



CITY OF VINCENT

AGENDA

Late Reports

Council Briefing

26 February 2019

Time:

Location: Administration and Civic Centre
244 Vincent Street, Leederville

David MacLennan
Chief Executive Officer

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8 COMMUNITY ENGAGEMENT

8.1 LATE REPORT: DRAFT BANKS RESERVE MASTER PLAN EXTENDED PUBLIC COMMENT FEEDBACK

TRIM Ref: D19/4736

Authors: Wayne Grimes, Senior Community Projects Officer

Philippa Baker, Community Projects Officer

Authoriser: Michael Quirk, Director Community Engagement

Attachments: 1. Banks Reserve Masterplan Design Report [↓](#) 
2. Banks Reserve Masterplan Design Guidelines [↓](#) 

RECOMMENDATION:

That the Council:

1. **NOTES** the submissions received during the public comment period in relation to the Draft Banks Reserve Master Plan;
2. **ADOPTS** the Banks Reserve Master Plan and associated Design Guidelines as shown in Attachments 1 and 2; and
3. **AUTHORISES** Administration to consult with the Whadjuk Working Party and other relevant stakeholders regarding the potential renaming of Banks Reserve in accordance with the Policies and Standards for Geographical Naming in Western Australia.

BACKGROUND:

The draft Banks Reserve Master Plan was finalised in October 2018 and at the Ordinary Council Meeting on 13 November 2018 the City's Chief Executive Officer was authorised to advertise the Plan for public comment for a period of 14 days. At the Ordinary Council Meeting on 11 December 2018, it was resolved that Council:

- "1. *DEFERS* the motion from item 12.1 Draft Banks Reserve Master Plan – Public Comment Feedback until the Council Meeting on 5 February 2019 and Administration to advise respondents of the meeting date."

The public comment period was extended to 16 January 2019 although given the need to thoroughly assess submissions received during the public comment period it was not practical to present a Report to the Ordinary Council Meeting on 5 February 2019.

DETAILS:

During the extended public comment period between 14 December 2018 and 16 January 2019, several areas of interest emerged:

Flora and Fauna Impacts

Concerns were raised regarding the potential impact of any Reserve improvements on fauna inhabiting Banks Reserve. Administration acknowledges the importance of retaining flora and fauna within the Reserve, and can confirm that a detailed flora and fauna survey will be undertaken in consultation with the Department of Biodiversity, Conservation and Attractions prior to commencement of the detailed design phase to directly inform subsequent design and works phases. Key outcomes from this flora and fauna survey will then be included within the Master Plan Design Guidelines.

Multi-Purpose Court

There was a perception amongst some respondents that the proposed multi-purpose court was a full sized court that may attract significant usage. It should be noted that only a mini-court is proposed, and therefore the graphic within the draft Master Plan has been amended to provide greater clarity. The proposed mini-court is intended to be multipurpose to enable a range of modified activities including basketball and netball.

Active Zone and Oval Perimeter Path

Concerns were raised regarding the impact, and potential reduction, of open space that would remain within the Active Zone as a result of eco-zoning and installation of an oval perimeter path. The Active Zone is approximately 21,500 sqm and it is anticipated that the eco-zoning and pathway would utilise approximately 4,000 sqm leaving approximately 17,500 square metres of unrestricted open space. The proposed eco-zoning is considered essential to separate active zone users, including young children and dogs, from the main pathway that accommodates high numbers of cyclists. Eco-zoning also enables reduced groundwater use.

Dog Exercise Area

Banks Reserve is highly popular for dog walking and dog exercise, and concerns were raised that implementation of the Master Plan would lead to changes to the current ability to exercise dogs off leash. Administration can confirm that there is no intention to change or amend current activities and the Reserve will remain an approved dog exercise area where dogs are allowed off leash when the reserve is not being used for an approved activity.

Car Parking

Information was sought on the outcomes of the proposed Summers Street Car Park improvements, in particular, clarity of the number of parking bays being created. Administration can confirm that this car park is being formalised and upgraded to include 15 parking bays, one ACROD bay and one motor cycle bay. Comments were also received regarding the number, location and design of parking bays on Joel Terrace. These parking bays will be subject to detailed design upon the proposed demolition of Banks Pavilion and development of the Banks Plaza. The comments received will be further considered at that time and the car parking design will be subject to consultation with adjacent residents.

Banks Reserve Pavilion

Numerous comments were received regarding the current and potential utilisation of the Banks Reserve Pavilion. While the Pavilion has been assessed as being in 'fair' condition it does not meet current accessibility and public building standards. Many of the building components are rapidly nearing end of life with required works to bring the Pavilion up to a functional standard being extensive and costly. Approximately \$35,000 is spent per annum on building maintenance but this does not address the current accessibility or public building deficiencies. It is anticipated that these building maintenance costs will continue to increase over time as the building components reach end of life.

Administration has again assessed current Pavilion utilisation (2018 data provided below). While the facility occupancy rate is quite high this is primarily due to the existing Kiddies Learning Hub Pty Ltd Licence Agreement that expires on 28 June 2019. Facility occupancy is significantly lower when Kiddies Learning Hub usage is excluded.

Total Usage Hours (including Kiddies Learning Hub)	Occupancy Rate	Total Usage Hours (excluding Kiddies Learning Hub)	Occupancy Rate
2,427.5	43%	447.5	8%

Kayak Storage Shed

Queries were raised regarding usage and management of the proposed kayak storage shed. These specific arrangements are yet to be determined although Administration anticipates that a licence agreement would be established with the Perth Paddlers and Kayak Club with accompanying conditions.

CONSULTATION/ADVERTISING:**Public Comment**

The following table summarises the key feedback received during the entire public comment period including the initial 14 November 2018 to the 28 November 2018 period and the extended 14 December 2018 to 16 January 2019 period.

The following consultation methods were utilised to raise community awareness during the public comment period:

- Project page and online survey on the City's Engagement HQ portal;
- Posts on the City's social media channels;
- Public Notice in The Guardian and Perth Voice local newspapers;
- Direct emails to previous survey respondents, Project Reference Group and other stakeholders consulted during preparation of the Master Plan;
- Public Notices on the digital screens at the City's Administration & Civic Centre, Beatty Park Leisure Centre and Vincent Library & Local History Centre;
- Postcards delivered to all residents located within a 400 metre radius of Banks Reserve;
- Onsite signage at Banks Reserve; and
- Notice in the City's e-Newsletter.

The comments related to each of the Master Plan zones, as reported to Council at the December 2018 meeting:

BANKS PLAZA		
	Comments Received	Administration Response
1.	<p>Keep the existing hall or a new enclosed structure that could be used all year round and for a wider range of activities than the Plaza. There is plenty of open space in the Reserve for people to use. There are too few community halls as it stands. An unnecessary addition that will create a harsh unnatural zone.</p> <p>Maybe modernisation of the facility but really that's all. Is the removal of the facility only to justify the later building of the second stage.</p> <p>Toilet facilities should be updated.</p> <p>The proposed car park does not align with the objective retain and maintain natural features of the site or the use of subtle design features</p> <p>The graphic makes the toilet block seem to be the focus of the plaza. More work is needed to ensure that the toilets are an ancillary component and not the focus – possibly relocate them, out of the way but visible.</p> <p>There appears to be no justification for removing the existing facility.</p> <p>The approach is particularly puzzling given that the City has previously talked about the environmental benefits of adapting and reusing buildings.</p> <p>Do not understand how the well-used facility has become a problematic venue.</p>	<p>The existing community facility is nearing the end of its useful asset life and no longer compliant with accessibility requirements or current building standards.</p> <p>The Plaza is intended to facilitate improved activation including events, pop-up vendors and informal recreation. This partially sheltered space would be sympathetically designed to allow flexible use by the community. Consideration will also be given to ensuring the design adheres to Crime Prevention through Environmental Design principles.</p> <p>The proposed future car park remains subject to further feasibility and business case investigations.</p>

BANKS PLAZA		
	Comments Received	Administration Response
	<p>There is minimal support for demolishing the community hall and the toilets attached to the building.</p> <p>Looks great. A wonderful new community place.</p> <p>Some realignment of the existing car park could be undertaken at an early stage and this monitored to see whether there is an increase in the usage of the car park as the redevelopment progresses.</p> <p>The current buildings and toilet block need upgrading so very necessary work.</p> <p>The existing buildings and toilet facilities could have a spruce up and some improvements but to knock them down because the maintenance is too expensive is wrong.</p>	
2.	<p>More seating and BBQ's as well as a parenting facility within the toilet and an outdoor shower are required. Improvements to picnic tables and shade are required.</p> <p>More areas for family gatherings are supported.</p> <p>Important that more covered seating/BBQ tables are available for eating or other activities.</p> <p>Will there be bike repair stations?</p>	<p>The Master Plan proposes additional seating, BBQ amenities, a new toilet facility and improved shade within the Plaza area. The proposal for an outdoor shower can be considered during detailed design of the proposed toilet facility/kayak storage area.</p> <p>Bike racks and bike repair facilities will be considered within this zone.</p>
3.	<p>Install a small ferry capable jetty for future usage given the proximity to Optus Stadium and Claisebrook.</p> <p>The impact of beach erosion will need to be considered should river access by kayakers increase.</p>	<p>Both the Plaza and Boardwalk zones have incorporated opportunities for better access and to interact with and view the Swan River. Administration and the Project Reference Group identified these access options as less intrusive than a formal jetty.</p> <p>Consultation with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the detailed design phase will ensure necessary consideration and mitigation of any erosion implications.</p>
4.	<p>Concerned about the lighting level as this should be sensitive especially at night as it will affect both fauna and local residents.</p> <p>It is not in the interests of the Reserve to provide such lighting as it will only encourage anti-social behaviour. If lighting is upgraded it should be turned off by 8pm at night.</p> <p>Lighting along the dual use path to Summers Street is appropriate.</p>	<p>Throughout the Master Plan development and consultation process the safety of park users was highlighted as a concern and provided the basis for improved lighting.</p> <p>Consultation with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the detailed design phase will ensure necessary consideration and mitigation of any unintended fauna impacts.</p> <p>Lighting times can be managed to balance any adverse impacts for adjacent residents.</p>
5.	<p>Pop up container cafe looks rather small for the expected higher volume of people. A proper café or kiosk should be considered.</p>	<p>The proposed pop-up café has been identified as the most viable option and subject to commercial analysis may lead to a more permanent style facility in the future.</p>

BANKS PLAZA		
	Comments Received	Administration Response
	<p>Seating, umbrellas and shelter is required.</p> <p>Would be better to provide power and water connection for a trailer/movable coffee/restaurant van instead of the container so that more businesses could be assessed for viability. This could even be during summer evenings when special events are held at Banks Reserve.</p> <p>A pop up café is OK. I'm not in favour of a permanent café facility.</p>	<p>The Master Plan proposes additional seating and improved shade within the Plaza area.</p>
6.	<p>Duck faeces will need to be regularly removed from the hardstand and decking areas.</p>	<p>Noted. Effective asset management and maintenance of the reserve remains an important City responsibility.</p>
7.	<p>Not supportive of the proposed parking changes. Provide access for deliveries and ACROD permit holders but keep other motorists out.</p> <p>Local people should be encouraged to walk to the park and non-locals have access to public transport options.</p> <p>I do not support the retention of the existing car park. If the 'formal' part of the existing infrastructure is removed (i.e. demolition of the hall) then I don't see a need for this car park.</p> <p>The recently adopted POS Strategy has identified Banks Reserve as a "neighbourhood park" which is defined as having a catchment of a "10 minute walk". The masterplan should accept that is the adopted vision for the area – not a park that requires people to drive to it. If the POS Strategy is wrong, then change that, don't ignore it.</p> <p>The small carpark at this northern end should be limited to mainly ACROD parking and short-term parking for people dropping off equipment (for picnics etc.).</p> <p>There is considerable local opposition is to the building of a car park adjacent to the mud brick residences that adjoined the houses opposite Bream Cove in Joel Terrace.</p>	<p>Development of the Plaza area, including removal of the existing community pavilion, will provide the opportunity to realign the car parking bays and improve both safety and accessibility.</p> <p>The Master Plan focuses on improving existing car parking rather than significantly increasing car parking. As a 'neighbourhood' public open space it is agreed that walking and cycling access should be promoted.</p> <p>The reference in the POS Strategy that a neighbourhood park is a 10-minute walk is related to provision of public open space within that distance.</p>
8.	<p>Do not support decking area, prefer existing grass. This will introduce a trip/slip hazard, detract from the natural atmosphere and increase maintenance and cleaning costs.</p> <p>I would prefer to see more shade on the open deck nearer the river, not just around the toilets.</p> <p>Concern that the visuals presented in the Draft Plan seem to show the timber decking extending up to the beach which would mean some of the trees on the beach foreshore would need to be removed.</p>	<p>The portion of the Plaza area with proposed decking has somewhat limited area grass growth as it is underneath large trees which provide shade. The decking would allow the space to be better utilised while maximising the shade provided by the trees.</p> <p>Comment is noted and a balanced approach and appropriate action will be taken.</p>
9.	<p>Doubtful that kayak storage area will be used given the risk to damage to equipment and ease</p>	<p>The proposed kayak storage has been included in the Master Plan based upon consultation with</p>

BANKS PLAZA		
	Comments Received	Administration Response
	<p>of transporting equipment. Unless a club is involved kayak storage is unlikely to be used. Will there be a fee for kayak storage? Object to money being spent for the benefit of a small number of people.</p> <p>Kayak storage is not necessary when everyone who owns a kayak has the means to transport them home to their own private storage area.</p> <p>Kayaks and canoes mostly enter the river from the Summers Street end.</p> <p>Overall good ideas. One suggestion: many kayakers actually paddle surf skis. Surf skis are up to 6.5 m in length. Please consider making the kayak storage facility wide enough to accommodate this kind of surf ski.</p> <p>Like the concept of the Banks Plaza upgrade.</p> <p>I question if there is a need for canoe/kayak storage.</p> <p>The need should be established before embarking on providing canoe storage and river access.</p> <p>I'm not convinced that a canoe storage 'shed' is justified, and certainly not in the middle of the plaza.</p>	<p>a local club who currently use the Reserve and River. It is anticipated that the storage area will assist with growth of the club and opportunities for the wider community to engage in this recreational activity. The club will be required to enter into a licence/lease agreement with the City with associated costs and responsibilities.</p>
10.	Too close to residential dwellings, move to Summers Street end.	<p>The Plaza area has been proposed where the existing community pavilion is located. Relocation to the Summers Street end of the reserve is not practicable given the existing vegetation and is not consistent with consultation inputs during preparation of the Master Plan.</p>
11.	<p>Pop-up café is not required as people bring their own food and drink. This would not be viable except when there is an event/function at the Reserve.</p> <p>Improved drainage in the car park is required.</p>	<p>The pop-up café has been proposed to determine viability at the reserve.</p> <p>Any drainage issues will be dealt with during the Plaza detailed design and construction phases.</p>
12.	Not sure why the existing toilets would be demolished as a priority when the rest of the building is not proposed for immediate demolition.	<p>The poor condition and need to upgrade the toilets was identified as a high priority due to both safety and amenity concerns. A contemporary, modular toilet is proposed until construction of the new toilet facility is completed.</p>

BANKS PROMENADE		
	Comments Received	Administration Response
13.	<p>Ok if regenerated area left alone.</p> <p>The existing trees at the foreshore of the Banks Plaza area must be protected and retained, these are the trees between the river and the existing buildings and car parks in this location.</p>	<p>The Master Plan aims to maintain the natural environment while improving opportunities to access and interact with the river. Revegetated areas will be maintained where possible with additional plantings to replace any lost vegetation through the establishment of the boardwalk.</p>

BANKS PROMENADE		
	Comments Received	Administration Response
		Consultation with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the detailed design phase will ensure effective management of vegetation.
14.	<p>Support in general but unsure of the need for a 4-metre wide path and it is doubtful that the path can be widened without damaging the roots of mature trees.</p> <p>Love the idea of getting more vegetation along the path.</p> <p>Excellent upgrade to existing pathway.</p> <p>Good idea to separate commuters from dogs and pedestrians</p>	<p>The proposed widening of the path to 4 metres is to comply with Department of Transport standards as the path is classified as a Recreational Shared Path. This will assist with reducing conflicts between cyclists and pedestrians which was highlighted throughout the community consultation process as an issue.</p>
15.	<p>This will be a welcome improvement. Please ensure that the revegetation is no higher than half a metre as this will allow for river glimpses across the Reserve.</p> <p>Planting vegetation along the side of the path will increase congestion as at present people can move off the path onto the grass.</p> <p>Support the vegetation to provide a barrier between the open oval and the path and reduce conflict between cyclists and dogs and wandering children.</p>	<p>The low-level vegetation is proposed as a physical barrier to reduce conflict between dogs, cyclists and pedestrians while ensuring that sight lines and river views can still be achieved.</p>
16.	<p>The rumble zones may not be aggressive enough to slow cyclists so speed humps may need to be investigated.</p> <p>Cyclists do not have time to read signage when passing, however techniques are required to ensure they are aware when entering this shared space.</p> <p>Consider the cycle path should be routed to go behind the proposed toilets and cafe (away from the river) so that cyclists are not crossing where many pedestrians are walking. Since it is proposed to remove the existing building, this is the chance to redesign the area to remove the greatest problem.</p> <p>It is crazy having a bike path going through the active plaza.</p> <p>Conflicts because of the existing path alignment have previously been identified. It is a problem and will only get worse.</p> <p>Consideration was previously given to running the path between the building and Walters Brook, then through the car park. It was dismissed as there wasn't enough space next to the building and it would just lead to conflicts with people coming out of the toilets.</p>	<p>As the path is highly utilised by cyclists and such activity is encouraged, the use of speed humps is not the preferred method to reduce speeds. Path markings and rumble strips will indicate the area is a shared space and low level vegetation along the path will reduce crossing points and conflict zones. This will allow cyclists to move through the reserve while improving awareness of pedestrian activity.</p> <p>A separate pedestrian only path is proposed for around the oval.</p>

BANKS PROMENADE		
	Comments Received	Administration Response
	<p>If the southern side of the building was demolished then a viable option would be to route the cycle portion of the DUP to the west of the plaza and then along Walters Brook, while allowing the pedestrians to continue through the plaza.</p> <p>The objective should be to provide a safe path for cyclists rather than a speedy route for commuters.</p> <p>Good idea to use the reclaimed bush. The three points of access between the boardwalk and walking/riding path may result in more danger rather than minimising it. Possibly widening the path in this area to allow a separate bike/walking path would be more sensible.</p> <p>Ensure adequate signage and/or restricting measures are implemented to reduce speed of cyclists through this area.</p> <p>A wider path with a clearly marked bike/walking area is a good idea.</p>	

