep the Victoria Park Raiders Junior Football Club at their long-standing home, Higgins Park, where they have a proud history and can continue to share the

- green public open space with the community by endorsing Option 3 of the Higgins Park Masterplan". The petition has 912 unverified signatures.
2. Friends of Higgins Park: 20 October Ordinary Council Meeting - A petition was presented by Cr Luana Lisandro asking Council to "maintain the existing green public open space and amenity of Higgins Park by rejecting the construction of a fenced synthetic hockey turf to ensure Higgins Park remains available and accessible to all members of the community". The petition was signed by 1,289 unverified signatures.
 3. Victoria Park Xavier Hockey Club: A petition was received 16 November 2020 asking Council to "support development of a synthetic turf field at Higgins Park, which will greatly benefit Town of Victoria Park's largest community sporting club and increase participation of the wider community – including local seniors". The petition was signed by 517 unverified signatures from the Town of Victoria Park and 1,487 signatures from outside the Town of Victoria Park, being a total of 2,004 unverified signatures.

The Town has not verified the signatures from these three petitions given the considerable time that would be required to do so.

Key findings

Summary of Submission Questions

Information used to determine these key findings can be seen in the Submission Summary above and in more detail in Attachment 2 – Public Submission Summary.

Playfield Street

Option 3, being the closure to vehicular traffic on Playfield Street between Etwell Street and Ramsden Avenue, received the highest level of support from all responders at 49%. This support was replicated in responses from all individual suburb locations with the exception of 'other' suburbs, being those outside the Town of Victoria Park. Support and opposition for Playfield Street approaches between options 1 and 2 were similar. It is possible that this is an outcome from the overall option preference of option 3.

Fred Bell Parade

Option 3, being the closure to vehicular traffic on Fred Bell Parade from Hill View Terrace, received the highest level of support from all responders at 61%. This support was replicated in responses from the Town of Victoria Park, from suburbs immediately surrounding the site (being East Victoria Park, St James and Bentley/Tech Park/Curtin) and from 'other' suburbs.

Interestingly, the closure of Fred Bell Parade in options 2 and 3 were very similar, differing only in parking configuration, yet the responses differed greatly. The largest response to option 2 was strongly oppose at 24%, while the largest response to option 3 was strongly support at 41%. It is possible that this is an outcome from the overall option preference of option 3.

Embankment Zone

Option 3, being the mid-size activation of the embankment between Higgins Park and Fred Bell Parade, received the highest level of support from all

responders at 58%. This support was replicated in responses from the Town of Victoria Park, from suburbs immediately surrounding the site (being East Victoria Park, St James and Bentley/Tech Park/Curtin) and from 'other' suburbs.

Support and opposition for the embankment zone approaches between options 1 and 2 were similar. It is possible that this is an outcome from the overall option preference of option 3.

Higgins Park Playground

Option 2, being the largest playground of the interchangeable elements, received the highest level of support from all responders at 53%.

Of specific suburbs, 49% of responses from the Town of Victoria Park supported option 2, as did 61% of responses from 'other' suburbs. Responses from suburbs immediately surrounding the site, being East Victoria Park, St James and Bentley/Tech Park/Curtin, supported option 3 at 48%, with option 2 at 46%.

Sporting Configurations

Option 3, being the football use configuration, received the highest level of support from all responders, being 61%. The number of 'strongly support' responses for option 3 are closely comparable to the number of 'strongly oppose' responses for options 1 and 2. Likewise for the 'strongly support' responses for options 1 and 2 and 'strongly oppose' responses for option 3. This is indicative that responders were either supportive of options 1 and 2, or of option 3, with very little cross over.

Support for option 3 increased when looking in to suburb specific responses. Support from responses from within the Town of Victoria Park suburbs was 74% (1096 submissions). Support from the suburbs immediately surrounding the site, being East Victoria Park, St James and Bentley/Tech Park/Curtin, was 83% (839 submissions).

Opposition for option 3 comes mainly from 'other suburbs', with 61% of responses from 'other' suburbs (566 submissions) selecting with 'strongly oppose' or 'somewhat oppose'.

Questions 1 – 4, being the interchangeable elements, received high proportions of 'neutral' responses, ranging from 15% to 30% of the responses. Question 5, being the sporting configuration, received very few 'neutral' responses, ranging from 1% to 3% of responses. Additionally, the 'somewhat support' and 'somewhat oppose' responses for this question was also low when compared to questions 1 – 4. The vast majority of responses to this question were either 'strongly support' or 'strongly oppose'. This is consistent with the summary of 'in-person' sentiment below, with the main interest with the Masterplan within the community being with the sporting configurations.