BANKS ACTIVE ZONE		
	Comments Received	Administration Response
17.	<p>Seating options and contained areas for families/children, including BBQ's, are required.</p> <p>The mini court and playground should be fenced so that dog owners can still exercise dogs without disturbing activity.</p> <p>The curved wall bench seating is not necessary. Individual bench seats would be a less obtrusive and cheaper option.</p>	<p>Amenities for families and children are proposed within the Active Zone. As Banks Reserve is an approved dog exercise area the upgraded playground will be fenced.</p> <p>The curved seating has been included to provide both a functional element and a barrier between other reserve activities. The design and cost of these elements will be further investigated during the Active Zone detailed design phase.</p>
18.	<p>Would like to see nature play areas like Braithwaite Park in Mount Hawthorn with wooden structures, no plastic elements, water play etc.</p> <p>Ensure that swings are provided and retain the roundabout as these are well used.</p> <p>The zone for younger children should be fenced due to the proximity to the dog exercise area.</p>	<p>The Master Plan Design Guidelines dictate that natural elements are to be utilised within the upgraded playground.</p> <p>Specific play elements will be identified through the Active Zone detailed design phase.</p>
19.	<p>Although there is a mention of the very popular dog exercise area there are no attempts to provide a specific area of interest to dogs such as sand for digging.</p>	<p>The need for dog specific elements was not identified during Master Plan consultation with feedback primarily relating to minimising conflict between dogs, pedestrians and cyclists.</p> <p>The broader Dog Exercise Strategy/Policy as identified within the City's Public Open Space Strategy will better inform the provision of such amenities throughout Vincent.</p>
20.	<p>Support in general but why there is no outdoor exercise equipment. The existing equipment</p>	<p>Upon investigating the quality, capital and maintenance costs and relatively low usage of the outdoor exercise equipment it was decided</p>

BANKS ACTIVE ZONE		
	Comments Received	Administration Response
	<p>provides little benefit but upgraded equipment would be highly utilised.</p> <p>Will the adult exercise equipment be returned/upgraded as this is well used and is an important and practical application for the health/wellbeing of the community.</p>	<p>not to include any upgrades within the Master Plan.</p> <p>As an alternative, other recreational opportunities including the mini court are proposed within the Active Zone.</p>
21.	<p>The oval path will provide an area for riding of bikes and scooters that will create conflict with dogs/dog owners.</p> <p>Adequate east west access across the site is already provided. The concrete pathway will only cause additional heat areas, reduce park usage for sporting activities and dog walking/play areas.</p> <p>The oval path reduces the size of the oval – high cost for no gain. It will interfere with the use of the goal posts and people running up and down the reserve slope.</p> <p>The path would diminish the serviceable area of grass and dissect the park from its bushland fringe. The Reserve is not large enough for this to be practical.</p> <p>There are drainage issues on the oval.</p> <p>Landscaping in general terms is supported with grass surfaces being managed to a higher horticultural and drainage standard.</p> <p>Concern the limestone path will limit the use of the bank.</p> <p>Space is lost for dog activity.</p> <p>I don't see the benefit of creating a track around the outside of the oval as it will reduce the grass area without adding any functionality.</p>	<p>The proposed oval path within the Active Zone is compacted limestone and purposefully designed for walking. The path directly responds to community feedback regarding conflict between pedestrian and cyclists and the need for a pedestrian only option.</p> <p>The primary purpose of the path is a recreational circuit for pedestrians that links to the Banks Boardwalk.</p> <p>A large, open grassed area has been retained to enable passive, unstructured recreation activities and dog exercise.</p> <p>The area identified as being prone to flooding and poor drainage has been identified for eco-zoning.</p>
22.	<p>There is no mention of an off leash dog walking and play area. This is currently a major use pattern of the oval and we are disappointed that there has been no allowance made for dog owners to exercise their dogs.</p> <p>I note that there is no specific acknowledgement that Banks Reserve is a dog off lead park. It is important that it remain such.</p> <p>This park is widely known as a dog exercise park. It is regularly used by hundreds of dog owners both local and visitors.</p> <p>Will there be dog facilities?</p>	<p>Banks Reserve will be maintained as a dog exercise area. The need for dog specific elements was not identified during Master Plan consultation with feedback primarily relating to minimising conflict between dogs, pedestrians and cyclists.</p> <p>The broader Dog Exercise Strategy/Policy as identified within the Public Open Space Strategy will better inform the provision of such amenities throughout Vincent.</p>
23.	<p>The removal of cricket nets and replacement with a basketball court will disadvantage children in the area. There is a full sized basketball court in Claisebrook Cove.</p>	<p>A basketball area already exists at Banks Reserve and the Master Plan identifies the opportunity to convert this to a multi-purpose mini court that can accommodate a broader range of modified, recreational activities.</p>

BANKS ACTIVE ZONE		
	Comments Received	Administration Response
	<p>Tennis hit-up wall and volleyball posts should be included in the active recreation spaces. The current basketball facility for shooting hoops is popular with children of all ages as it is not at full height.</p> <p>The intensity and space required for the Active Zone is of concern. There is limited space in this location for the basketball court. Please limit hard surfaces which may have a negative impact on tree roots.</p> <p>Looks good. It looks like the cricket nets are gone?</p> <p>Looks logical and inviting.</p> <p>There are basketball courts available for use less than a 3 minute drive away at Claisebrook cove, which hardly gets used.</p>	<p>The recently completed Public Open Space Strategy has identified a significant gap in the provision of recreational infrastructure for children and young people.</p>
24.	Access for food trucks and other vehicles for events appears restricted due to revegetation at reserve entry points.	Specific vehicle access requirements will be further considered and refined during the Active Zone and Banks Plaza detailed design phase.
25.	<p>The impact of 8,600 people from events is grossly exaggerated as most of the Optus Stadium users travel directly from the Windan Bridge to East Perth Station or up Summers Street.</p> <p>Very few people will use the path to cross the reserve when they can walk diagonally.</p>	<p>The pedestrian statistics have been sourced from the Public Transport Authority and it is acknowledged that many of these pedestrians will not necessarily access Banks Reserve. Although there remains an opportunity to provide pop-up activities on Optus Stadium event days to activate the Reserve.</p>
26.	<p>Remove the fire pit as it will only encourage anti-social behaviour late at night. Preference would be for a BBQ and seating area.</p> <p>The fire pit is a vandalism risk and the obscured area outweighs benefits. It presents a fire risk to the adjacent rubberized play area and natural foliage.</p> <p>Fire pit is a waste of space. They are banned for safety reasons.</p> <p>Is a fire pit feasible? It would be better to call it a talking circle rather than raise expectations that people can come along and have open fires.</p> <p>I'm concerned about the ongoing use and safety and maintenance of the planned fire pit.</p>	<p>Administration has investigated designs that allow the fire pit to be effectively managed and locked when not in use prior to inclusion within the Master Plan.</p> <p>The fire pit location was incorporated into the amphitheatre area in order to facilitate cultural activities and events at the Reserve</p>

WALTERS BROOK		
	Comments Received	Administration Response
27.	<p>More proposed desecration of a renewed natural environment that has been beautifully enhanced by recent planting.</p> <p>The bridge structure is unnecessary, a waste of money and would break up the replanted natural vegetation around the brook. The peaceful seclusion would be lost as with the bridge the brook becomes an annex of the car park.</p> <p>The Walter's Brook crossing is unnecessary and will damage the regenerated vegetation.</p> <p>Create nature learning area on Walter's Brook. It is important that activities consider all members of the community.</p> <p>Will it lose some of its appeal and go back to being a drain again?</p> <p>Good to see the waterway cared for as well as pedestrians.</p> <p>Extra bridge is a good idea.</p> <p>Great work. Support artwork, interpretive/culture story telling.</p> <p>The current bridge serves its purpose perfectly well.</p> <p>While the revegetation of the edges of Walters Brook are likely to provide some phytoremediation (Administration – technique using living plants to clean up air, soil and water) as mentioned in the report, it is limited due to the brook being quite straight through this section. If a small loop could be created, through which water would flow during low-flow conditions, with a straight-through path for high-flow conditions, not only would phytoremediation be increased, but this could also provide an interesting area for nature learning within the active zone.</p> <p>May be worth considering changing course of brook to slow the flow, to improve effects of planting.</p> <p>A beautiful living stream well designed and looked after a credit to the City of Vincent.</p> <p>I support the small bridge – easier access to toilets and reducing cyclist/pedestrian conflict.</p> <p>Good idea to create a second (pedestrian only - not for cyclists) crossing point.</p>	<p>The new crossing point at Walter's Brook is proposed to alleviate the current bottleneck at the existing crossing and provide a connection between the Banks Plaza and Banks Active Zone.</p> <p>A number of safety concerns associated with toilet access and poor sight lines were highlighted during Master Plan consultation. The bridge will assist with addressing these issues.</p> <p>Consultation with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the detailed design phase will ensure necessary consideration and mitigation of any flora and fauna impacts in addition to engagement and learning opportunities.</p>

BANKS BOARDWALK		
	Comments Received	Administration Response
28.	<p>Will damage the regenerated vegetation that has taken years to grow.</p> <p>Preservation of the riverine environment is important to limit disturbance to flora and fauna. The length of the boardwalk along the foreshore will be invasive.</p> <p>The boardwalk will encourage people going to the foreshore but some areas along the foreshore could be protected for water birds and other native fauna, minimising potential impacts from human usage.</p> <p>Improved river views are unnecessary as the path along the river gives plenty of river views. Consideration must be given to wildlife.</p> <p>Is this going to be an asset that is expensive and difficult to maintain.</p> <p>Why build an extra path next to the current path through vegetation, which helps frame the entire area.</p> <p>While a boardwalk will provide controlled access through the revegetation areas, I have some concerns that it may result in people (and particularly dogs) accessing the area, by leaving the boardwalk, and damaging the vegetation and disturbing wildlife.</p> <p>Don't destroy the trees, birds, artefacts that are living peacefully.</p> <p>Ensure no damage to plantings. Access to plants and water is the main attractor for this park. Good to see them so thoughtfully celebrated in this plan.</p> <p>Excellent use of raised deck to protect trees and make the water's edge more accessible.</p>	<p>The Master Plan aims to strike a balance between protecting vegetation while providing improved access and interaction with the river.</p> <p>Community feedback received during preparation of the Master Plan identified the riverside location and features to enhance interaction with the river as a major opportunity.</p> <p>Consultation with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the detailed design phase will ensure necessary consideration and mitigation of any flora and fauna impacts.</p> <p>As part of this detailed design, the City will ensure a flora and fauna survey is completed in conjunction with the Department of Biodiversity, Conservation and Attractions, which will inform detailed design, in addition to providing education and awareness opportunities.</p> <p>The City will consider maintenance and repair costs during detailed design and the selection of materials.</p>
29.	<p>Areas to easily launch kayaks, stand-up paddleboards etc. and more areas for picnics where children can access the river are supported.</p> <p>There is no specific mention of river access via a sandy beach so that kids/dogs can play.</p> <p>Worried about access to the beach and river.</p> <p>Looks good, must retain beach area as much as possible - for kayaking, wadding etc.</p> <p>Access to the beach area for kayaks is important.</p> <p>Good idea, as long as beach area is not affected.</p>	<p>The small, existing beach area on the foreshore is to be retained and both the Banks Plaza and Boardwalk Zones aim to enhance accessibility to the river. Additional amenities for families and children are also proposed within the Banks Plaza and Active Zones.</p>

BANKS BOARDWALK		
	Comments Received	Administration Response
30.	Concerned about the boardwalk surface as the steel mentioned will have holes which may negatively impact dog claws and paws.	The boardwalk remains subject to a detailed design phase and this concern has been noted for consideration given that Banks Reserve is a designated dog exercise area.
31.	Due to the number of people that fish here another extension to the river from the centre/crossing point of 'the bow' is preferable. By providing fishing spots it encourages people to look after the river.	This opportunity has not yet been captured within the Master Plan but aligns with the intent to improve access and interaction with the river. This concept will be further investigated with the Department of Biodiversity, Conservation and Attractions (River and Estuaries Division) during the Banks Boardwalk detailed design phase.
32.	Supportive of the boardwalk if people can walk through the area without compacting the ground. Existing amenity should still be maintained for cyclists. Pedestrians and bikes should be separated like in South Perth and Victoria Park. These arrangements work really well and there is nothing like that north of the river.	Multiple options to manage conflict between pedestrians and cyclists have been investigated during preparation of the Master Plan, including advice from the Department of Transport. Key design elements and options for the boardwalk and paths will be further investigated through the detailed design phase upon adoption of the Master Plan.

OVAL AND BANK		
	Comments Received	Administration Response
33.	Not planting out the bank area and along Joel Terrace seems a missed opportunity to replace the existing ugly fence. The opportunity has been missed to revegetate areas of the western bank with low-growing local species and some additional trees. Sometimes the wider benefits of beauty and biodiversity need to be considered over the loss of views for a small number of properties.	During preparation of the Master Plan local residents identified the importance of keeping the top of the reserve open to improve passive surveillance.
34.	Soccer and/or football goals posts should be installed.	The soccer goal will be retained. Further sporting infrastructure has not been included in the Master Plan as there is a focus on spaces and amenities to support passive recreation activities.
35.	A set of stairs or path leading up to Westralia Street from the southern side of the bank to provide access towards East Perth station should be included. Better access from the road would be good, possibly down one side of the bank.	Additional access points were investigated during preparation of the Master Plan, however the steep gradient would require a significant infrastructure solution. A pathway from Joel Terrace near the playground is preferred due to the more gradual incline.
36.	The soccer goals are well utilised but will be negatively impacted by the oval path. Barriers may be required so that cyclists, walkers and joggers are not hit with balls. The goals with the hill behind work well so the ball rolls back.	The soccer goals will be retained, however at the time of the oval path construction they may be relocated or redesigned if the current location causes conflict.

NEW FACILITY OPPORTUNITY		
	Comments Received	Administration Response
37.	Unnecessary waste of money and will impact residents overlooking park. The new facility should not be on Joel Terrace. It would be better placed at the Summers Street	The new facility opportunity remains subject to future feasibility and business case investigations, and envisaged to be a potential future stage of the Master Plan.

NEW FACILITY OPPORTUNITY		
	Comments Received	Administration Response
	<p>end, as would the plaza. The location of the new facility will require more discussion with the community.</p> <p>The existing building should be retained and renovated as it has potential for use by a broad section of the community.</p> <p>Would rather keep the existing building as I am concerned that 'next steps' will not happen and we will have lost a facility that has the potential to be used for a variety of community purposes.</p> <p>Why demolish building (2021) prior to a new facility feasibility plan (2022) – refurbishment is preferred over replacement.</p> <p>There is no need for expansion of the pavilion facility as it is rarely used and there are other facilities not far away in the City of Vincent</p> <p>The existing facility is patronised by a Montessori playschool, yoga classes and other community meetings. It is a valued community facility.</p> <p>Contrary to the comments in the Master Plan the present facility is very well utilised. Small community halls unattached to religious institutions are rare in Vincent and need to be preserved.</p> <p>We are concerned about noise, intensity and activities to be generated from this new facility.</p>	<p>Feedback received during preparation of the Master Plan highlighted that the current facility design, location and condition did not meet community needs. The building does not comply with current accessibility and compliance standards and is nearing the end of its useful asset life.</p> <p>Facility usage statistics demonstrate limited utilisation.</p>
38.	<p>Great concept but am concerned about the extended car parking. Far better to have more parking on the Summer Street side of the Reserve rather than removing trees and having a car dominated entrance.</p> <p>There is a lot of public transport servicing the area so this should be encouraged rather than additional car parking areas. Mature trees should not be lost for additional car parking.</p> <p>More parking is not required. There is plenty of parking at both ends of the reserve and on Joel Terrace.</p> <p>Parking provision is currently sufficient except for during major events.</p> <p>Additional parking and lighting on Joel Terrace will negatively impact adjacent residents. This will ruin the quiet, simple ambience enjoyed by all visitors to the reserve.</p> <p>High-level lighting will not discourage vandalism or any other criminal activity as those who are inclined to undertake anti-social behaviour would find it more convenient.</p>	<p>The new facility opportunity, including the associated car parking, remains subject to future feasibility and business case investigations and envisaged to be a potential future stage of the Master Plan.</p> <p>The Master Plan focuses on improving existing car parking rather than significantly increasing car parking. As a 'neighbourhood' public open space it is agreed that walking and cycling access should be promoted.</p> <p>Feedback received during preparation of the Master Plan highlighted safety concerns, and provided the basis for improved lighting. Lighting locations and times will consider the proximity of adjacent residences.</p>

NEW FACILITY OPPORTUNITY		
	Comments Received	Administration Response
	<p>If a community/commercial facility is built later then that is the time to consider parking. This is particularly relevant as there is no certainty about such a facility.</p> <p>It was my understanding that the placing of the car park adjacent to the residences if it was to occur at all was in a very late stage of the redevelopment programme.</p> <p>I have concerns about increased lighting and the impact on diurnal/nocturnal animals in this natural area.</p>	
39.	Angled parking on the eastern side of Joel Terrace is not supported as it encroaches into the Reserve. The area is routinely used for commuter parking.	Any additional parking associated with the new facility opportunity is intended to be located on the edge of reserve, including Joel Terrace, rather than within the reserve. On-street parking occupancy directly informs the need for any parking restrictions in response to commuter parking.

GENERAL COMMENTS		
	Comments Received	Administration Response
40.	<p>The bulk of the works should be undertaken simultaneously as conducting works over several years will just prolong the inconvenience to users.</p> <p>The kayak storage and pop-up container café should be brought forward if possible.</p> <p>The first priority should be to replace the outdated building/toilets with a new building comprising a community hall, toilets and café. This should be located next to the Summers Street car park.</p> <p>The high priority implementation steps will not add much to the Reserve. It seems ridiculous to demolish the current hall and toilets before having funds to replace them with a new structure.</p> <p>The recreational shared path should be identified as a high priority issue within the Master Plan.</p> <p>The City of Vincent may wish to commence a staged development and then after the first stage to hold some further consultation with the local community and to ask their response to the redevelopment and what they would like to see happen next.</p>	Master Plan implementation remains subject to consideration within the City's annual budget process and Long Term Financial Plan. Implementation priorities have been determined based upon a combination of current asset condition, community priorities and practical staging.
41.	<p>Not sure how the Plan relates to Noongar history. The Reserve has always attracted Aboriginal people. There is a need to retain and strengthen that and do our bit for reconciliation.</p> <p>Keep the serenity of what Reconciliation Park means to all cultures including the Noongar current symbols.</p>	A comprehensive analysis of the reserve has been undertaken to reaffirm its cultural significance and directly inform the Master Plan elements. This has included consultation with Noongar Elders and the Whadjuk Working Party, and that dialogue will continue through the implementation phase.