Summary from Submission Form Comments

From the 1669 accepted submission forms, 1268 comments were received, and are provided with responses in Attachment 3 – Public Submission Comments and

Responses. A number of key themes were identified in these responses. These key themes have been identified in the below table:

Key Themes	No. of comments	% of comments
Concern with loss of public open space	390	30.8%
Concern with fenced, synthetic turf	369	29.1%
Support for hockey club facility growth	347	27.4%
Concern with negative impact on football club	302	23.8%
Support multiple sports sharing the space (inclusive, efficient use of space, activates park)	206	16.2%
Concern with loss of trees/greenery	117	9.2%
Statement that there are enough local hockey facilities, ie Perth Hockey Stadium	105	8.3%
Concern with environmental impacts	93	7.3%
Concern with noise and light impacts	89	7.0%
Support for park development	87	6.9%
Concern with expense	80	6.3%
Concern with traffic and parking	56	4.4%
Support for hockey club to locate at another facility	38	3.0%
Don't want any change	32	2.5%
Concern about loss of dog exercise area	27	2.1%
Support for football club to relocate to another facility	18	1.4%

Summary of sentiment from 'in-person' interactions

Throughout the public comment period, Town staff had significant in-person interactions with community members. These interactions ranged from conversations at pop-up events, emails, phone calls and conversations with visitors to the Administration building.

A portion of these conversations involved Masterplan queries such as parking, the interface with the school, and potential road closures. However, the majority of these interactions revolved around two areas of concern, as below:

Relocation of the Victoria Park Raiders Junior Football Club. The response provided to this concern was that, should option 2 be selected as the preferred option, the next step for the Town would be to determine a suitable, alternative location for the football club that provided their needs.

Don't support a fenced, synthetic turf on the park. The response provided to this concern was to take this opportunity to have your say on the Masterplan options by completing a submission form.

Summary of sentiment through social media

The reach of organic social media posts was increased through sharing of these posts by stakeholders and community groups. The commentary on these posts was largely opposed the development of a synthetic hockey turf and the relocation of the football club.

Other engagement – Stage 4 only

<p>West Australian Football Commission</p>	<p>WAFC have confirmed their support for the Victoria Park Raiders Junior Football Club. They have stated, “we see the Higgins Park and Playfield Reserve Master Plan as a great opportunity to future proof the growth of the Vic Park Raiders to allow children who reside in the Town of Victoria Park engage with their local football club. The impact of Option 1 & Option 2 as outlined in the Higgins Park and Playfield Reserve Master Plan on a core community club within the town would be significant as outlined below;</p> <ul style="list-style-type: none"> • Option 1 would severely limit the capacity for the club to grow, limiting the ability to Town of Victoria Park residents to engage with the club • Option 2 would leave the club without a home, meaning there would be a significant reduction in junior sport participation • Option 3 would provide a secondary oval that allows for functional use and the ability for the club to continue to grow junior sport participation into the future.”
<p>Hockey WA</p>	<p>Hockey WA have confirmed that “Participation growth for the sport throughout the state is a key strategic driver and ensures the broader sustainability of our sporting communities. Equally, there is a need to ensure future facility infrastructure underpins this demand and Hockey WA is therefore working closely with all of our key partners and stakeholders including local and state governments. This will ensure that all future significant turf projects are in strategic alignment with the policy pre-requisites of the sport.”</p> <p>Additionally, they have stated that Perth Hockey Stadium is “oversubscribed during core training times. The inference that there is ample turf training time available is incorrect.”</p>
<p>Department of Education</p>	<p>The Department of Education reviewed the Draft Masterplan and confirmed they have no objections to any of the three options put forward. They have stated that “all options would incorporate traffic calming measures and additional</p>

	formalised car parking bays which would improve the pedestrian connection between the Master Plan site and the adjoining Millen Primary School Site”.
Water Corporation	Water Corporation provided information regarding a water pipe with an easement crossing the site from Playfield St (near the corner of Etwell Street) and Hill View Terrace. The project team were aware of this water pipe and easement, which have been considered in the Draft Masterplan.
Western Power	Western Power provided information regarding an easement to the high voltage power lines running the length of the site adjacent to Hill View Terrace. The project team were aware of these power lines and easement, which have been considered in the Draft Masterplan.
Victoria Park Raiders Junior Football Club	Numerous documents were received from the Victoria Park Raiders Junior Football Club, including: <ul style="list-style-type: none"> • A Family, Lifestyle and Sports Hub (FLASH) Concept Paper, with the intention to establish a Victoria Park community sporting association to become a lively community centre. The implementation of this paper would be dependent on option 3 being selected as preferred. • A petition with 912 unverified signatures asking Council to keep the Victoria Park Raiders Junior Football Club at their long-standing home, Higgins Park. • Copies of deputations made at various Council meetings. • The clubs position statement.
Friends of Higgins Park	Numerous documents were received from the Friends of Higgins Park community group, including: <ul style="list-style-type: none"> • A petition with 1,289 unverified signatures asking Council to maintain the existing green public open space at Higgins Park. • A ‘Turfs of Perth’ document identifying various synthetic hockey turfs in Perth, their relevant reserve size, fencing types, and proximity to residential properties. • A list of the questions asked and answered at various Council meetings. • Copies of deputations made at various Council meetings. • The community groups position statement.
Victoria Park Xavier Hockey Club	A petition with 517 unverified signatures from the Town of Victoria Park and 1,487 signatures from outside the Town of Victoria Park asking Council to support the development of a synthetic turf field at Higgins Park was presented by the Victoria Park Xavier Hockey Club.

Legal compliance

Not applicable.

Risk management consideration

Risk impact category	Risk event description	Consequence rating	Likelihood rating	Overall risk level score	Council’s risk appetite	Risk treatment option and rationale for actions
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Financial	Not adopting or implementing a Masterplan will result in ongoing renewal works required on site that will not be implemented with a strategic approach.	Moderate	Unlikely	Medium	Low	TREAT risk by adopting a Masterplan to guide required renewal works.
Environmental	Not applicable				Medium	
Health and safety	Not applicable				Low	
Infrastructure/ ICT systems/ utilities	Not selecting a preferred option will require the Town to undertake major renewal works on existing facilities to keep them functional as no future plan will be established.	Major	Unlikely	Medium	Medium	TREAT the risk by selecting a preferred option, allowing the Town to progress short-term renewal works aligned to a long-term plan.
Legislative compliance	Not applicable				Low	
Reputation	Significant public interest in the project is apparent through the public comment period. Not adopting the recommendation may result in reputational damage to the Town as it can be perceived that the Town is ignoring the community's aspirations for the site.	Major	Unlikely	Medium	Low	TREAT the risk by adopting the recommendation and delivering the masterplan alongside the community.
Reputation	Opposition from the Victoria Park Xavier Hockey Club to the recommendation.	Minor	Possible	Medium	Low	ACCEPT the risk and ensure the club that the Town will continue to work with the Victoria Park Xavier Hockey Club and Hockey WA to

		identify partnership and/or location opportunities available through the Public Open Space Strategy.
Service delivery	Not applicable	Medium

Financial implications

Current budget impact	Sufficient funds exist within the annual budget to address this recommendation.
Future budget impact	<p><u>Design and Documentation</u></p> <p>The next step for this project is to progress to Design Development. Funding for Design Development will be listed for consideration in the 2021/22 Annual Budget.</p> <p>Should the Design Development be endorsed by Council, further future funding for Detailed Design will be scoped and requested in alignment with a detailed staging plan.</p> <p><u>Construction</u></p> <p>The total estimated cost to construct the design proposed in Masterplan option 3, as shown, is \$13,735,000. This cost is a high-level estimate only made at the Masterplanning stage. It is noted that adoption of interchangeable elements from other options may effect this estimate. More accurate costings will be provided and aligned with staged construction in the next steps.</p> <p>These costs do not include the following items:</p> <ul style="list-style-type: none"> • GST • Project associated design, consultancy, management and approvals fees • Potential services relocation • All new service infrastructure, supply upgrades or headworks fee • New bore/s • Signage • CCTV • Establishment and maintenance • Artwork • Escalation • Additions, structural changes or internal alterations to RSL building • Works in Millen Primary School grounds

It is anticipated that the cost of implementing the Masterplan will be a combination of Town Funding, potential stakeholder contributions, and external funding sources. The split of these funding sources will inform a staged delivery approach.

Ongoing Park and Building Maintenance and Operating Expenses

Should the Masterplan be implemented, it is estimated that the park maintenance expenditure would increase from \$90,000 per annum to approximately \$130,000 - \$150,000 per annum.

Should the Masterplan be implemented, it is estimated that the building operating expenses (such as utility costs, cleaning etc) would increase from \$38,000 per annum to approximately \$50,000 - \$60,000 per annum.

Should the Masterplan be implemented, maintenance of the buildings across the site is expected to remain the same as it currently is, due to being a new facility. Whole of life costs will need to be considered and planned for in the future stages as this project progresses.

The proposed Masterplan accommodates upgrades to the site that would otherwise be required through future renewal projects. Should the Masterplan not be implemented, the functionality of some aspects of the site, such as spectator viewing areas, and the remaining useful life of the existing facilities, such as buildings, irrigation systems, carparks and playgrounds as they are currently, would need to be addressed. Upgrades to some of these elements will most likely be required in the coming years and would have significant cost impacts as renewal projects if not implemented through the Masterplan.