GENERAL COMMENTS		
	Comments Received	Administration Response
42.	<p>Allocate funds to upgrade the Summers Street jetty. It has always been well utilised and it's sad to see its degradation and closure.</p> <p>Funds could be better used for restoration of the two jetties within the Banks Precinct.</p>	<p>The jetty closure has strengthened the importance of providing opportunities for the community to interact with the river and this is a key focus within the Master Plan.</p> <p>Reconstruction and reopening of the jetty remains subject to the City's annual budget review process and consideration of community benefits.</p>
43.	<p>Do not change the name of the Reserve. People who live around the park should have some say on what it should be called.</p> <p>I strongly object to changing the name, particularly when it is suggested to change it to some made up name that could be just as relevant to a large number of sites along either of the metropolitan rivers.</p> <p>Do not understand why the name "Warndoolier" was not the recommended name for this park. It is the name shown on old maps, and I consider it provides the greatest "sense of place" as that name refers to this area and nowhere else.</p> <p>The park should be co-named rather than re-write history and abandon more recent history.</p> <p>I'm delighted to see the Whadjuk Working Party and Aboriginal elders involved in this process. I'd be very happy to see Banks Reserve renamed, or once again named, in Noongar language.</p>	<p>Any renaming or co-naming of the Reserve will remain subject to a separate process as per the various policies and standards for geographical naming in Western Australia. Community consultation is an essential part of that process.</p>
44.	<p>Money would be better spent on finding a use for the East Perth Power Station.</p> <p>Should the Power Station be used for residential development it would be appropriate for the City of Vincent to advocate that some of the site be used for community space and public open space to reduce pressure on Banks Reserve.</p> <p>Future Aboriginal aspects should not be committed to until the Power Station use is known as it may be a double up.</p>	<p>The East Perth Power Station site is controlled by the State Government. Both the Metropolitan Redevelopment Authority and Western Power were consulted during preparation of the Master Plan and there are currently no confirmed development plans or timelines for the site.</p>
45.	<p>Money should not be allocated for a rehash of a park that local residents want to keep the same. A few upgrades are required but nobody wants to see this beautiful, natural park turned into an amusement/tourist drive in, drive out venue.</p> <p>There seems to be an opinion that the current Banks Reserve is underutilized and these new modifications will enhance and improve the reserve. As a daily user of the Reserve I am not of that opinion and feel efforts should be made to retain as much of the natural environment as possible.</p> <p>This park is beautiful and peaceful and residents and visitors appreciate it for these attributes. There is no need to shrink the green space.</p>	<p>The Master Plan provides a coherent and coordinated vision to guide the future development and management of Banks Reserve. It has been prepared based upon the range of ideas, views and comments provided through community consultation.</p> <p>The consultation process included surveys, workshops, pop-ups at community events, meetings with key stakeholder groups, onsite analysis of reserve usage and site and cultural significance analysis. All feedback was considered and incorporated where possible and practical, however such projects always attract a wide range of views.</p>

GENERAL COMMENTS		
	Comments Received	Administration Response
	<p>The Plan appears too controlled resulting in very high maintenance costs for the City. Less is better. Trying to cram everything in would change the nature of the park.</p> <p>Councillors should visit the park to understand current use – it is a meeting place for those who often have very little social interaction.</p> <p>Banks Reserve is a unique place because of its simple, understated ambience that results from minimalist man-made structures and fantastic revegetation efforts that have rejuvenated the foreshore and the brook.</p> <p>The dog park is a magnet that brings a range of people together from within and outside the Vincent community and fosters these relationships. The proposed changes in the Master Plan will only damage not enhance the way the reserve is used and loved by locals.</p> <p>It would create another dimension right in the opposite direction than the peace and reconciliation intent.</p> <p>I don't see the requirement for urbanising an area that has a natural enjoyable beauty.</p> <p>I love the proposal. I think I would enjoy this place more if the Master Plan is realised.</p> <p>Generally happy with the desired outcomes, support better lighting and equitable access.</p> <p>Banks Reserve serves a wonderful purpose in its current format. Yes it could do with some sprucing up but not to the extreme level proposed.</p> <p>The design team have done a great job with this proposal, please keep them leading the next steps.</p> <p>Good to have a mid and long term plan.</p>	
46.	<p>The plan is silent in terms of the ongoing problem with traffic on Joel Terrace. The number of cars and speed of traffic must be addressed before increased use of Banks Reserve is encouraged.</p>	<p>The Master Plan focuses on improving existing car parking rather than significantly increasing car parking. As a 'neighbourhood' public open space it is agreed that walking and cycling access should be promoted.</p> <p>Traffic and car parking concerns have been noted and will be investigated further as part of the City's Integrated Transport Strategy in 2018/19 and 2019/20.</p>
47.	<p>The Plan does not fully support the 'Reconciliation Statement' made not that long ago and captured on a plaque in the park. The natural beauty was to be retained but the Plan includes significant hard landscape works</p>	<p>The Master Plan recognises that Banks Reserve is a significant site for Aboriginal people, and has consulted with Noongar Elders and the Whadjuk Working Party.</p> <p>The Master Plan aims to achieve improved amenity and functionality while retaining natural features and environmental assets.</p>

GENERAL COMMENTS		
	Comments Received	Administration Response
48.	The Plan does not estimate operational costs after development and what kind of maintenance standard will be provided.	The City's Asset Management and Parks Teams have been involved throughout the Master Plan process. Maintenance implications and life-cycle costs will inform decision making during the subsequent detailed design phases. It is acknowledged that effective asset management and maintenance of the Reserve remains an important City responsibility.
49.	More parking would be better along the switchyard off Summers Street. The Summers Street car park is often flooded so should be a priority for drainage works and resurfacing. Summers Street car park should be improved to reduce traffic into the park and maintain the concept of open space. The Summers Street parking area should retain river access for people wanting to launch kayaks at that end of the reserve.	The Summer Street car park is essential to support Banks Reserve and the river foreshore generally. Upgrades have been identified as a high priority with funding included in the City's 2018/19 capital works budget.

All those who provided Master Plan feedback (and provided contact details), including those who attended Public Question Time at the Ordinary Council Meeting on 11 December 2018, have been advised that the matter is being considered at the Council Briefing Session on 26 February 2019 and Ordinary Council Meeting on 5 March 2019.

Whadjuk Working Party

The Draft Banks Reserve Master Plan was presented to the Working Party on 21 November 2018 and no major concerns or comments were put forward. The key outcome was that members of the Working Party expressed a desire to share stories and experiences of their time in the East Perth area. These stories will add significant value to the interpretive features and design elements at Banks Reserve and Administration has committed to liaising with the Working Party to ensure this occurs. It was identified that the City must engage with the Working Party again prior to progressing any proposed renaming or co-naming of the Reserve.

LEGAL/POLICY:

Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Medium: The Banks Reserve Master Plan has been prepared based on a comprehensive site planning and community consultation process. The recent public comment process has attracted a broad range of views and perspectives, both positive and negative, which now require consideration by both Council and Administration. While feedback from the public comment period has not led to any amendments to the Master Plan, much of it is valid and will be further assessed during the detail design phases that follow Council adoption.

STRATEGIC IMPLICATIONS:

The Draft Banks Reserve Master Plan aligns with the following actions within the City's *Strategic Community Plan 2018-2028* as follows:

"Enhanced Environment"

The natural environment contributes greatly to our inner-city community. We want to protect and enhance it, making best use of our natural resources for the benefit of current and future generations.

Accessible City

We want to be a leader in making it safe, easy, environmentally friendly and enjoyable to get around Vincent

Connected Community

We are diverse, welcoming and engaged community. We want to celebrate what makes us unique and connect with those around us to enhance our quality of life

Thriving Places

Our vibrant places and spaces are integral to our identity, economy and appeal. We want to create, enhance and promote great places and spaces for everyone to enjoy."

SUSTAINABILITY IMPLICATIONS:

The Draft Banks Reserve Master Plan aligns with the City's *Sustainable Environment Strategy 2011-2016* as follows:

- "6. *Re-establish, conserve and enhance floral and faunal biodiversity, native vegetation, green spaces and green linkages within the City.*
- 6.3.1 *Continue to replant areas of City-owned land with local plant and tree species to increase food and habitat areas, including native fringing vegetation as faunal habitat areas.*
- 6.3.4 *Identify cultural ties between the indigenous flora/fauna and the local Aboriginal people, with a view to establishing indigenous cultural gardens.*
- 6.3.9 *Continue to ensure that information and signage incorporates information relating to the history, function and ecology of wetlands, as appropriate."*

FINANCIAL/BUDGET IMPLICATIONS:

The Draft Master Plan includes proposed works and staged delivery over a number of financial years', subject to consideration within the annual budget process and the long-term financial plan. The total estimated cost for implementation of the Banks Reserve Master Plan is \$4,985,000 or \$2,485,000 excluding the new community facility, which remains subject to further feasibility and business case development. It should be noted that the Master Plan order of magnitude cost estimates will be further refined through the project detailed design and procurement phases.

COMMENTS:

Banks Reserve is a highly valued public open space. This has been reaffirmed through the level of community engagement during preparation of the Master Plan and the range of feedback received during the recent public comment period. The Master Plan provides a coherent and coordinated vision to guide the future development and management of the Reserve, and implementation will ensure that community benefits from this high-quality natural asset are maximised.

Responses received throughout the public comment period were generally in support of the Master Plan although there were a number of submissions that were not supportive and/or raised concerns regarding specific elements. Many of these concerns will be further considered and addressed through the detailed design phase for each Master Plan element. Other specific concerns have been comprehensively reviewed by Administration, and when balanced with key project findings and community feedback received during preparation of the Master Plan, no amendments or changes are necessary.

It is recommended that Council adopt the Draft Banks Reserve Master Plan and Design Guidelines as shown in **Attachments 1 and 2**. While the Master Plan includes advice on the potential renaming or co-naming of Banks Reserve this still requires further analysis, dialogue with the Whadjuk Working Party, and consultation with the local community. It is recommended that Council authorise Administration to progress potential renaming or co-naming in accordance with the Policies and Standards for Geographical Naming in Western Australia, and Council Policy No. 4.1.18 – Naming of City Facilities, Streets, Parks, Reserves and Buildings.



BANKS RESERVE MASTERPLAN DESIGN REPORT

Prepared for The City of Vincent, February 2019



CITY OF VINCENT

udla



Prepared for:

The City of Vincent

Contact: Wayne Grimes

Position: Senior Community Projects Officer

Phone: 92736011

Email: Wayne.Grimes@vincent.vic.gov.au

Table 1. Edition Details

PROJECT NAME	
Title	Banks Reserve Master Plan
Production Date	07/03/2019
Prepared By	JDLA
Author	Pierre Quesnel & Theo Valentine
Status	FINAL
UDLA Project Code	VINBMP

Table 1. Document Register

Document Register			
Version	Date	Amendments	Prepared By
A	8/06/2018	Preliminary Draft - Work in progress	PQ + TV
B	14/06/2018	Draft Report	PQ + TV
C	25/06/2018	Draft Report First Revision	PQ + TV
D	06/07/2018	Draft Report Second Revision	PQ + TV
E	19/10/2018	Final Report Second Revision	TV
F	26/10/2018	Final Report Third Revision	TV
G	31/10/2018	Final Report Fourth Revision	TV
H	07/02/2019	Final Report Fifth Revision	TV

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Image 1. Group walking on foreshore path to fish at the beach area, Banks Reserve, Source: UDLA (Left)

Image 2. Banks Reserve foreshore, Source: City of Vincent (Cover)





EXECUTIVE SUMMARY

Aligning with City of Vincent strategic objectives the Banks Reserve Master Plan provides a coherent and coordinated vision to guide the future development and management of Banks Reserve. Implementation of this Master Plan will ensure the potential benefits from this high-quality community asset are maximised and that it positively influences a broad range of the current and future City of Vincent community members.

The project team, together with the City of Vincent facilitated a community engagement process. The final component of which was a collaborative design process with a Community and Stakeholder Reference Group to develop a Master Plan which responds to the needs of community and key stakeholders.

The resulting Master Plan:

- Supports the objectives and strives to achieve the priorities of the City of Vincent's Strategic Community Plan 2018-2028;
 - Priority 1: Enhanced Environment
 - Priority 2: Accessible City
 - Priority 3: Connected Community
 - Priority 4: Thriving Places
 - Priority 5: Sensitive Design
 - Priority 6: Innovative & Accountable
- Recognises the cultural significance of the site to the Whadjuk people and the site's recent history as a place of reconciliation.

- Builds upon the existing qualities of the site improving access to and experience of these high-quality landscape attributes.
- Utilises the riverside location to enhance and improve the opportunities to access, interact with and view the Swan River.
- Improves the current access allowing equitable access to all proposed features and amenities.
- Facilitates a diverse activation program comprising events, pop-up vendors etc.
- Increases and diversifies opportunities for informal active recreation.
- Improves the conflict issues with the dual use path reinventing it as the "Banks Promenade" a wider path with a surface suitable for sharing and lined with low garden beds to create separation from the oval area.
- Retains the natural character of the reserve and preserves the large open lawn areas popular for recreational use.
- Proposes additional revegetation areas to continue the intent of recent environmental projects.
- Improves opportunities for interaction with nature via boardwalks allowing access along the revegetated foreshore.
- Improves and increases the parking capacity with minimal influence on the character and function of the reserve.

- Proposes an upgrade of the play space and active sports area that is coordinated with other amenities and connections across the site.
- Proposes a replacement of the problematic Banks Pavilion building with a partially covered, plaza space that allows a flexible range of activity and functions that can be utilised by the wider community.
- Provides the option for incremental implementation and allows the feasibility of a proposed new community / commercial facility (stage 2) to be explored prior to pursuing implementation.
- Accommodates the reality that stage 2 may be a long-term proposition and therefore provides a coherent stage 1 plan that is suitable as a standalone master plan.
- Provides an order of magnitude estimate of costs for the implementation of the Master Plan.

The implementation of the Banks Reserve Master Plan will ensure this high-quality community asset realises its full potential and plays a key role as green infrastructure within the City of Vincent.



Image 4. Banks Foreshore - UDeA

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1.0 INTRODUCTION



Image 5 Walters Brook - UDIA

1.1 INTRODUCTION

UDLA were engaged by the City of Vincent to develop an integrated Master Plan that outlines a clear coordinated direction for improvements to Banks Reserve and the adjacent foreshore area.

The process of developing the Banks Reserve Master Plan involved multiple community engagement methods, as well as comprehensive analysis. This formed a base of knowledge from which a design process, that included the community and stakeholders at each stage, could be delivered. A final Master Plan is a representation of the coordinated aspirations of the community, the City of Vincent and stakeholders.

Key project objectives/outcomes from the Council Workshops¹ include:

- Retain and maintain natural features of the site and use subtle design features
- Acknowledge the cultural significance of the site to Aboriginal people
- Opportunity for a cafe/commercial building with community benefits
- Improve car parking without impacting the rest of the site
- Coordinate the master plan with any medium to long term plans for the Old East Perth Power Station site and surrounding development
- Support pop-up capabilities to maximise Optus Stadium foot traffic
- Parking restrictions, path improvements and parking improvements to consider Optus Stadium impacts

¹ Council Workshop held on 23 January 2018 and communicated on 9 February 2018

- Align with the Foreshore Restoration Project
- Imagine Vincent techniques should be used for community engagement and consultation
- Playground, lighting and toilets are the key short-term deliverables

The Master Plan also includes improvements to

- Interaction with the Swan River
- Play space
- Active recreation opportunities
- Equitable access
- Safety (CPTED)
- Environmental outcomes
- Commercial opportunities
- Community facilities

Whilst a much loved community asset, Banks Reserve requires careful planning with strong community involvement to address key current and foreseen future issues.

The Master Plan aims to maximise the positive influence that Banks Reserve can have on the lives of members of the Vincent community and beyond.

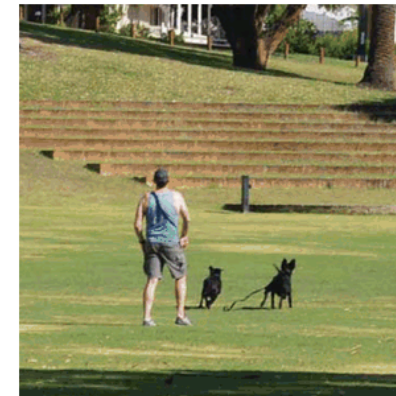


Image 6. Various images of Banks Reserve - UDLA



Image 7. Banks Reserve - UDLA

1.2 THE PROJECT

The Banks Reserve Master Plan project was initiated as per the City of Vincent Strategic Plan 2013-2017, items 1.1.6 Enhance and maintain the City's parks, landscaping and the natural environment, specifically item (D) Prepare a Master Plan for land adjoining the Swan River, Banks Reserve and Walters Brook.

The site is located on the Mount Lawley, East Perth boundary and according to the City's Local Planning Scheme (LPS) is central Public Open Space (POS) to the planned East Perth Power Station Growth Area which indicates significantly increased residential density adjacent the site.

Further to this, current pedestrian access for the Perth Stadium estimates that 7,500 people will arrive by train at East Perth Station and another 1,100 will park at the East Perth station car park on event days. This provides a possible 8,600 people potentially moving through the site to access the stadium on event days.

This combination of increased residential density and sporadic peaks in visitor use during times the stadium is in event mode indicates that Banks Reserve will become a key piece of 'Green Infrastructure' for the City of Vincent.

This Master Plan is intended to provide direction to the City of Vincent for the ongoing management and upgrade of the site to manage the changing dynamics

of the park.

UDLA has worked closely with City of Vincent staff to complete the following project stages from which the Master Plan Design Report is derived.