Analysis

9. Following the September 2020 Ordinary Council Meeting, the Town has implemented the extensive communications plan that was developed for Stage 4 – Public Comment of this project.
10. The public comment period commenced on 23 September 2020 and continued for four (4) weeks until 20 October 2020. This period included a digital, print and in person campaign that included eight (8) pop up sessions. Details on the methods of engagement and advertising utilised during this period are detailed in the 'External Engagement' section of this report.
11. This communications plan resulted in a highly aware community, as seen by the substantial interest received through Your Thoughts, as well as the number of submission forms and in-person enquiries.
 - a. During the public comment period, there were more than 6,800 visits to the project Your Thoughts page, with over 2,700 'informed' visitors (being those who downloaded a document, visited multiple project pages or engaged with a tool on the website) and 28 questions asked through the website.
 - b. Paid communications similarly resulted in an informed community with over 230,000 impressions on Facebook, Twitter and Google ads. Organic communications (not paid) also proved beneficial with over 13,000 impressions on Facebook, LinkedIn and Twitter. More information on the reach of this communications plan can be seen in the External Engagement section of this report.

- c. This communications plan led to the significant number of public comments (1669 accepted) made through the submission form.
 - d. Additional to the submission forms, three petitions with collectively 4,205 signatures were received.
12. The submission form asked five (5) questions relevant to the Masterplan, based on the sporting configurations and the four (4) interchangeable elements. The following looks to analyse the key themes of the public comment responses to these questions, together with the Town's analysis, to determine the final recommendation.

Sporting Configuration

13. **Key Theme from Public Comment:** The sporting configuration with the greatest level of support was the approach shown in option 3, being the football focused option including one senior and one junior football oval and two cricket ovals.
14. **Town Analysis:** In investigating the three sporting configurations, option 3 and the development of a second football oval was to be investigated should a synthetic hockey turf be considered unfeasible. In this instance, unfeasible refers to it being prohibitive spatially, financially or the impact on the community is considered unacceptable.
- a. Spatially: Through the creation of the Masterplan options, the spatial opportunities and restraints of the site were understood in more detail.
 - i. Option 1: It is apparent that while a synthetic hockey turf and a senior oval can be accommodated on the site, this is spatially very tight and may lead to conflicts between the two winter sports. Additionally, this option results in both the Victoria Park Raiders Junior Football Club and the Victoria Park Xavier Hockey Club being split across two sites each, which is not an ideal situation for the development of either club.
 - ii. Option 2: This option results in the existing user, the Victoria Park Raiders Junior Football Club, being relocated off site. Relocating this club is challenging and is likely to require additional masterplanning with appropriate levels of community engagement.
 - iii. Option 3: This option results in the Victoria Park Raiders Junior Football Club accommodating all training and games in one venue, while maximising the use of the oval space at Higgins Park with football use. There are other locations within the Town that could accommodate a synthetic hockey turf, subject to further analysis and the appropriate levels of community engagement.
 - b. Community Impact: As seen through the External Engagement section of this report, and supported in greater detail by Attachment 2 – Public Submission Summary, the overwhelming response to this public comment period has been support of sporting configuration option 3. This is particularly evident in responses from Town of Victoria Park suburbs and suburbs immediately surrounding the site. This sentiment has been supported by a number of petitions in support of option 3, as well as the sentiment shown through the majority of in-person interactions. While there was community support for the growth and development of the hockey club, the responses from community have identified major concerns regarding the loss of public open space, concern with a fenced synthetic hockey turf and concern with negative impact on the Victoria Park Raiders Junior Football Club. Given the response received during the public comment period, the Town deem that the impact on the community is considered unacceptable.
15. Considering the above, it is recommended that the Town proceed with the sporting configuration as shown in option 3.

Playfield Street

16. **Key Theme from Public Comment:** The approach to Playfield Street with the greatest level of support was the approach shown in option 3, being the closure to vehicular traffic on Playfield Street between Etwell Street and Ramsden Avenue.

17. **Town Analysis:** The Town supports the intent of all Masterplan options to:
 - a. improve the pedestrian connection between Higgins Park and Millen Primary School,
 - b. introduce traffic calming measures along Playfield Street between Etwell Street and Ramsden Avenue,
 - c. incorporate graphic treatments to the road surface to reinforce this zone as a pedestrian priority zone, and
 - d. allow for this stretch of road to be utilised for events.

The Town believes this could be achieved by either closing the road or creating a shared use along this stretch of road. To fully understand the impacts of this closure on the local traffic network, a traffic assessment is proposed for the next stage of this project.