- One on one engagement sessions
- Park pop up engagement session
- Online survey
- Design Guidelines (Appendix A)
- Literature Review (Appendix B)
- Site Analysis (Appendix C)
- Audit of facilities and infrastructure (Appendix D)
- "A week in the life" park usage analysis (Appendix E)
- Master Plan Reverse Brief Document (Appendix F)
- Engagement and Communications Strategy (Appendix G)
- Collaborative design process with community and stakeholder reference group comprising (Appendix H - J):
 - Workshop 1: Opportunities and directions
 - Workshop 2: Concept scenarios
 - Workshop 3: Agreed direction
- Site Cultural Significance Analysis
 - Dialogue with Noel Nannup, (Appendix K)
 - Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
 - RAPWG Consultation (October 2018)
 - Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)



Figure 1. Aerial photo of surrounding area at 1:10,000 (at A3)

SCALE: 1:10,000 AT A3

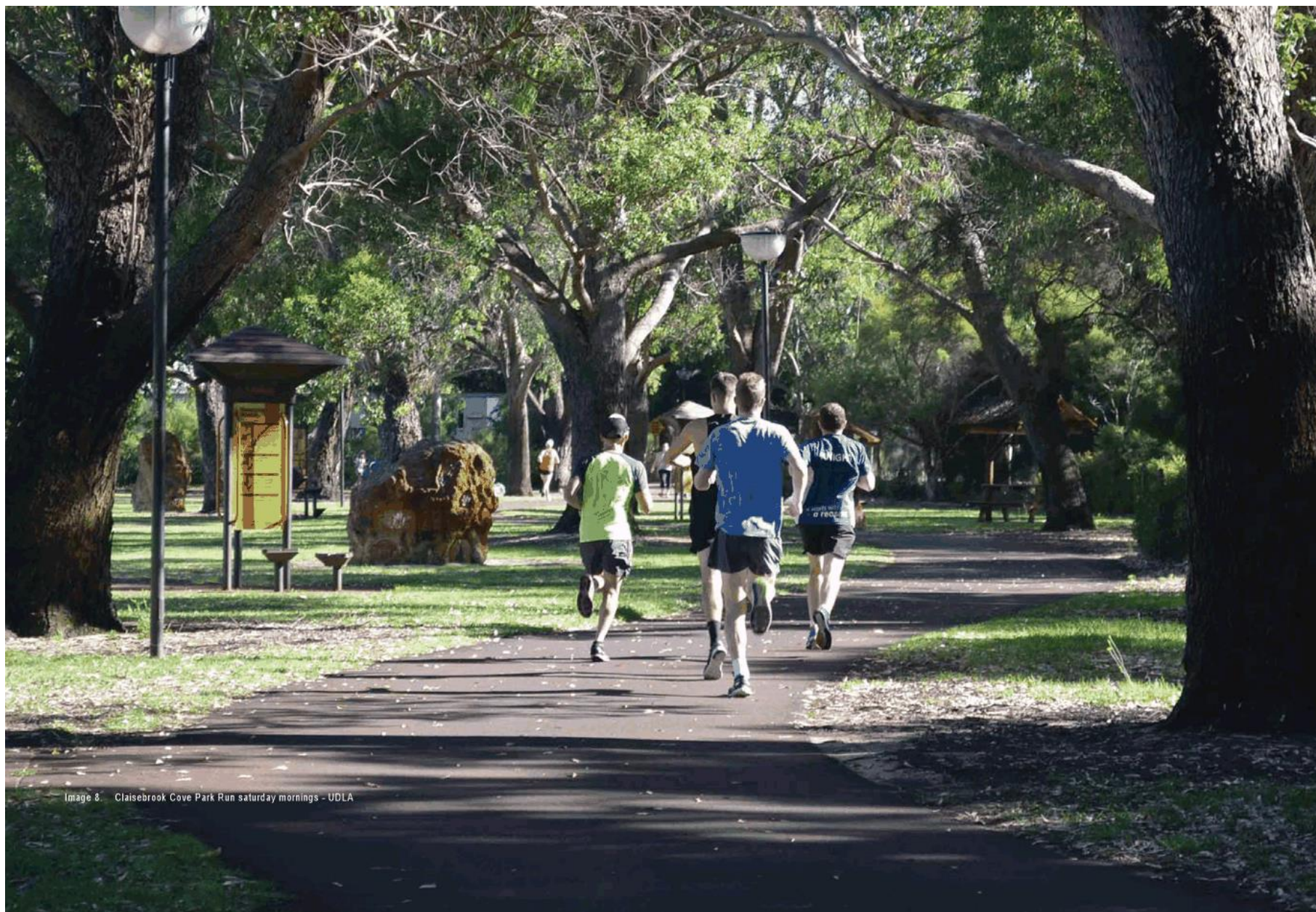


Image 8. Claisebrook Cove Park Run saturday mornings - UDLA

1.3 STRATEGIC & POLICY CONTEXT

The Enhancement of Banks Reserve contributes to the furthering of many City of Vincent strategic objectives.

The Banks Reserve Master Plan represents a formalisation of strategic objectives into a cohesive spatial plan suitable for staged implementation. A summary of the key documents that have informed this master plan include (refer Appendix A for the formal literature review) :

- City of Vincent Strategic Community Plan, 2013-2023 (2013)
- City of Vincent Strategic Community Plan, 2018-2028 (2018)
- The City of Vincent Sustainable Environment Strategy, 2011-2016 (2011)
- City of Vincent Reconciliation Action Plan, 2017-2018 (2017)
- City of Vincent Disability Access and Inclusion Plan, 2017-2022 (2017)
- City of Vincent Community Safety and Crime Prevention Plan, 2015-2018 (2015)
- City of Vincent Asset Management Plan (2013)
- City of Vincent Corporate Business Plan 2018/19-2021/22 (2018)
- City of Vincent, Vincent Vision 2024 (2005)
- City of Vincent, Greening Plan (2014)
- Fisher Research Aboriginal Heritage Protection: Heritage Survey - Banks Reserve (2006)
- State Planning Policy 2.10 Swan-Canning River System (2006)
- The City of Vincent Local Planning Scheme No.2
- City of Vincent Policy 3.8.12 Mobile Food Vendor, (2015)



City of Vincent Strategic Priorities.

These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018) and have been drawn from the feedback received from the City of Vincent community, reflecting their past, present and future. All priorities are equal and work in synergy with the others to deliver on the City of Vincents community's overall Vision.

**Priority 1: Enhanced Environment****Actions:**

- 1A. We will assess, maintain and increase our green spaces and park areas, including social infrastructure
- 1B. We will encourage and facilitate an increase in native flora planting and tree canopy

Outcomes

- 1.1 Our green spaces and natural areas are protected and enhanced
- 1.2 Our urban forest (tree canopy) is increased
- 1.3 An alternative power future and emerging technologies are supported

**Priority 2: Accessible City****Actions:**

- 2A. We will prioritise bicycle infrastructure on strategic corridors
- 2B. We will improve walking infrastructure and prioritise pedestrian safety

Outcomes:

- 2.1 Our pedestrian environments are connected and accessible

**Priority 3: Connected Community****Actions:**

- 3A. We will prioritise public art

Outcomes:

- 3.1 The diversity of our people and cultures is celebrated
- 3.2 Our rich arts and cultural heritage is promoted and supported
- 3.3 All members of our community are included & supported
- 3.4 Our community facilities are well used by many people in our community
- 3.5 Our relationship with the community is strong and constructive

**Priority 4: Thriving Places****Actions:**

- 4A. We will increase safety and security
- 4B. We will develop active and social spaces for young people of all ages
- 4C. We will ensure the ongoing maintenance of community assets

Outcomes:

- 4.1 The design of our places is focussed on the people who use them
- 4.2 Our urban environments are future thinking & innovative

NOTE: These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018)



Image 9: Summer Street car park - UDLA



2.1 THE SITE

Banks Reserve is located on the Swan River (Derbarl Yerrigan), approximately 2km north-west of the Perth CBD. The site is bounded by Joel Terrace to the west, Tony DiScerni Wetlands to the north and the East Perth Power Station to the south. Its foreshore location provides both active and passive access to the Swan River and is the only area in the City of Vincent with direct river access.

The 3.5ha site includes a steep grassed embankment which transitions to the river foreshore. A key feature of the site is the dual use path that extends north/south along the river and is highly utilised by recreational and active transport users. The park includes numerous active recreation facilities such as a single ring basketball area, playground, cricket nets and outdoor fitness stations, along with picnic seating and BBQs.

The site also includes a community building that provides both a venue hire function, storage facilities and public toilets.

Statutory Planning Context:

The land comprising Banks Reserve is owned in fee simple by the City of Vincent and is known as Lot 500 on Plan 26933, and being the whole of the land comprised within Certificate of Title Volume 2213 Folio 600.

The land is reserved "parks and recreation" pursuant to the Metropolitan Region Scheme and is declared a Development Control Area under the Swan and Canning Rivers Management Act 2006, which means that any development will need to be in accordance with this Act and associated regulations, and may require the approval of the Department of Biodiversity, Conservation and Attractions.



Figure 2. Aerial photograph of Banks Reserve and immediate surrounds at 1:1000 (at A3)

N
SCALE: 1:1000 AT A3

Banks Reserve is located in a highly urban area 2.5km from the Perth CBD. The reserve is in a foreshore location adjacent the East Perth Train Station and is the main public open space (POS) for residents east of the high volume East Parade and north of the Graham Farmer freeway and Windan Bridge.

The reserve is also located between the East Perth Train Station and the new Perth Stadium. It has been observed that a large number of users of the stadium pass through and near Banks Reserve prior to and after events.

High density urban growth areas are planned for sites in close proximity to the reserve which will increase the local population that will rely on Banks Reserve as their local green space.

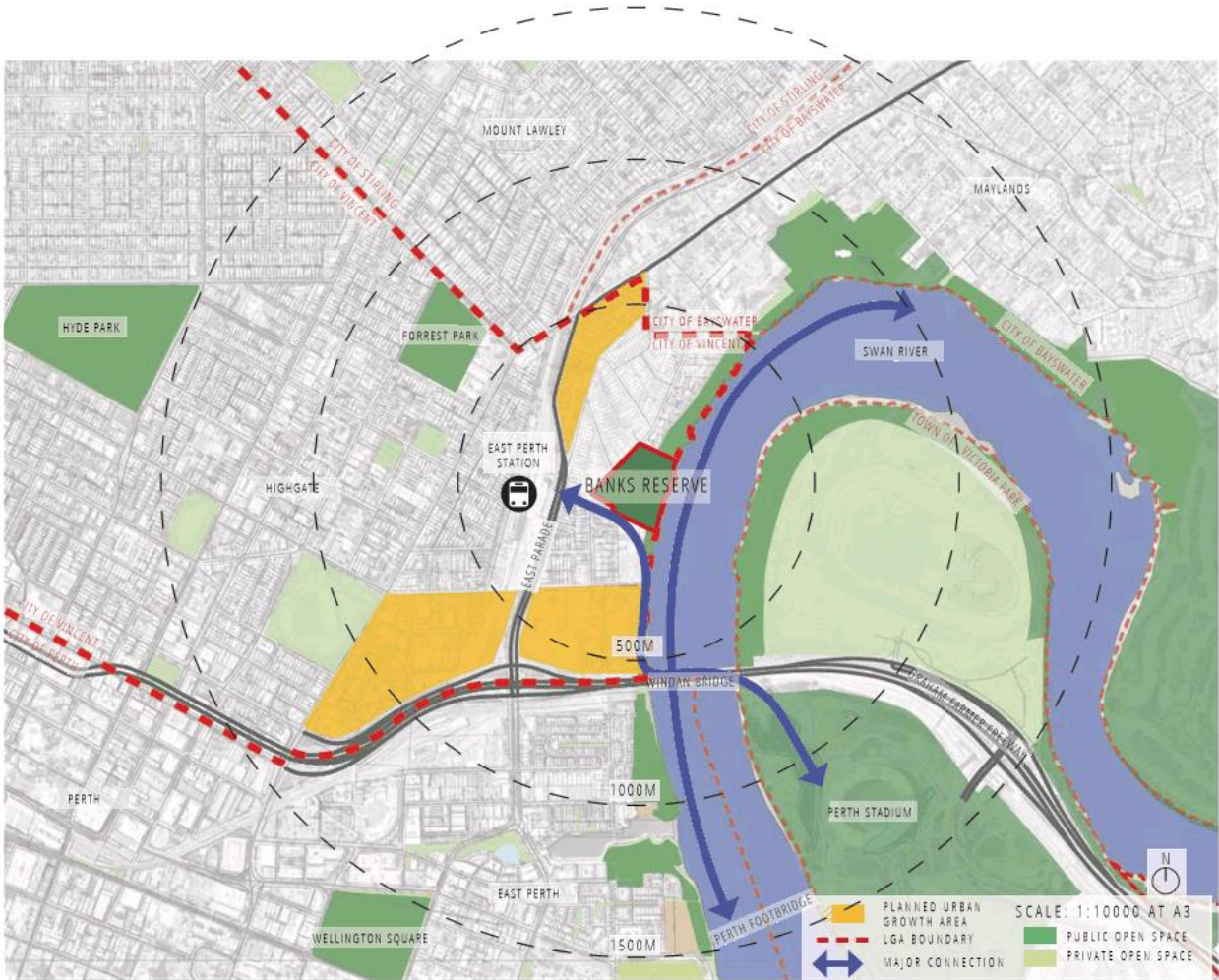


Figure 3. Map of surrounding area at 1:10,000 (at A3) representing showing context and distance to other public open space.

Banks Reserve is bordered by Joel Terrace to the west, East Perth Power Station and residential properties to the south, the Swan River to the east and the Tony Di Scerni Wetlands / residential properties to the north. Due to its surrounding context and level change between the park and its urban context Banks Reserve has a sense of isolation from the broader urban context. This provides an opportunity for the urban population to use Banks Reserve as a "green getaway" to have a more naturalistic recreational experience.

The dual use path running north / south along the reserve's eastern edge is a significant influence and the main route by which visitors enter and exit the reserve. Its close proximity to the Perth CBD, pleasant surrounds and shade make this pathway popular for both commuters and other high-speed cyclists along with leisurely slower paced cyclists. The dual use path is also popular for joggers and walkers due to its separation from traffic and idyllic shaded surrounds. The high usage of this path presents an opportunity to increase reserve amenity and attract users to spend a longer time within the reserve itself, activating and enlivening the reserve for longer periods of time. This could also present a commercial opportunity.

The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events¹.

The reserve is very popular with dog owners and a strong community exists around this activity. Numerous clashes were observed between cyclists and dogs. Solutions to help alleviate this problem were explored throughout the Master Plan process.



Figure 5. Map of Banks Reserve showing main site influences area at 1:1000 (at A3)

Figure 4. Surrounding Context.

2.2 CULTURAL HERITAGE ANALYSIS



Figure 6. Map of Banks Reserve showing culturally significant areas at 1:1000 (at A3)

Banks Reserve has been a significant cultural place for Noongar people for many thousands of years. The City of Vincent acknowledges the Traditional Owners of the Land and Water, the Whadjuk Noongar people, and is committed to engaging and seeking the input of Noongar Elders and community members to ensure we move forward to greater reconciliation, and certify Aboriginal culture is given opportunity to further thrive in our society.

As the Master Plan continues its progression towards implementation it is recommended that the communication with the Whadjuk Working Party continues as it is vital that Aboriginal culture and heritage remains highly regarded.

Two categories of consideration are required prior to the final design and implementation of any proposed actions.

1. Heritage preservation

Banks Reserve is within the boundaries of three registered Aboriginal heritage sites:

- Swan River (DAA ID 3536)
- East Perth Power Station (DIA ID 3767)
- Claisebrook Camp (DIA ID 3694)

A heritage survey was conducted in 2006 by Fisher Research and again in 2013 by Anthropos Australis. The latter was a component for the Section 18 approval process for the upgrade of Walter's Brook. The detailed design and implementation of the actions contained in this master plan will require a further approval process and close communication with

SWALSC and the Whadjuk Working Party.

2. Cultural Interpretation

Banks Reserve is considered by the City of Vincent as a key place of reconciliation for the City, and the reserve has hosted reconciliation ceremonies and events for the community over the years.

The inclusion of Aboriginal art and interpretive elements that can promote the cultural heritage significance of the site and continue its perpetual function as a place of reconciliation is considered an essential part of the re-development. Currently artworks commemorating reconciliation and Aboriginal cultural heritage are located between the oval and the dual use path and this Master Plan recommends and assumes the in-situ retention of the works.

Potential inclusions for cultural interpretation include:

- Mural / sculpture installation
- Inclusion of cultural art within landscape elements (eg. on painted hard surfaces or in shelter design)
- Signage explaining the cultural significance of the site and the Beeliam (river).
- Inclusion of an educational trail along the proposed boardwalk and reserve pathway.
- Planting of indigenous plants with signage including Aboriginal naming and traditional usage of the species.
- Inclusion of a firepit and yarning circle.

This Master Plan recommends close engagement with appropriate Whadjuk Noongar / Nyoongar representatives and artists during the detailed design and implementation of upgrade and development works.

The Banks Reserve area is considered by Noongar / Nyoongar people to be of high heritage significance for its spiritual, mythological and historical connections.¹

Beeliar (Swan River) & the Waugal.

The Beeliar is a place of great cultural significance. Whadjuk Noongar / Nyoongar people associate Beeliar as the home of the Waugal and Dreaming Stories.² The Waugal is the major spirit for Noongar / Nyoongar people and central to beliefs and customs, taking shape in the form of a snake or rainbow serpent. The Waugal is believed to be the giver of life, maintaining all fresh water sources. It was the Waugal that made Noongar / Nyoongar people custodians of the land.³

As the Waugal slithered across the land it's body formed the rivers and banks, "making its way down the river, creating the bends at Belmont and Maylands before emerging through the Narrows into Perth Water to create the large expanse of downstream water"⁴

Noongar / Nyoongar people would frequent the area hunting and gathering food and freshwater from the local spring. The Beeliar was a place (still is) the Noongar / Nyoongar people traversed often for hunting and gathering food, to collect freshwater from the nearby spring and other matters of

ceremonial and cultural importance.⁵

Vinnicombe and Bates both observe that the Waugal is also believed to have created permanent water sources at places where it rested, and a number of these locations subsequently became important centres for trade and exchange.

The Waugal not only created the Beeliar but also remains omnipresent within it – the flow of water is evidence of the Waugal's presence.

Whadjuk Noongar / Nyoongar people believe that if the Waugal is not respected or if its resting place is disturbed, all the water will dry up.⁶

Walters Brook

The Walters Brook site was a site of freshwater, which attracted people to camp nearby.

Claisebrook Camp & East Bridge Precinct

Claisebrook Camp was a camping ground between Windan Bridge which possibly extended all the way to East Perth Power Station. Claisebrook Camp is recorded as a camp and water source used from the late 1800s into the 1950s.

The "Claisebrook" camp of recent history was unlikely to enter within the Banks Reserve boundary, however as this camp represented a series of former camp-sites that existed pre colonisation, it is likely that Banks Reserve area was used as a camp at

some stage.⁷

Similarly, the East Bridge Precinct was a campsite for Aboriginal people from Yellagonga's time (1830s) up to the 1900s. It lies on either side of the former now Windan Bridge, bordering on Claisebrook Camp

Aboriginal consultants asked that the former camps here and at overlapping sites be protected by inclusion in designated public open space and recognised through public art or information (MacDonald et al. 1991).

⁷ Dorich, Fisher & Cuthbert, Report on a Heritage survey of the proposed remediation of the Swan River

Whadjuk / Noongar / Nyoongar people acknowledge the importance and sacredness of the Beeliar – Swan River, the Dreaming stories and Dreaming tracks (Mythological) associated with the Waugal (Rainbow Serpent), the traditional Noongar / Nyoongar names of significant places and their meanings, ceremonial sites, places they can and can't go, the Noongar / Nyoongar seasons, the Noongar / Nyoongar runs/bidis, they know their camping grounds, locations of natural springs and waterholes.⁸

⁸ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

"Nguny might be bibbul koorliny - that means going south, where all the paper bark trees are, that mean bibbul. Paper bark trees they call them bibbul trees. Bibbul boorn. They tear all the paper bark off then they make a little mia mia out of it. A little round camp, they tear all the paper bark off with a wanna stick. The women used wanna sticks in those days. They tear off like an axe. They get all that bark out and jab through and tear it off. They were real good little camps; they never let the rain through. They know how to build it, same as you build your tin [hut]. A little round mia mia. They reckon, they kwop (good). Mia warra mia now. Houses no good. Wedjela making mia now koombar moort kaya - yes that means big family house, they're making all big flash places for their families. Ngulluk kura kura, nitcha ngulluk mia nyinalang - Kura kura - that means long time ago, here they were living in those little camps long ago."

Sites of Significance, City of Fremantle. Collard, Harben & Thompson

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

² Ibid

³ <https://www.noongarculture.org.au/spirituality/>

⁴ Australian Interaction Consultants (AIC) Report – City of Fremantle

⁵ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

⁶ Ibid

RECENT TIMELINE OF BANKS RESERVE AREA



1: Report on an ethno-historical investigation into the Aboriginal heritage of the Town of Vincent, Rodney Harrison 2000

2: Brief history of Banks Reserve & name changes, City of Vincent, 2018

3-12: Ibid



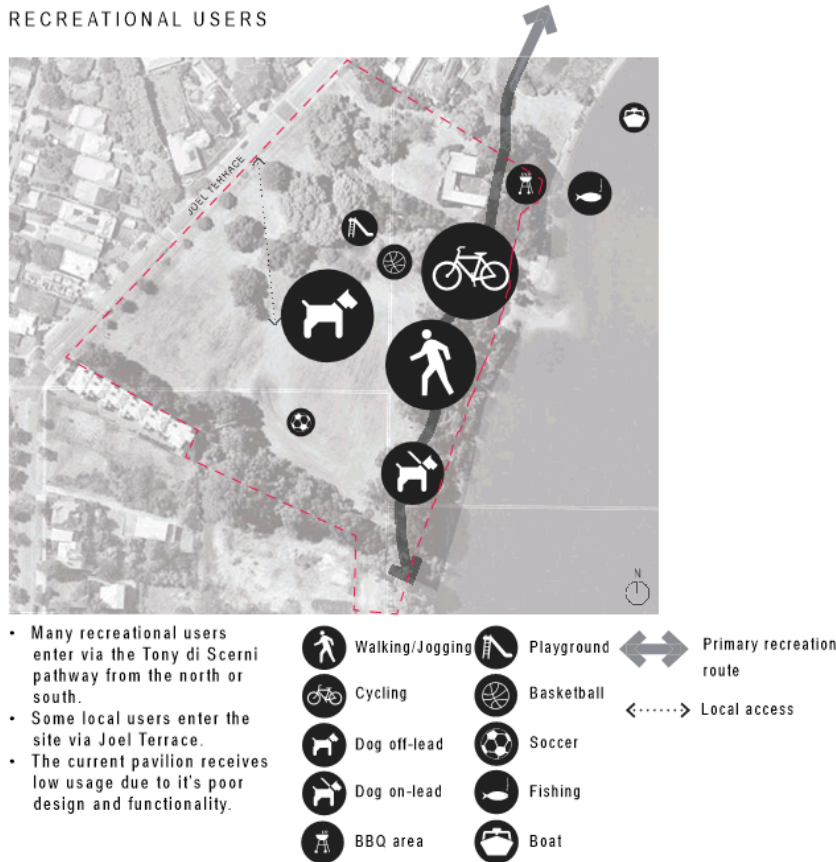
Figure 7. Existing cultural artwork with small animal / dreaming story sculptures fixed into rock. Source: UDLA

2.3 PHYSICAL ANALYSIS



2.4 USAGE ANALYSIS

RECREATIONAL USERS



ACTIVE USERS



2.5 LANDSCAPE CHARACTER

BEACH

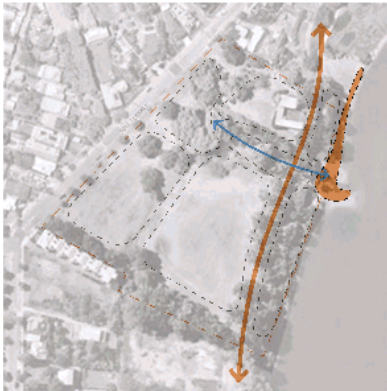


Figure 8. Beach



Image 12. Beach

THE FORESHORE GROVE

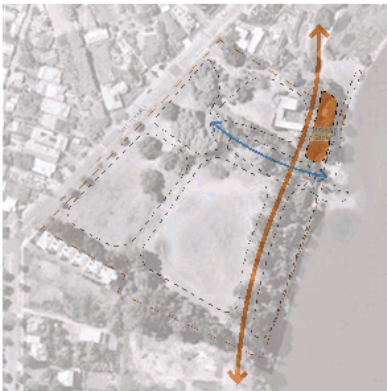


Figure 9. Foreshore Grove



Image 14. Foreshore Grove

BUILDING & CAR PARK

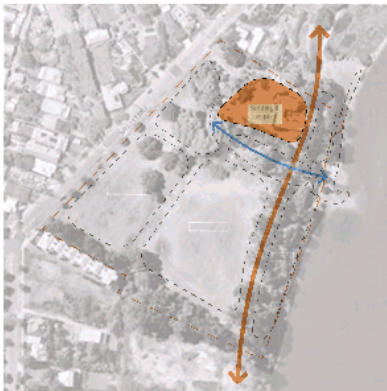


Figure 10. Building and Car Park



Image 13. Building & Car Park

CENTRAL SPACE

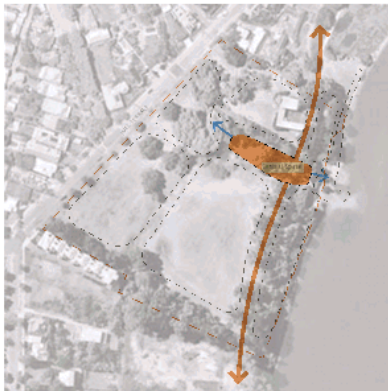


Figure 11. Central Space



Image 11. Central Space

LOWER OVAL

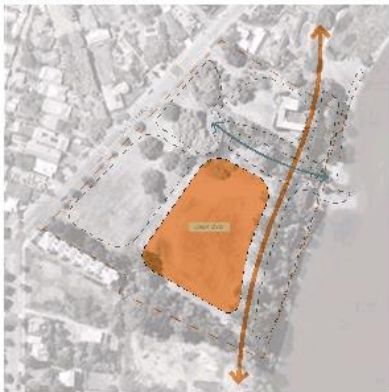


Figure 12. Lower Oval

GRASS EMBANKMENT



Figure 13. Grass Embankment

HERITAGE TREES



Figure 14. Heritage Trees



Image 17. Lower Oval



Image 16. Grass Embankment



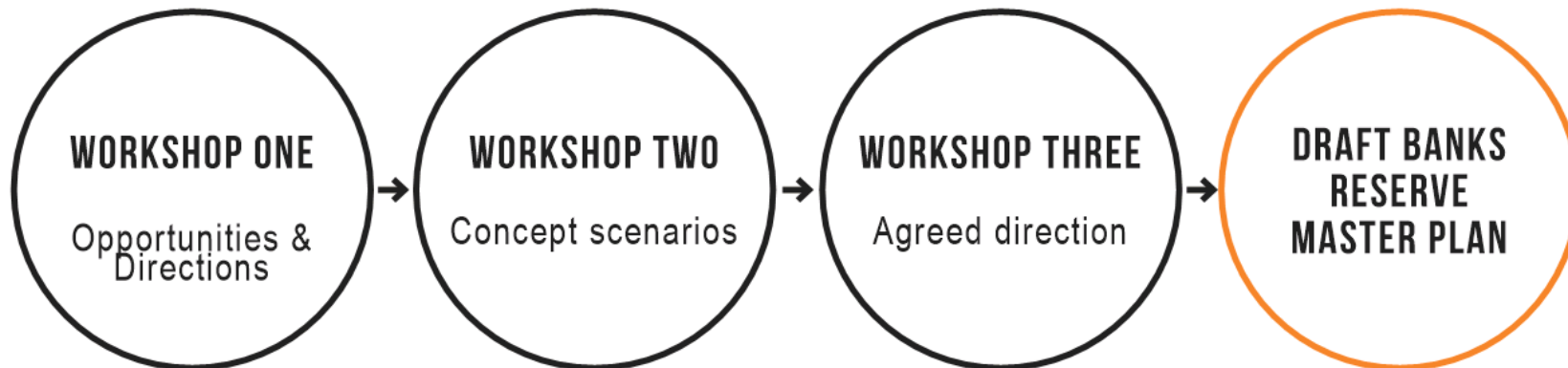
Image 15. Heritage Trees

A community reference group were guided through a collaborative design process involving the following stages:

HOLISTIC
EXPLORATION



COLLECTIVE
DIRECTION



2.6 ENGAGEMENT PROCESS

The engagement process was conducted in two stages. The first stage included:

A Week in the Life Study

This study aimed to understand the current influence of Banks Reserve on the community. UDLA project team members visited the site at varying times for one hour every day for a week. Whilst on site the team observed and recorded the way the park was used and interviewed users of the park and passers-by. This provided the project team with an understanding of how the park was used and what this place means to a wide range of users. The results of the study are found in the appendix.

One on One engagement sessions

One on one engagement sessions were held with various groups or institutions of influence to Banks Reserve. These sessions aimed to communicate the intent of the Master Plan Project and to determine the strategic position of the stakeholders in relation to Banks Reserve. These sessions were conducted with:

- Department of Biodiversity Conservation and Attractions (Rivers and Estuaries Division)
- Department of Local Government, Sport and Cultural Industries
- Claisebrook Town Team
- City of Bayswater
- City of Perth
- Western Power
- Venueslive
- MRA

Park Pop-Up and Postcards

Postcards were delivered to local residents advising them of the project, the online survey and of a pop up event that was to take place in the reserve. During this pop up event, the project team had many conversations with community members enquiring as to the ways the park was currently used and the vision and ideas community members had for the future of the reserve.

The second stage of the engagement component involved the formation of a Community Reference Group (CRG) who were included in a collaborative design process. This collaborative design process was structured around the following three workshops:

Workshop One - Opportunities and Directions

This workshop involved the presentation of the site analysis and early engagement findings followed by group discussions focused on possible actions for six key opportunities at Banks Reserve:

- The Pavilion
- The Foreshore
- The Playground
- The Oval
- The Path
- East / West Access

A broad array of comments and ideas were received which set the foundation for the creation of a set of design scenarios. The workshop 1 presentation and feedback is detailed in the appendix.

Workshop Two - Concept Scenarios

Three concept scenarios were created from the ideas and themes discovered in Workshop 1 and preceding engagement sessions. This stage involved the converting of ideas into spatial concepts with a key focus on the relationships between ideas and their compatibility and contextual appropriateness.

The three scenarios were created around the following design concepts:

- Concentrated activity
- In-situ upgrade
- Dispersed activity

Each scenario and the feedback it received can be found in the appendix.

Pro's and con's of each design move were discussed resulting in a clarification of ideas to create a clear preferred direction for the Master Plan.

Workshop Three - Agreed Direction

The favoured components and design directions were maintained in the establishment of a single concept representing the collective preferred actions for Banks Reserve. This single plan was however divided into two stages. Below summarises the key moves of each stage.

Stage 1:

- Reconfigure car park
- Creation of Plaza and connected deck space
- New playground in current location
- Active path to oval perimeter
- North/ south running deck along foreshore
- Combined toilet and kayak storage
- Widening of dual use path (DUP), and change of surface with alignment retained.
- Temporary commercial opportunities

Stage 2:

- New community / commercial facility
- Extension of car park
- Angled parking to Joel Terrace

This division into two stages allowed the feasibility of a new facility to be explored with the potential that it may not eventuate. The stage 1 design could be conceived without the facility to ensure a cohesive and functional master plan for the reserve. Stage 1 and 2 were discussed with the CRG and feedback informed the refinement into the final draft master plan.

Cultural Significance Consultation

The cultural significance of Banks Reserve has been closely considered in preparation of this master plan. Consultation with local Noongar / Nyoongars included:

- Dialogue with Noel Nannup, Aug 2018, (Appendix K)
- Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
- City of RAPWG Consultation (October 2018)
- Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)

Aboriginal Engagement

- Meeting with Aboriginal Elder Noel Nannup 7th August at Banks Reserve to establish context and Aboriginal significance of the site
- Consultant engaged – Len Collard from Moodjar Consultancy to prepare a 'Sense of place study' for Banks Reserve
- Consultation with RAPWG – October
- Consultation with Whadjuk Working Party (November)

Council Advisory Groups

City of Vincent Arts Advisory Group

City of Vincent Urban Mobility Advisory Group

City of Vincent Children and Young People Advisory Group



Image 16 - Banks Reserve Foreshore - UDLA

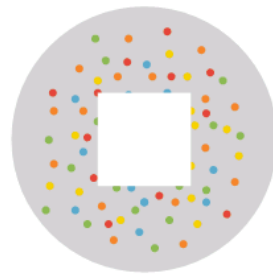
2.7 OBJECTIVES

Following site analysis, context analysis and community and stakeholder engagement, a number of key objectives were identified for the Master Plan to focus on enhancing at Bank Reserve:

- Activation
- Accessibility
- Culture
- Recreation
- Foreshore interaction
- Character
- Amenity
- Safety
- Environment

These objectives provide a framework to motivate and guide design propositions and actions.

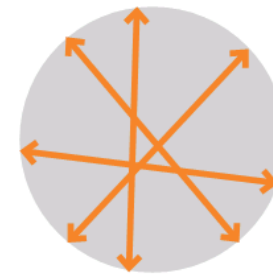
OBJECTIVES:



AMENITY



ACTIVATION



ACCESSIBILITY



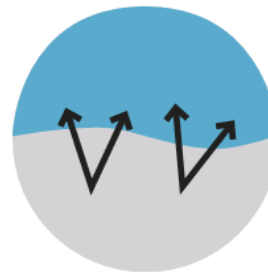
SAFETY



CULTURE



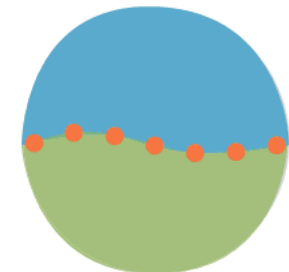
CHARACTER



FORESHORE
INTERACTION



RECREATION



ENVIRONMENT

3.0 THE OPPORTUNITIES

Opportunities on the Banks Reserve site to progress the objectives of the project were determined. Each opportunity has a unique potential to further a specific set of objectives.



THE PAVILION

- The Pavilion has the potential to be a major driver of change to the reserve and with the opportunity to have significant effect on the reserve's functionality and value.

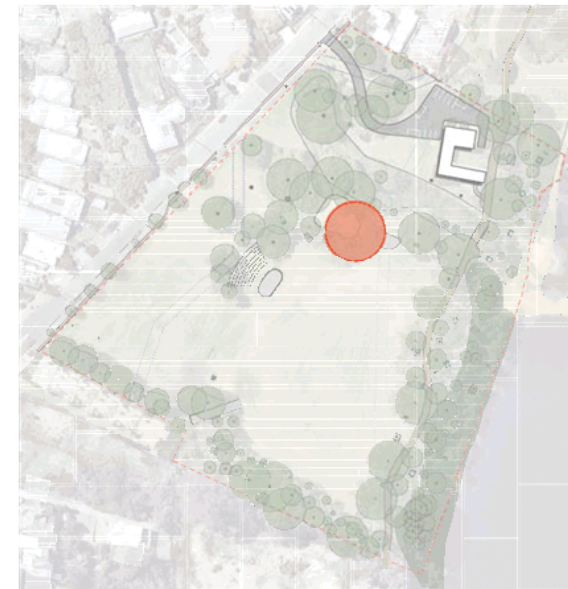
32 | BANKS RESERVE MASTER PLAN | DESIGN REPORT



BEELIE (RIVER) & FORESHORE

- Banks Reserve is a key point for interaction with the Beelie (Swan River) and the City of Vincent's main river foreshore asset. The Beelie is a place of great cultural significance being the home of the Waigal and Dreaming Stories.¹ The foreshore area provides great opportunity for Whadjuk Noongar / Nyoongar history and culture to be celebrated in a cognisant and sensitive way through interpretative artwork and cultural narrative. This cultural history and story-telling could greatly improve the experience of the river from the reserve.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Waller's Brook) 2018



THE PLAYGROUND

- The current playground is in need of an upgrade and an opportunity exists to attract and broaden the demographic of the users of Banks Reserve. This upgrade is a chance to explore the location and composition of the play space.
- There is opportunity to incorporate Noongar / Nyoongar cultural elements to be incorporated into the playground such as the use of water.¹

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Waller's Brook) 2018



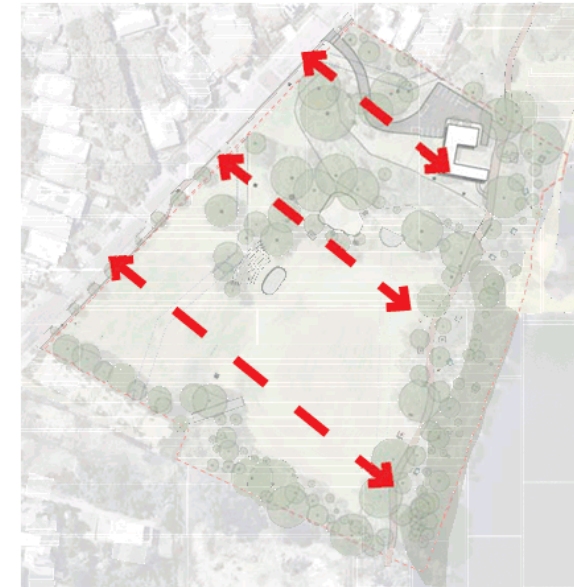
THE OVAL

- The open oval area is highly used by the local community. This area has an informal active recreation function and an opportunity exists to improve and expand this experience. This area is a very popular dog exercise area.



THE PATH

- A dual use path runs between the foreshore area and the reserve. This high use path is the main access point for those entering the reserve however its mix of users are at times in conflict. An opportunity exists to explore design interventions that could improve the function and experience of this path.
- The path provides a great opportunity for Whadjuk Noongar / Nyoongar history and culture to be shared and celebrated along the path in a cognisant and sensitive way through interpretative artwork and cultural narrative. These could incorporate existing artworks along the path.



EAST / WEST ACCESS

- Equitable access from Joel Terrace to the river is absent. Including equitable access across the park in an east/ west direction will be a significant improvement.