18. It is therefore recommended that further investigation into the closure or shared use of Playfield Street between Ramsden Avenue and Etwell Street be undertaken in the next steps of this project, and be informed by a traffic assessment.

Fred Bell Parade

19. **Key Theme from Public Comment:** The approach to Fred Bell Parade with the greatest level of support was the approach shown in option 3, being the closure to vehicular traffic from Hill View Terrace.
20. **Town Analysis:** The Town supports the potential of this stretch of Fred Bell Parade to create greater cohesion between Higgins Park and Playfield Reserve. The Town recommend the impacts on the local traffic network of any closure be investigated in conjunction with the approach to Playfield Street.
21. It is therefore recommended that further investigation into the closure or shared use of Fred Bell Parade from Hill View Terrace be undertaken in the next steps of this project, and be informed by a traffic assessment.

Embankment Zone

22. **Key Theme from Public Comment:** The approach to the embankment zone with the greatest level of support was the approach shown in option 3, being the mid-size activation of the embankment between Higgins Park and Fred Bell Parade.
23. **Town Analysis:** The Town supports the option 3 approach to the embankment zone as it is integrated with the youth zone, extends activity up towards Fred Bell Parade and also provides universal access up the embankment.
24. It is therefore recommended that the approach as shown in option 3 be developed in the next steps of this project.

Higgins Park Playground

25. **Key Theme from Public Comment:** The approach to the Higgins Park playground with the greatest level of support was the approach shown in option 2, being the largest playground. This support was evident in all responses as well as responses from within the Town of Victoria Park. Responses from suburbs immediately surrounding the site supported option 2 and option 3 nearly equally.
26. **Town Analysis:** The size of the playground possible in this location is dependent on the sporting configurations and the space that is remaining once the sporting fields and multi-sport building are placed. The Town supports the playground approach that is best accommodated within the space remaining with the preferred sporting configuration.
27. It is therefore recommended that the approach as shown in option 3, while maximising the size of this playground within the space available, be developed in the next steps of this project.

Recommended Masterplan

28. The resulting recommended Masterplan includes:
- the sporting configuration in option 3;
 - further investigation into the closure or shared use of Playfield Street between Ramsden Avenue and Etwell Street,
 - further investigation into the closure or shared use of Fred Bell Parade from Hill View Terrace,
 - an extension of the youth zone, fitness equipment and ramped access on the embankment, as shown in option 3, and
 - a community play space, as shown in option 3, maximising the space available with the preferred sporting configuration.

Review against project objectives

29. The recommended Masterplan is able to achieve all objectives originally set in the business case for this project. Endorsed by Council in June 2019, the business case identified the following project objectives:

- Optimise regional active recreation opportunities on the site;
- Enhance and provide passive recreation amenity to the local community;
- Make public open space and Town assets work for the community;
- Align with and deliver on objectives of the Public Open Space strategy.

The business case also identified the need to:

- Maximise and modernise the recreational offering of Higgins Park.

30. **Optimise regional active recreation opportunities on the site:** Through the masterplan process, the spatial configurations of adding an additional winter sport to the site have been tested. Due to the reasons listed above, the Town has determined that these options are not feasible. While the option 3 sporting configuration does not add an additional sporting use to the site, it does allow the existing club on site to continue its current recreation delivery in one location, accommodate all night games that are currently being played elsewhere through upgraded lighting, and provide facilities to support the club to grow and develop in the future.

31. **Enhance and provide passive recreation amenity to the local community:** The recommended Masterplan provides a significant improvement on the passive recreation amenity to the local community. This includes all abilities and nature play areas, youth focus areas and embankment activation, use of Playfield Street for events, all ages fitness equipment, universally accessible pathways, improved connection to the RSL building, shade canopies, picnic tables, BBQ's, water fountains and bike racks.

32. **Make public open space and Town assets work for the community:** While the Public Open Space Strategy identifies the use of this site to remain as district level active recreation, through the Masterplan process it has become apparent that there is strong community sentiment for this site to also provide improved amenity for the wider community. The recommended Masterplan strikes a balance of active recreation for formal users and informal, passive uses for the broader community.

33. **Align with and deliver on objectives of the Public Open Space Strategy:** In relation to Higgins Park, the Public Open Space Strategy states:

- "Ensure ongoing use of this facility for Public Open Space for sporting use, as the site is currently very well utilised" – this has been achieved within the recommended Masterplan.
- "Achieve 30% Tree Canopy Cover" – Tree canopy cover will be calculated during Design Development once tree species are confirmed. However, the recommended Masterplan proposes an additional 48 trees be planted with no trees proposed to be removed.
- "Remove turf from sloped boundary areas and replace with locally native garden beds" - this has been proposed within the recommended Masterplan.
- "Install Smart Irrigation System" - this has been proposed within the recommended Masterplan.