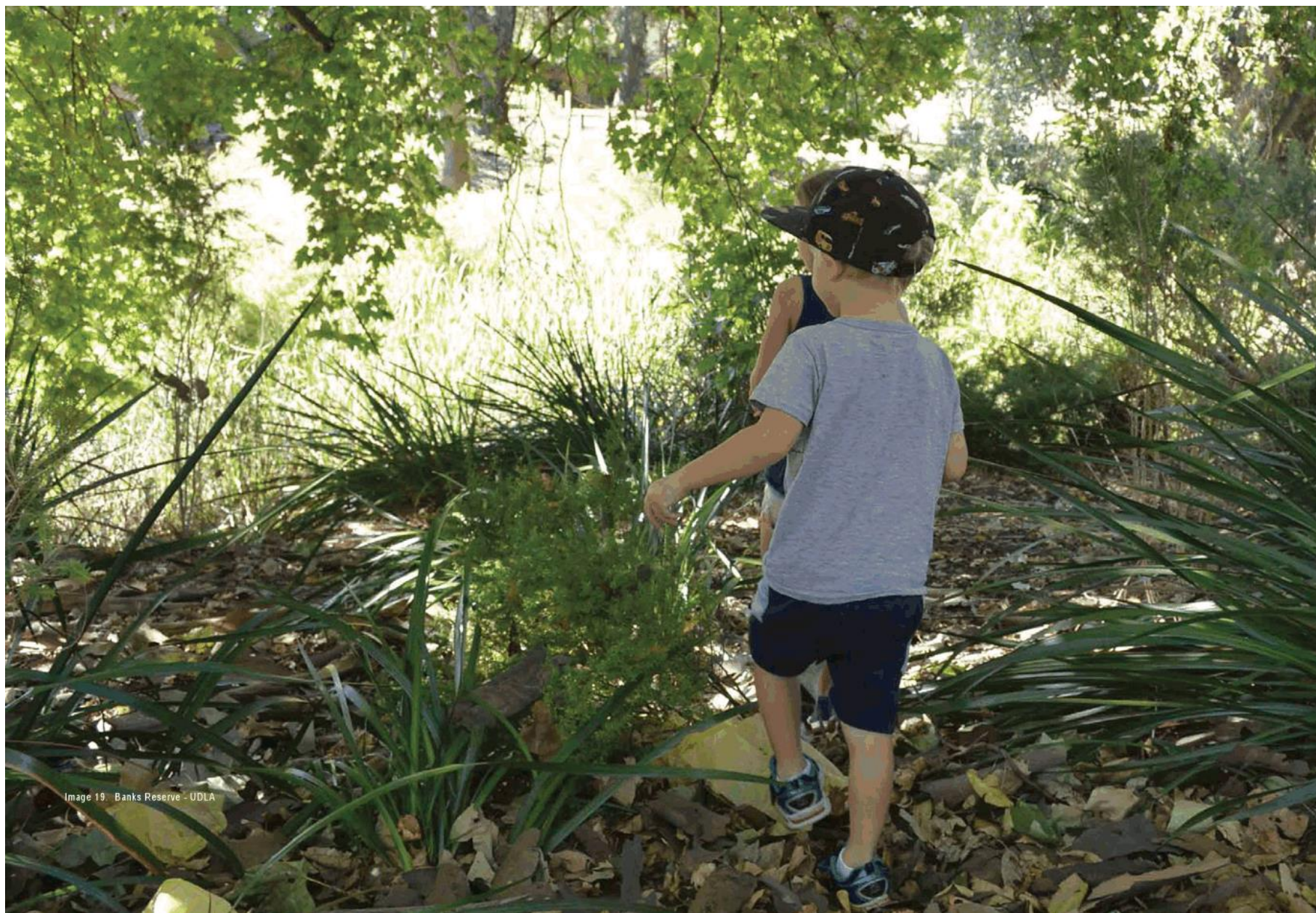
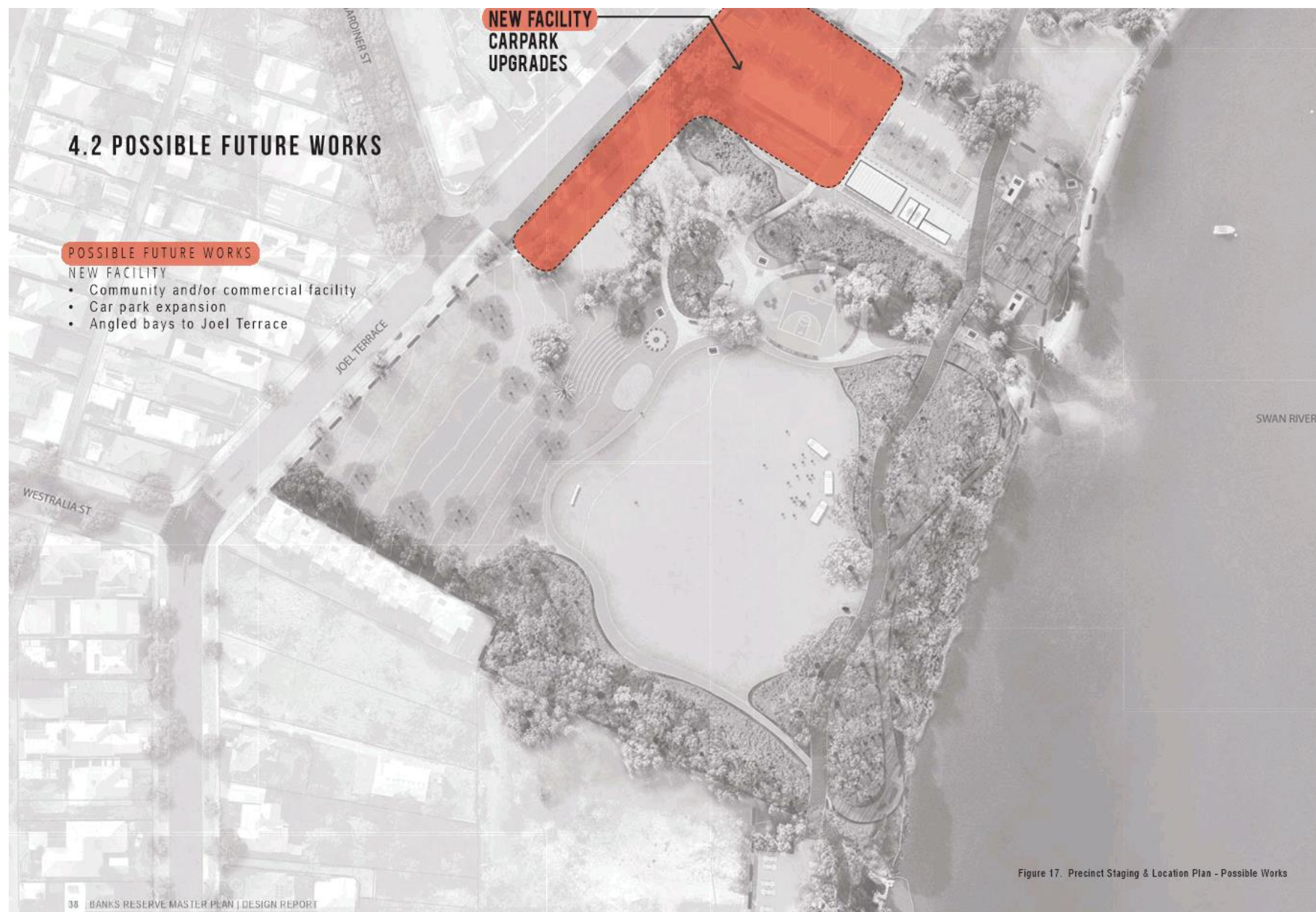


Image 19 Banks Reserve - UDLA











4.3 BANKS PLAZA



Figure 19. Banks Plaza 1:1000 at A3



Removing the existing building provides the opportunity to consolidate the built forms into a compact linear passage with the following inclusions:

- (A) - New kayak storage facility. Due to the high profile location this facility must be of a high architectural / aesthetic quality
- (B) - New stand alone toilet facility.
- (C) - Pop up or temporary container cafe. Potential to assess viability of a cafe within Banks Reserve.
- (D) - Raised decking structure to provide access to the foreshore whilst protecting roots of mature trees.
- (E) - Raised timber furniture.
- (F) - 2 x BBQ areas with shelter and picnic settings.
- (G) - Electric wheelchair charging point.

Detailed design consideration is required to determine the final extent and composition of the foreshore deck and other proposed riverside infrastructure. This detailed design will require consideration of the predicted impact of climate change and the associated increase in flood and storm surge inundation levels.

There is an opportunity to tie in the plaza and decking space with the Swan Canning 'River Journeys Project,' a recreational trail consisting of 25 nodes along the Swan River. Banks Reserve has been earmarked as a possible future location for this project. Interpretive artwork and sign-age could also be incorporated into the decking and/or paving (see figure 19).



Figure 20. Map showing River Journeys Project Nodes.



Figure 21. Example of River Journeys project at Bicton Baths.



Figure 22. Open decking area surrounding foreshore.



Figure 23. Access to foreshore.

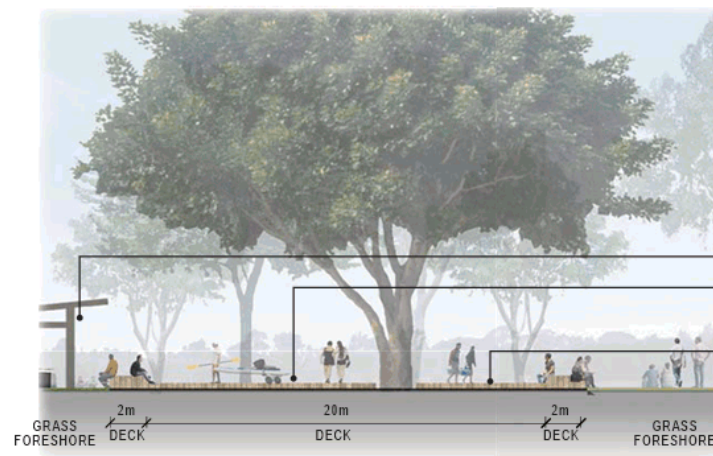


Figure 25. Section AA

—BBQ shelter.

- Raised deck to protect existing tree roots.

- Open deck space with permanent seating to the edges to allow clear access to the foreshore through the central space.



Figure 24. Kayak storage facility of high aesthetic quality.

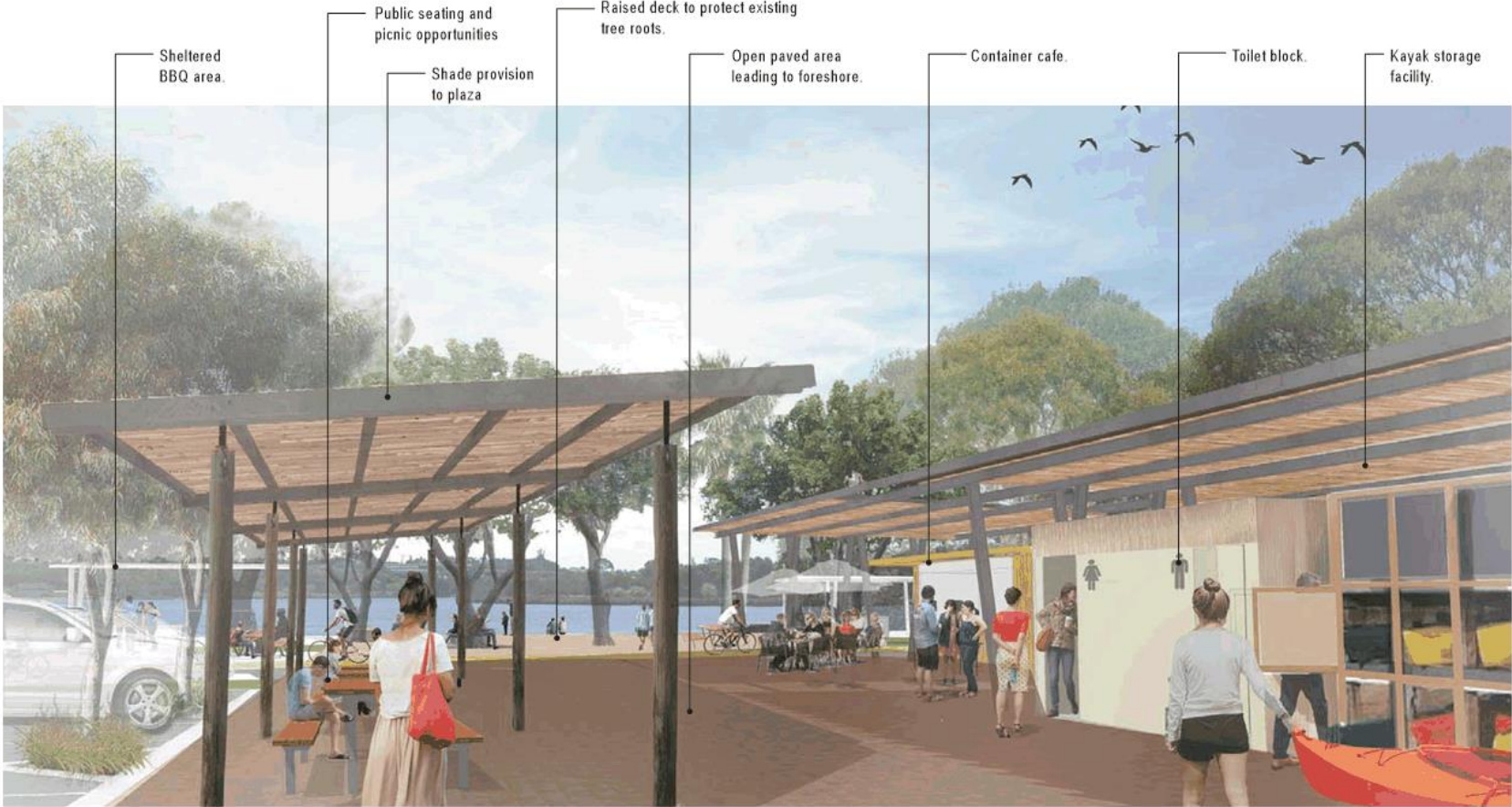


Figure 26. Artist Impression - Elevation C

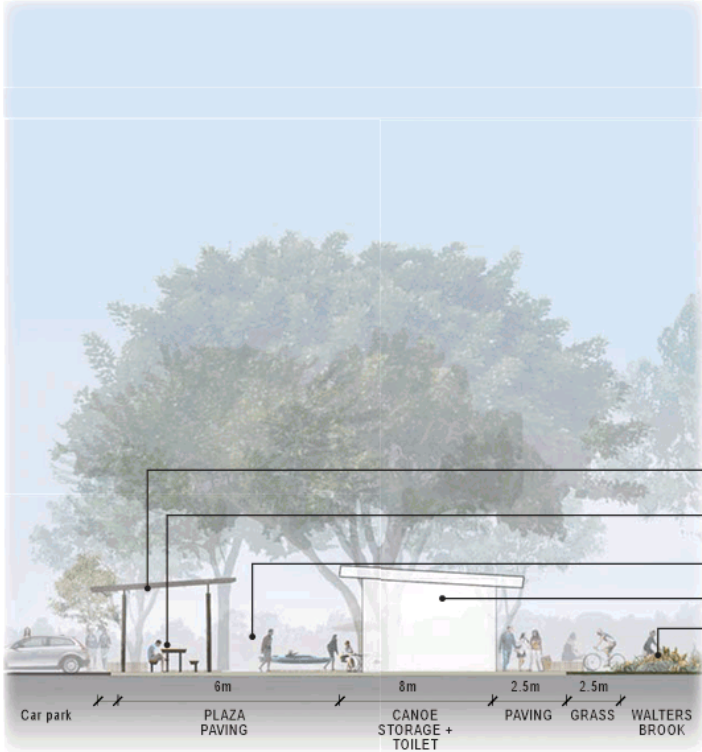


Figure 27. Section BB

Car park upgrades to the pavilion car park and Summer St car parks would likely happen during the Plaza upgrades. The Summers Street car park extends from Summer Street to the southern edge of Banks Reserve and is a key point of arrival for visitors to the reserve. An upgrade is planned for the car park to formalise it and increase capacity. The increase in capacity of the Summers Street car park reinforces the Master Plan's proposal to only rationalise and reconfigure the Banks Pavilion car park without major expansion.

The Summers Street Jetty to the south of the site has recently been considered structurally unsound and requiring significant structural upgrade. As a result, access to the Jetty has been restricted. This reinforces the need for river interaction, kayak storage and launching spaces within the Banks Plaza.

- Shade shelter to open plaza space
- Public seating and picnic area
- Open paved area leading to foreshore.
- Canoe storage & toilet facility & pop up container cafe.
- Low re-vegetation maintains sight lines for a safer crossing.



Figure 28. Open decking area surrounding foreshore.



Figure 29. Temporary or semi-permanent container cafe



Figure 30. Toilet block precedent

4.4 BANKS PROMENADE

The Banks Promenade will remain in it's current location, with the following upgrades:

- (A) - Widening of the path to 4m. Resurfacing to red asphalt with a concrete edge to comply with Department of Transports 'Recreational Shared Path' requirements.
- (B) - Rumble strip markings on intersection areas to signify caution and reduce cyclists speed.
- (C) - Low re-vegetation planting surrounding the path to minimise pedestrian crossover points, resulting in 3 clear crossing areas.
- (D) - Minor entry statement.
- * - Opportunity for cultural narrative / interpretive artwork.

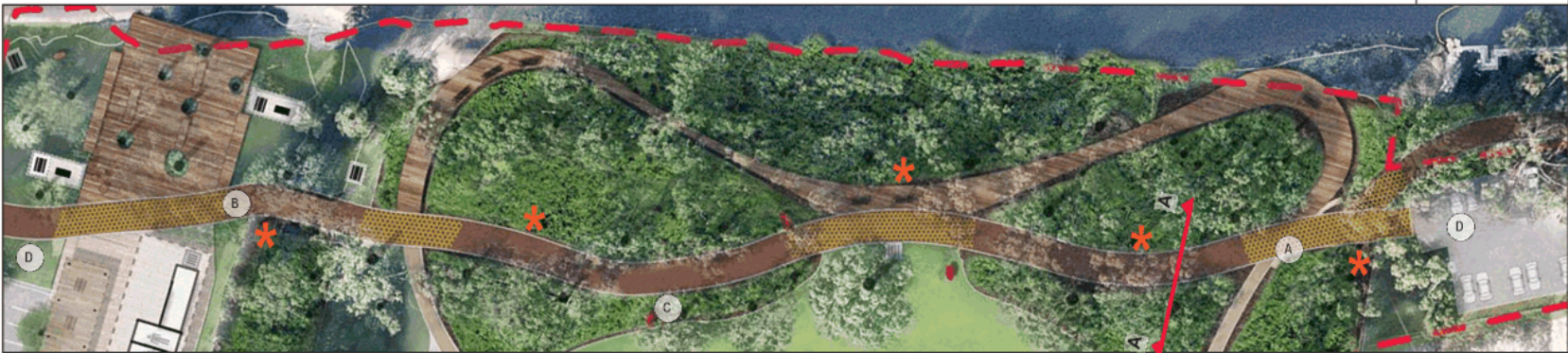
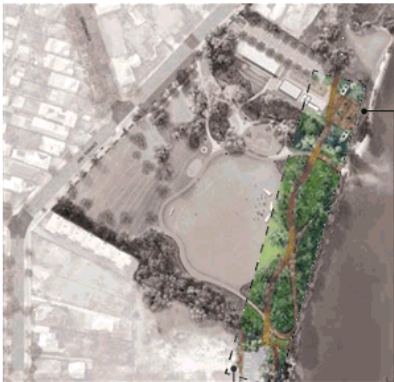


Figure 31. Section through Banks Promenade - 1:1000 @A3

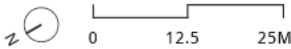




Figure 36. Example of interpretive signage at Matuwa Kurrara. Source: Publik



Figure 38. Example of interpretive signage at Port Noarlunga. Source: Ecept Studio



Figure 37. Cultural narrative board: Needwonnee Walk, Melaleuca Source: think-tasmania.com



Figure 33. Rumble strip painting to signify crossing point.