- e. "Inclusion of infrastructure such as safe bike locks, lighting, water fountains and shelter" - this has been proposed within the recommended Masterplan.
- f. "Implement event strategy for the park to consider event activation opportunities and associated upgrades to infrastructure and management that would be required" – while an event strategy is outside the scope of this project, the recommended Masterplan proposes improved lighting, public facilities and site power access that will assist with event management.

In regards to Playfield Reserve, the Public Open Space Strategy states:

- g. "Achieve 40% Tree Canopy Cover" – Tree canopy cover will be calculated during Design Development once tree species are confirmed. However, the recommended Masterplan proposes an additional 48 trees be planted with no trees proposed to be removed.
- h. "Consolidate turf into single usable space and remove turf from under trees and in non-active areas, replace with native vegetation" - this has been proposed within the recommended Masterplan.
- i. "Incorporate adventure play facilities aimed at older children. Include supporting infrastructure such as shelter, seating and tables to support parent/carer use of the POS" - this has been proposed within the recommended Masterplan.
- j. "Implement community engagement program to encourage ongoing ownership of park, development of park infrastructure and to improve social and mental health of nearby residents" – this is outside the scope of the project but can be considered as the project develops.

34. Maximise and modernise the recreational offering of Higgins Park: The recommended Masterplan is able to achieve this in regards to both passive and active recreation. Passive recreation has been maximised through the introduction of all ages fitness equipment, introduction of universally accessible paths and increased opportunities for incidental fitness. The offering of active recreation is maximised as it is providing for users on a site already at capacity during the winter months, while formalising an additional junior football oval and introducing a second cricket oval. Active recreation will be modernised through the introduction of a centrally located multi-sport building accommodating all sports on site, improved spectator viewing areas for all sports, improved LED lighting and improved irrigation systems.

Continued Engagement with the Victoria Park Xavier Hockey Club

- 35. As the recommended Masterplan does not include a synthetic hockey turf, it is proposed that the Town continue working with the Victoria Park Xavier Hockey Club to identify further partnership opportunities. This will include, but not be limited to, working with Hockey WA, Perth Hockey Stadium, the Department of Local Government, Sport and Cultural Industries, and relevant local governments.
- 36. Further to this, there are locations identified in the Public Open Space Strategy that the Town believe could accommodate a synthetic hockey turf, subject to further investigation and community engagement.

Funding Opportunities

- 37. It is anticipated that the cost of the recommended Masterplan will be a combination of Town Funding, potential club contributions and external funding sources. The split of these funding sources will be dependent on the incremental staging approach.
- 38. The recommended Masterplan may be eligible for a number of grant opportunities, including:
 - a. Community Sporting and Recreation Facilities Fund from Department of Local Government, Sport and Cultural Industries (Stage Government) where priority is given to projects that lead to facility sharing and rationalisation.
 - b. Australian Football Facilities Fund from the Australian Football League (managed by WAFL), which support the provision of well positioned, welcoming, accessible, fit for purpose football facilities that support the game's strategic priorities.

- c. Community Development Grants Programme from the Department of Infrastructure, Transport, Regional Development and Communications (Federal Government), which support the construction and/or upgrade of facilities to provide long term improvements in social and economic viability of local communities. This grant program is by invitation only.

Next Steps

39. Should Council endorse the recommendation, it is envisioned that the following next steps will be undertaken:
 - a. Work with Victoria Park Xavier Hockey Club to identify further partnership and/or location opportunities available through the implementation of the Public Open Space Strategy;
 - b. Commence Design Development of the Masterplan, including:
 - i. a community engagement plan to further inform the design development;
 - ii. a strategic advocacy and communications strategy;
 - iii. Landscape design, play compliance, access and inclusion advice, feature survey, civil works, irrigation and drainage, grading and demolition, materials, plants and palettes, lighting design and traffic assessment;
 - iv. detailed Opinion of Probable Costs of landscape design;
 - v. a feasibility study to guide any refurbishment work to the RSL building;
 - vi. an assessment on the existing club room building to determine its suitability for renovation and extension, compared to rebuild;
 - vii. Architectural design, as needed;
 - viii. detailed staging plan informed by funding sources with incremental upgrades towards the Masterplan design;
 - ix. interim relocation plan for construction phase;
 - x. management model of the multi-sport facility developed with all relevant clubs.
 - c. Following endorsement of the Design Development, it is likely that the detailed staging plan will be utilised to deliver Detailed Design in a staged manner based on the priorities on the site.

Relevant documents

[Town of Victoria Park – Public Open Space Strategy 2019](#)

[Town of Victoria Park – Sport and Recreation Facilities Strategy](#) - received December 2013

[Higgins Park Masterplan Business Case 2019](#) – received June 2019

Questions and responses

Cr Ronnhda Potter

1. In regards to the recommendation point 6, can I please have more detail around how this will happen?

The Chief Community Planner advised that in terms of partnership with supporting Victoria Park Xavier Hockey Club where possible, the Town will work with Hockey WA, Perth Hockey Stadium, the Department of Local Government, Sport and Cultural Industries, and other local governments and request involvement in relevant projects. In terms of location opportunities the implementation plan for the Public Open Space Strategy is currently being developed, the Strategy identifies spaces that should be utilised for sporting use and the implementation plan will identify priority locations to be addressed. Scoping reports, masterplanning and engagement plans will be undertaken as necessary to determine future use.

2. Have we allocated any funds to support this process?

The Chief Community Planner advised no funds are currently allocated and that any investigation into location opportunities through the implementation of the Public Open Space Strategy will be subject to budget approval.

3. Have we placed a time frame around this process?

The Chief Community Planner advised that this will be considered during the detailed masterplan plan.

Mayor Karen Vernon

1. In relation to each of the zones, what are the main works required to be done?

The Chief Community Planner advised that in the western zone the main works are sports ovals and lighting upgrade, shared sports hub facility, circulation paths with community amenity such as play space and fitness nodes, and planting. In the central zone the main works are shared space with youth zone, embankment zone, fitness opportunities and planting. In the eastern zone, the main works are upgrades to RSL surroundings, Playfield Reserve playground and rationalisation of Fred Bell Parade.

2. In relation to the Opinion of Probable Cost estimates per zone, what is the estimated breakdown of costs of the main works identified in each zone?

The Chief Community Planner advised that the estimated cost in the western zone the sports upgrades, including lighting and fitness equipment is \$640,000; shared sports hub facility is \$3,325,000; surface treatment for paths and paving is \$580,000; the planting, mulching, soil preparation, irrigation is \$1,230,000; and the play areas is \$200,000. Other costs are attributed to

preliminaries, demolition and site preparation at \$700,000; furniture, structures and retaining walls at \$560,000; non sport related lighting at \$350,000; civil works at \$200,000; and contingency at 15%. The estimated costs in the central zone are shared space with youth zone and embankment zone at \$765,000; planting, mulching, soil preparation, irrigation at \$340,000; and sport related items at \$130,000. Other costs are attributed to preliminaries, demolition and site preparation at \$500,000; furniture, structures and retaining walls at \$430,000; non sport related lighting at \$140,000; and contingency at 15%. The estimated costs in the eastern zone are Playfield Reserve playground at \$130,000, upgrades to RSL surroundings at \$595,000; planting, mulching, soil preparation, irrigation at \$295,000; and surface treatment at \$220,000. Other costs are attributed to preliminaries, demolition and site preparation at \$530,000; non sport related lighting at \$170,000; civil works at \$50,000, and contingency at 15%.

3. What work within each zone is a priority for the current club users of Higgins Park – tennis, croquet, football, cricket, RSL?

The Chief Community Planner advised that each club are not in a position to respond to their priority for each zone without speaking to the wider club, however for their key priority for the overarching masterplan the Football Club have identified oval configuration and upgrades to oval lighting; the Tennis Club have identified new shared club facilities followed by spectator seating around the exterior of the courts; the Croquet Club have identified provision of shade for players; the Carlisle Windsor Cricket Club identifies club room facilities and closer to the cricket pitch to reduce walking time; the South Perth Junior Cricket Club identified priority on the western zone especially the second cricket pitch to allow two concurrent games; and the RSL have identified upgrades to the RSL building and the planting adjacent to the RSL.

4. Has the priority of work within each zone been identified, and if so, how is the priority of zones to be determined?

The Chief Community Planner advised that the individual priorities within each zone is proposed to be completed during the next stage of design development and will be done in collaboration between the Town and the clubs.

5. What is the approximate timetable to complete the work in each zone?

The Chief Community Planner advised that the time frame information will be available once the staging plan is created and is intended to be undertaken during the next stage of design development.

6. Where do the two children's playgrounds at Higgins Park rank on the Town's asset management replacement schedule?

The Chief Community Planner advised that the playground in Higgins Park is listed for replacement in eight years and the playground in Playfield Reserve for ten years.

7. Are either of these two children's playgrounds identified for upgrade in the current 5 year Capital Works Program, and if so, at what replacement cost?

The Chief Community Planner advised that both playgrounds are not currently listed on the 5 year Capital Works Program as both are intended to be upgraded through the masterplan project, which is listed on the Program. Playground audits are due to occur in the next 12 months, as well as updates to the Park and Recreation Asset Management Plan which may result in the works moving forward. The replacement cost for the playgrounds and softfall would be approximately \$80,000 each.