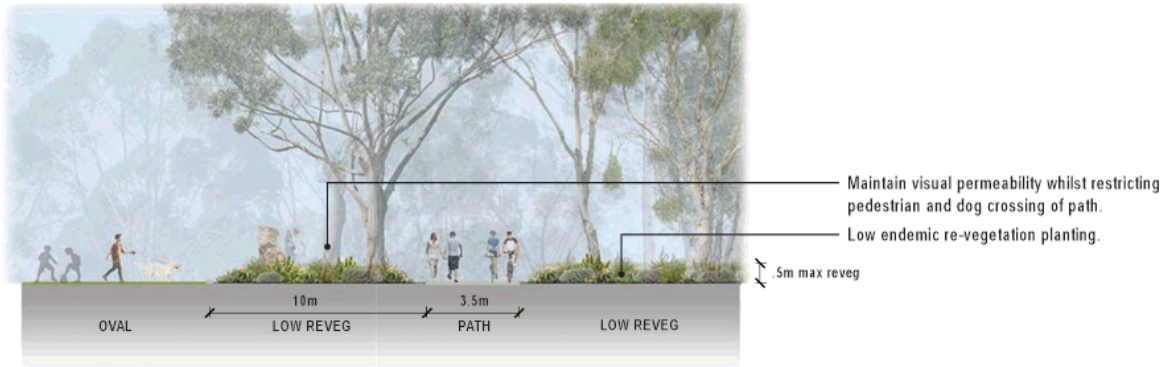


Figure 32. Section AA through Banks Promenade - 1-500 @A3

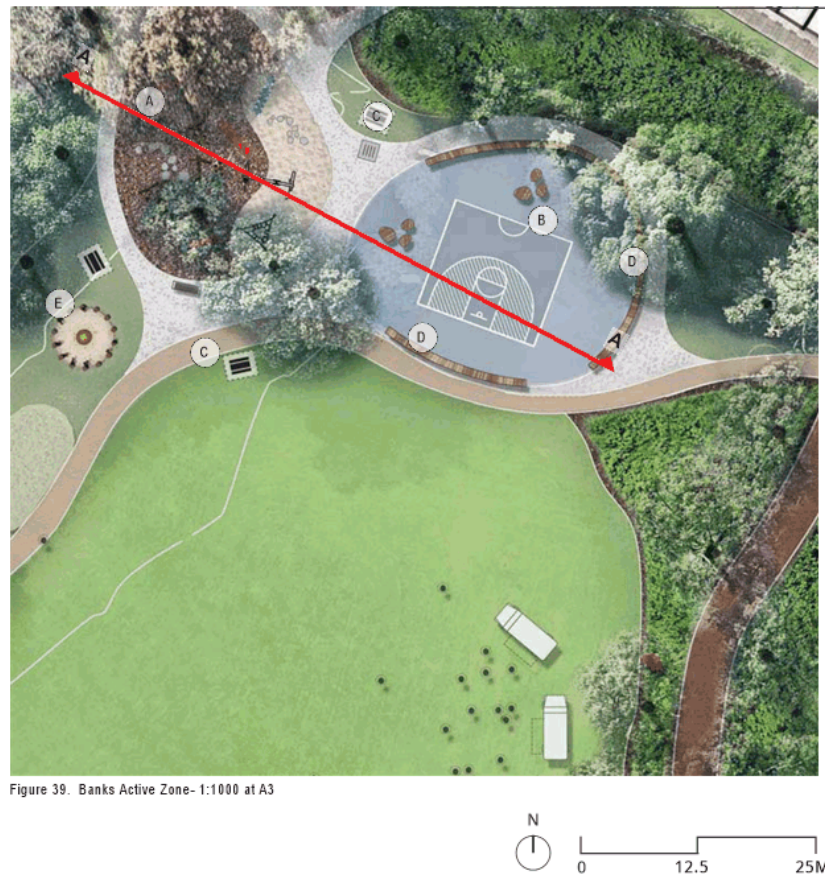


Figure 34. Low endemic re-vegetation planting.



Figure 35. Red asphalt path with crossing point.

4.5 BANKS ACTIVE ZONE



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- (A) - The playground will be upgraded and kept in its current location, taking advantage of the existing slope and mature shady trees.
- (B) - Half court with line-marking for various ball sports.
- (C) - Shelter with BBQ, picnic table, water fountain and bike racks.
- (D) - Curved bench along the edge of the active hub with general power outlets (GPO).
- (E) - Firepit.

Banks active zone north area is comprised of the local playground, and a mini court recreational area. Both will be upgraded in their current location.

The playground represented in this master plan is a result of a collaborative design process with the community reference group and also represents the community comments from the "a week in the life study", the online survey and pop up engagement sessions. The following summarises the key community desires captured in the engagement process:

- Scale of playground to be local and not a regional attractor level (master plan parking provision also suits this scale).
- General location to be retained.
- Shade from surrounding mature trees to be utilised
- Naturalistic aesthetic is favoured as are "Nature Play" elements utilising natural materials such as timber.
- Noongar / Nyoongar consultants recommend incorporating Whadjuk Noongar / Nyoongar themes within the play area such as the use of water in the playground.¹
- Playground to be in two age appropriate zones, with the zone for younger children to be fenced due to close proximity to a very popular dog exercise area.
- Potential to explore utilisation of the sloped bank for older children (without fence).
- Proximity to sports space favoured so elder siblings and young children in relative proximity.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



Figure 40. Local size nature based playground utilising slope.

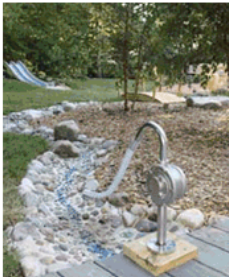


Figure 44. Incorporating water play elements



Figure 41. Firepit and yarning circle.



Figure 42. Recreational hub with hit up wall and half court.

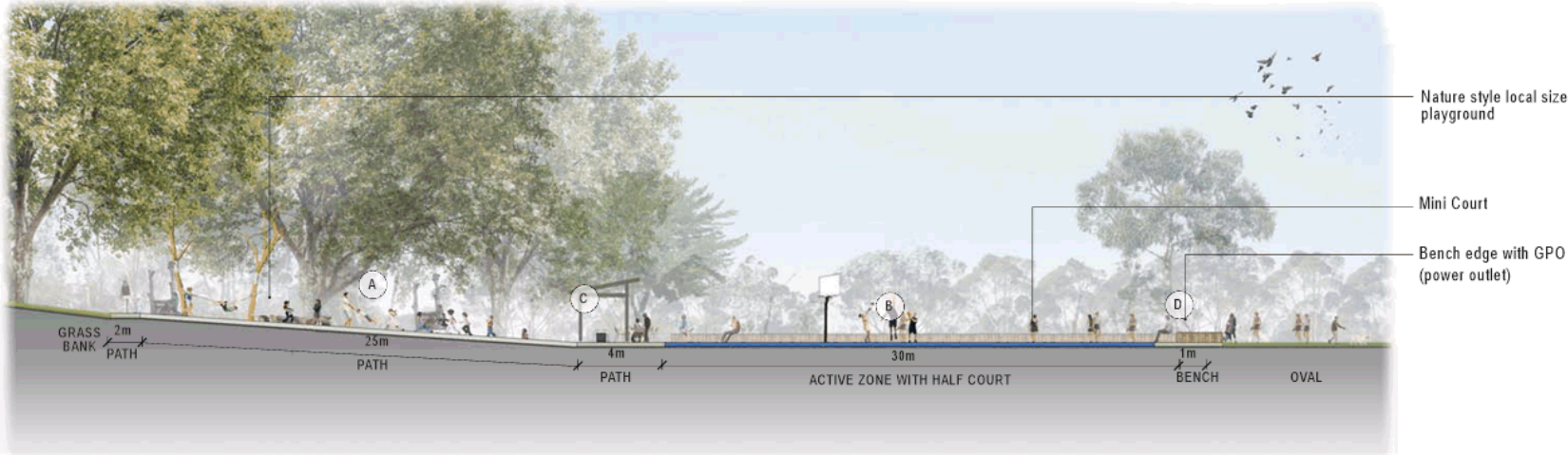
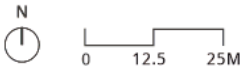


Figure 43. Section AA through playground and ball court.



Figure 45. Banks Active Zone - 1:1500 at A3



Banks Active area 'full extent' is comprised of a loop path and a large open central space for informal sport and recreational users. This area will remain a dog exercise area. This area has the opportunity to be set up with service points for food trucks and events capacity. A firepit is proposed which would be formally used in cultural ceremonies and informally used by recreational users. The loop path is to be of a low key "earthy" aesthetic such as compacted limestone. The use of limestone is recommended by Noongar / Nyoongar consultants as it is associated with the Waugal dreaming stories.¹

- (A) - Loop path connecting to the foreshore boardwalk.
- (B) - Service points (power/water) for food trucks & events.
- (C) - Open turf area / dog exercise area
- * - Opportunity for cultural narrative / interpretive artwork.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



Figure 46. Banks Active Area - Existing Image

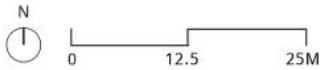


Figure 47. Banks Active Area - Proposed Elevation

4.6 WALTER'S BROOK



Figure 48. Walters Brook Crossing - 1:1000 at A3



A new crossing point at Walter's Brook is proposed to amend the current bottle neck at the existing single crossing. This crossing will provide a strong connection between the plaza space and the playground / active sports area. Walters Brook is a place of great cultural significance to Aboriginal people and could provide an opportunity for interpretive artwork and story-telling.

- A - Walters Brook Crossing
- * - Opportunity for cultural narrative / interpretive artwork.



Figure 49. Section AA through Walters Brook Crossing.

- * Opportunity for cultural narrative / interpretive artwork.
- Walter's Brook crossing.
- Low native vegetation.
- Existing brook



Figure 50. Sloped paving treatment.

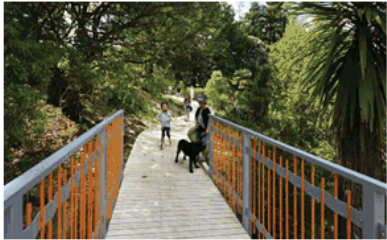


Figure 51. Prefabricated Bridge.



Figure 52. Example of interpretive signage and artwork opportunity.

4.7 BANKS BOARDWALK

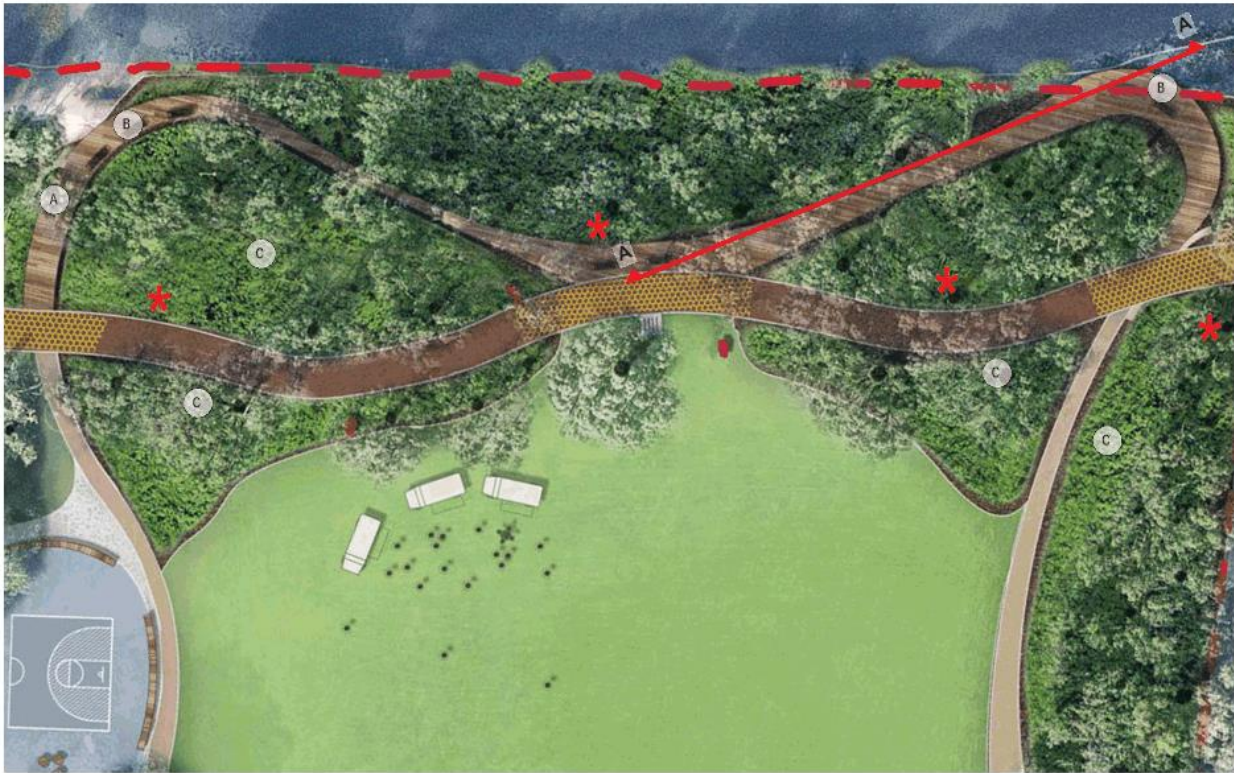


Figure 53. Banks Loop Path.



The Banks Boardwalk winds its way through the existing revegetation area meeting the Banks Promenade at the 3 distinct crossing points. Following consultation with the Whadjuk Working Party, or their chosen delegate, Aboriginal cultural heritage and the significance of this site would be recognised at various points along this boardwalk.

- (A) - Raised boardwalk with ramped accessible entrance.
- (B) - Seating/viewing area.
- (C) - Low re-vegetation planting.
- * - Opportunity for cultural narrative / interpretive artwork.

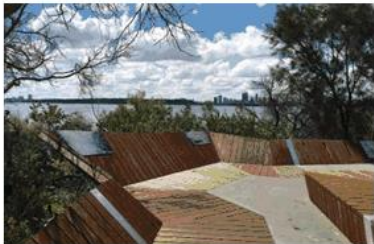


Figure 57. Example of the River Journey Project. Heathcote Reserve, Applecross



Figure 54. Example of raised timber boardwalk.



Figure 55. Raised perforated steel boardwalk.

As mentioned on page 43, Banks Reserve has been identified as a future node for the Swan Canning 'River Journeys Project.' The boardwalk provides an ideal opportunity to incorporate interpretive artwork and cultural narrative elements throughout the walk or within the decking.

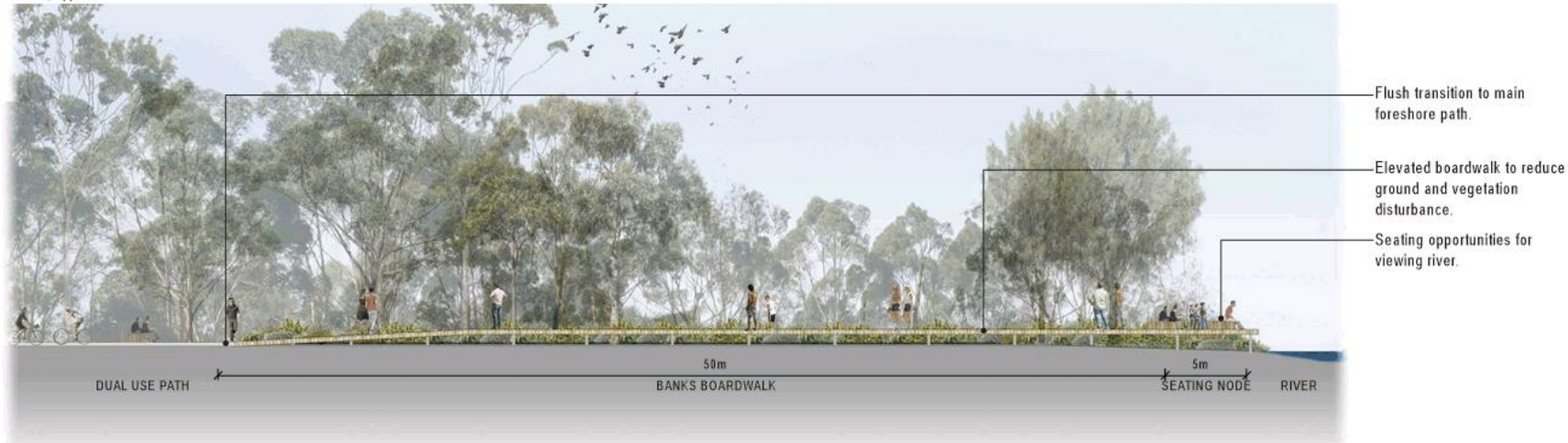


Figure 56. Section AA through Banks Boardwalk.

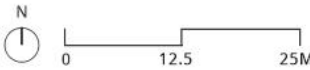
4.8 NEW FACILITY OPPORTUNITY



Subject to a business case and community demand, stage 2 entails a new facility and adjacent car park. This facility would be multi use with potential commercial and community use functions.

- (A) - New facility building approx. 500m²
- (B) - Angled street parking (~14 Bays).
- (C) - Adjacent car park extension (~32 Bays).
- (D) - Entrance space / public fore court to new facility.
- * - Opportunity for cultural narrative / interpretive artwork.