8. What is involved in the Design Development stage referred to in recommendations 2 and 3 – is it concept plans or detailed design or both?

The Chief Community Planner advised that it is detailed within paragraph 39b of the report and includes a community engagement plan; a strategic advocacy and communications strategy; landscape design, play compliance, access and inclusion advice, feature survey, civil works, irrigation and drainage, grading and demolition, materials, plants and palettes, lighting design and traffic assessment; detailed Opinion of Probable Costs; investigation into any refurbishment work and any architectural design as needed; detailed staging plan; interim relocation plan for construction phase; and a management model of the multi-sport facility.

9. What is the estimated cost of the Design Development stage?

The Chief Community Planner advised that it is estimated between \$150,000 and \$300,000.

10. Who will carry out the design development stage?

The Chief Community Planner advised that it would be an external consultant through a tender process and managed through the Town's Project Management Office.

11. Is there a benefit in exploring the issues in recommendation 3(a) and (b) with the stakeholders who use those services before including them in the design development stage?

The Chief Community Planner advised that the Town intends to engage with the stakeholders during design development stage and there is no consideration for prior inclusion in the design development stage.

12. What is the current membership numbers of each of the tennis, croquet, football, cricket and RSL clubs?

The Chief Community Planner advised that Victoria Park Raiders Junior Football Club have 455 members; Beverly Football Club have 25 members who use Higgins specifically; the Tennis Club have just over 100; the Croquet Club have 17 members; the Carlisle Windsor Cricket Club have 77 members with two teams using Higgins Park; South Perth Junior Cricket Club have 609 members; and the RSL currently have 137 members.

13. How much money has the Town spent on each of the facilities used by the tennis, football, cricket and RSL clubs in the last eight years?

The Chief Community Planner advised that for the RSL building capital expenditure is \$194,400 and maintenance and operating expenditure is \$56,900; the Higgins Park Clubroom Building capital expenditure is \$252,200 and maintenance and operating Expenditure is \$276,000; Higgins Park Tennis Club Building capital expenditure is \$55,400 and maintenance and operating expenditure is \$54,600; Higgins Park, including the recent upgrade to the tennis and croquet courts capital expenditure is \$676,000 and maintenance and operating expenditure is \$889,000 and Playfield Reserve capital expenditure is nil and maintenance and operating expenditure is \$260,000.

14. When will the Town be in a position to identify the amount of costs for all the works excluded from the estimated total on page 25 (potential services relocation, all new service infrastructure, new bore, signage, CCTV, maintenance, artwork, GST, project associated design & management fees contingency and escalation)?

The Chief Community Planner advised that more accurate costings will be provided and aligned with staged construction in the next stage of design development.

15. What reports could be provided to Council to assist in understanding the priority of any of the works in each of the zones in option 3?

The Chief Community Planner advised that reports include the Town's asset management plans for Property, Transport and Parks & Recreation (currently under review), the 5 year capital works program, the Public Open Space Strategy and reports of recent playground inspections.

Deputy Mayor Brownyn Ife

1. Referring to the Chief Community Planner's response for Mayor's question 3, you mentioned South Perth Junior Football Club do you mean South Perth Junior Cricket Club?

The Chief Community Planner advised that that is correct.

2. Is there any capacity at this stage to do urgent works needed, such as the lighting and oval upgrades?

The Chief Community Planner advised that there is an opportunity for staged development.

The Manager Place Planning advised that there would still be a requirement for design development for the configuration correct.

Cr Luana Lisandro

1. Could Town staff clarify what risk of funds the Victoria Park Xavier Hockey Club deputation refers to?

The Manager Place Planning took the question on notice.

2. In relation to the petitions, is it possible to include in the report information to reflect that Cr Jesvin Karimi tabled the Raiders Junior Football Club petition?

The Manager Place Planning confirmed it can be included in the report.

Further consideration to be added to the Ordinary Council Meeting agenda

1. Include information on what 'risk of funds' is being referred to from the Victoria Park Xavier Hockey Club deputation heard tonight.

2. Include information that reflects that Cr Jesvin Karimi tabled the Raiders Junior Football Club petition.

12 Public participation time

Leroy McDorman

1. Over what period of time and what was done for the works?

The Chief Community Planner advised that it was over the past eight years and took on notice what works took place.

13 Questions from members without notice on general matters

Nil.

14 Closure

There being no further business, Mayor Karen Vernon closed the meeting at 7.42pm.

I confirm these minutes to be true and accurate record of the proceedings of the Council/Committee.

Signed:
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Dated this: Day of: 2020