Figure 58. New Facility - 1:1000 at A3



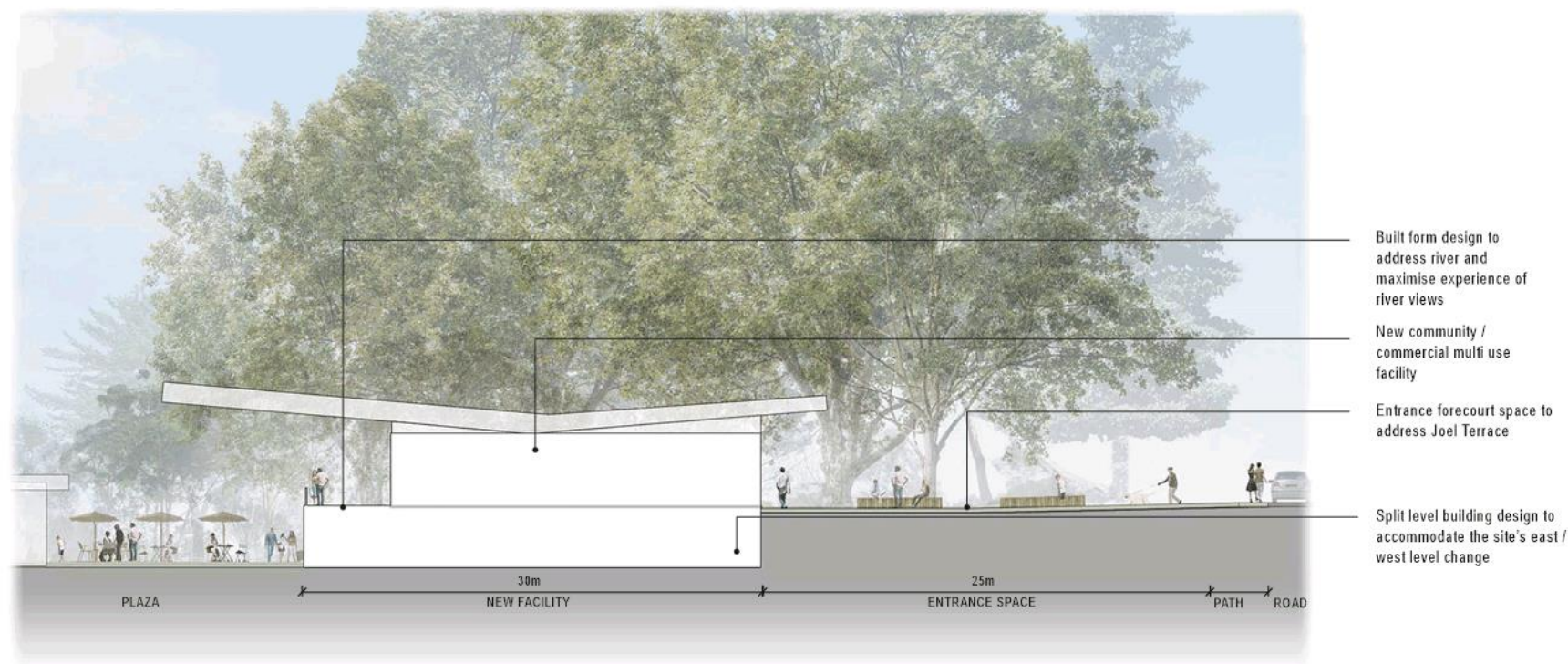
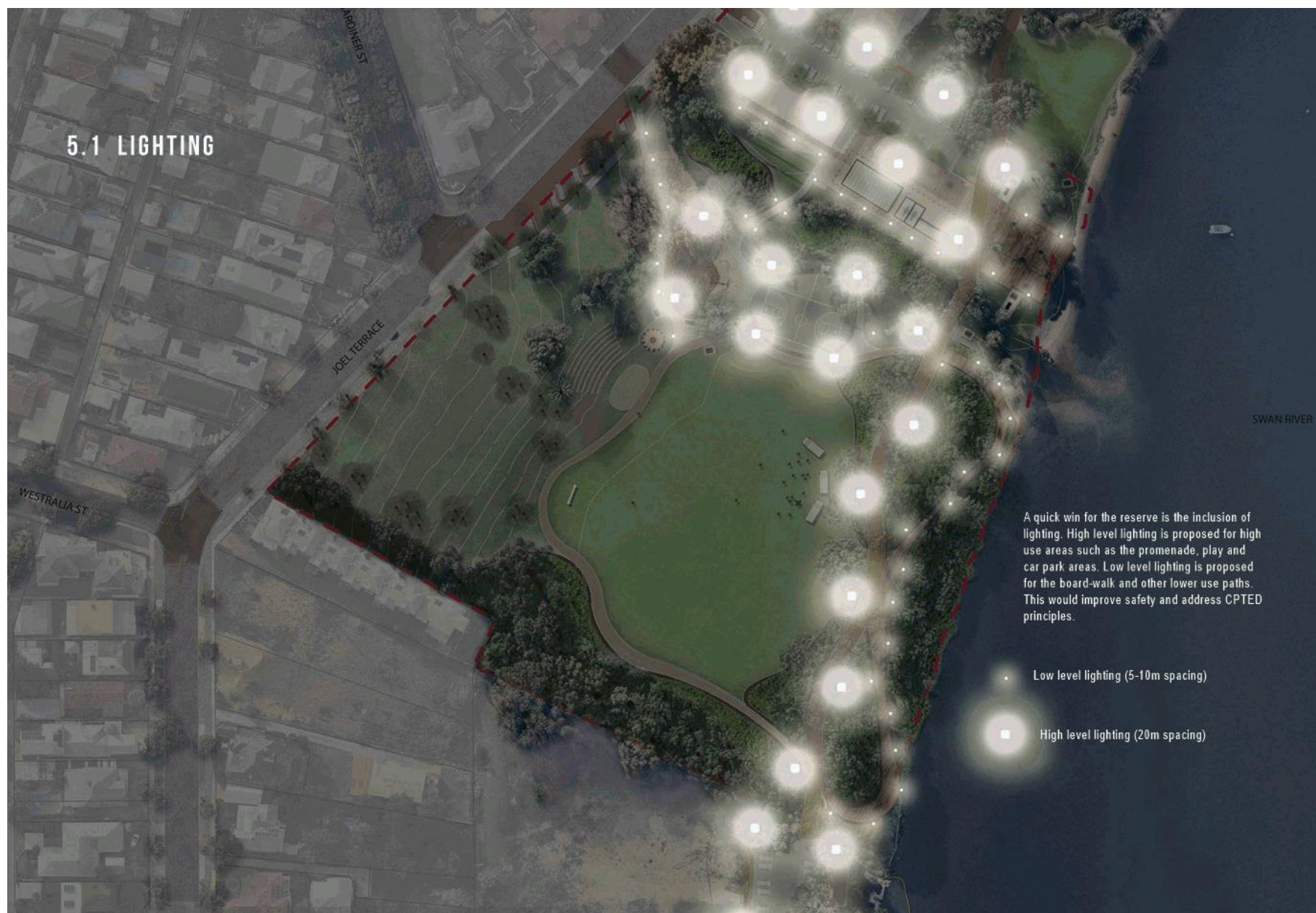


Figure 59. Section AA through new facility building.



Image 74 Baby's Reserve - UDPA



5.2 ACTIVATION OPPORTUNITIES

Banks Reserve presents a number of activation opportunities consisting of small scale temporary vendors up to medium sized events. The availability of space for car parking and impact on surrounding residents is a limiting factor on the size of events that are practical at Banks Reserve.

The Master Plan proposes a Plaza space adjacent to an upgraded car park (with vehicle access) to the north of the site. This flexible space would consist of a open hard stand surface suitable for temporary vendors such as food trucks or container café's. The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events which could provide a great activation opportunity¹.

Vehicle access to the oval area is proposed from the south eastern corner of the site. This location is already the service vehicle access point for the reserve. It is proposed that this intent is maintained which allows an activation opportunity with access from the Summer Street car park along the dual use path and into the reserve. This would suit community events being hosted on the oval.

The existing amphitheatre and stage platform provides another activation opportunity with the potential for performance style events better suited to the banked seating.

An objective of the Master Plan is to provide a variety of opportunities for increasing activation of the reserve. Temporary activation events and programming can create awareness of the value of the amenity within the reserve which could lead to more frequent usage and longer term sustainable activation.

Through more detailed design appropriate power, water and sewerage connections will be located.



¹ Perth Stadium Transport Project Definition Plan December 2012
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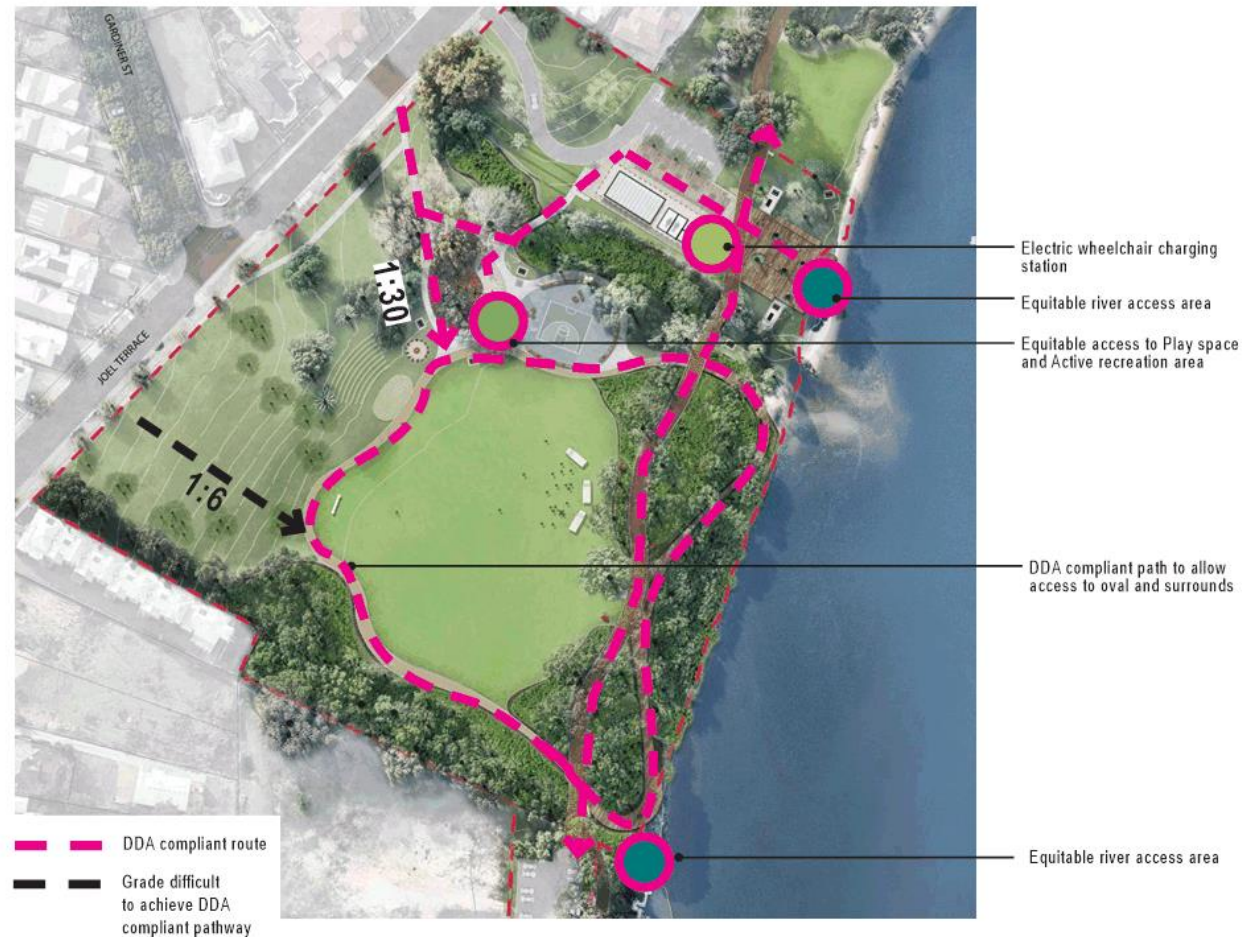
5.3 EQUITABLE ACCESS

Accessibility is a core objective of the Master Plan for the upgrade of Banks Reserve. The current situation is very poor from an equitable access perspective and could be considered discriminatory. The key equitable access issues include general east / west movement across the site, access from Joel Terrace into the reserve, access to the playground, access to the BBQ's and oval (eg dog walking etc.), access to the river, and opportunities to experience the foreshore environment.

The Master Plan proposes significant improvement to equitable access within Banks Reserve including:

- Proposed access path from Joel Terrace into the Banks Active zone which includes Play Space, BBQ's, Sports Area
- Flush plaza space and foreshore decking area allowing interaction and recreation opportunities with the river.
- Foreshore boardwalk to allow equitable experience of the foreshore environment.
- An electric wheelchair charging station is proposed for the plaza near the Banks Promenade.

The access upgrades proposed in the Master Plan will assist with the creation of positive and inclusive experiences for people with disability.



5.4 ENVIRONMENT

Banks Reserve is an environmentally significant site. Riverine foreshores are environmentally important due to the role they play in water quality, floral diversity and fauna habitat. At Banks Reserve this significance is heightened as the surrounding drainage catchment converges to run across the site as Walter's Brook and then enter the Swan River. This catchment is now an urban one with a storm water drainage network daylighting at Walters Brook prior to entering the river.

This potential to improve the quality of the urban water prior to its entrance into the Swan River was identified and a Walter's Brook upgrade project was completed in 2014. This project created the currently well vegetated Walters Brook which now plays a phytoremediation function, along with providing habitat for local fauna.

Other recent projects at Banks Reserve include two foreshore stabilisation and revegetation projects and the revegetation of the southern boundary of the reserve.

This focus in the last 20 years on environmental projects has brought Banks Reserve up to a environmentally high standard (the main oval space is also unirrigated). This high environmental regard must be maintained and enhanced in the future planning and management of the reserve.

The Master Plan proposes a further increase to areas of revegetation with an increase to the southern boundary revegetation, additional revegetation areas between the oval and the shared path, and an expansion of the foreshore revegetation area to meet the shared path.

An increase of local tree planting to the south western lawn bank was explored during the collaborative design process, however this was not

well received by the community who value the open lawn bank for recreational purposes and for the open views it allows between the street and lawn oval. Leaving this area open lawn will align with the safety and recreational objectives of the Master Plan.

The recently completed Banks Reserve Foreshore Restoration Project implemented erosion control and revegetation to the foreshore stretching south of Banks Reserve. This provides significant environmental benefit to the area, however the conversion of this beach foreshore adds further importance to the foreshore area in the northern portion of the Banks Reserve as it concentrates activities such as fishing, kayak launching etc.



6.0 NEXT STEPS

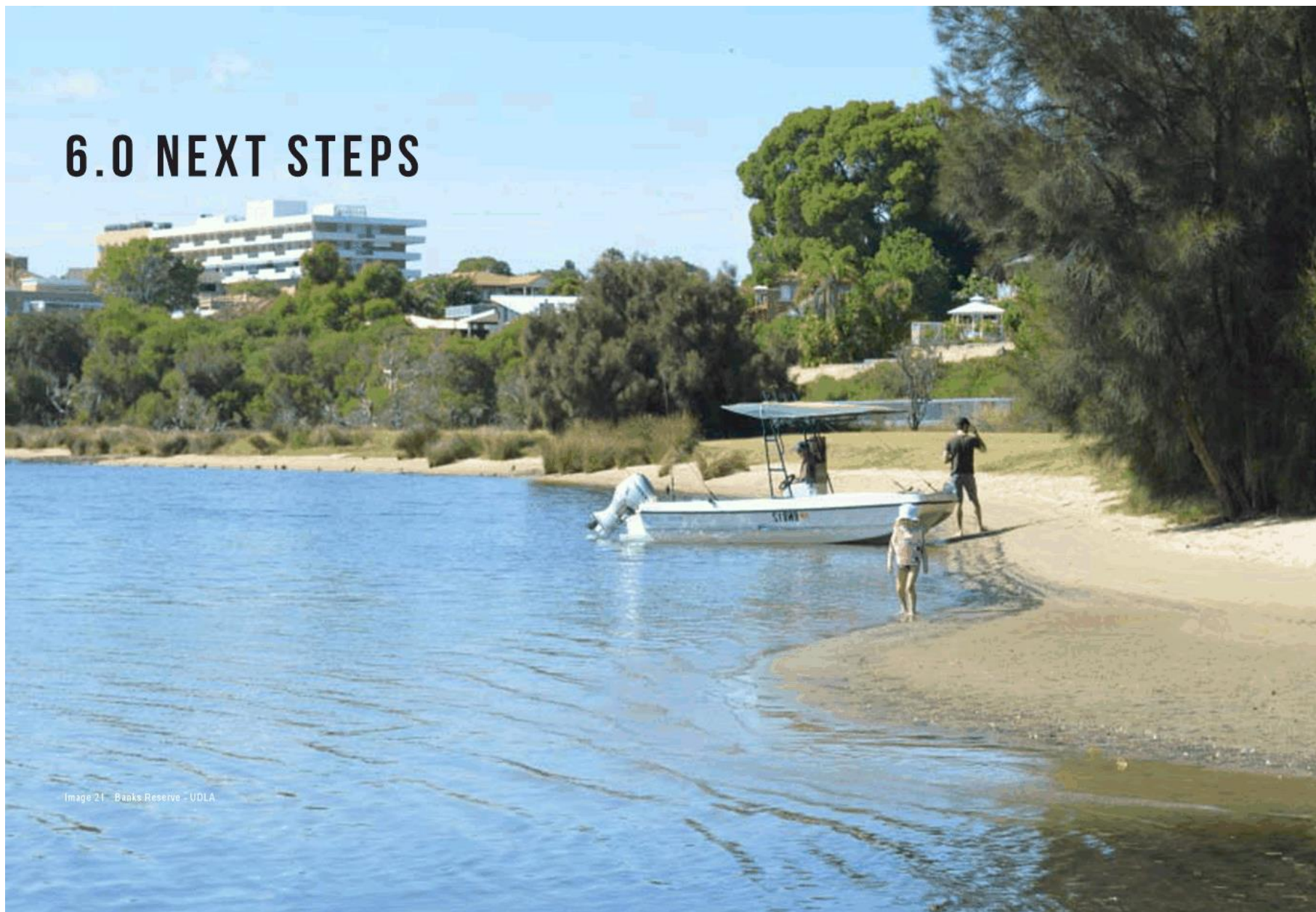


Image 21 - Banks Reserve - UDLA

6.1 A SENSE OF PLACE - POTENTIAL NOONGAR / NYOONGAR NAMES FOR BANKS RESERVE

Banks Reserve was re-named in the early 1960s after Perth City Councillor Ronald Banks. Prior to that it was known as the Swan Street Reserve taking its name from the main street into the park, and before that it was Walter's Brook named after an early landowner Walter Boyd Andrews.

The City of Vincent acknowledges that Banks Reserve is located on culturally significant land and as a result potential changes to the name of the reserve have been suggested by Len Collard.

The Banks Reserve area (Walter's Brook) has been identified as 'Warndoolier'. However, given that the cultural consultants stated that this area is of high significance for its spiritual, mythological and historical connections Noongar / Nyoongar might suggest other place names associated with its significance to give it more meaning for a "sense of place". Further the use of Noongar / Nyoongar place-names and use of Noongar / Nyoongar language is central to our identity; all throughout the southwest there are Noongar / Nyoongar place names, significant sites and landmarks. These connect us to our sense of place and give us a sense of belonging. The "language of the land" (Noongar / Nyoongar place names) connects all Noongar / Nyoongar to their cultural heritage.¹

The following are the suggested Noongar / Nyoongar place names that capture the thematics of the Whadjuk Noongar / Nyoongar cultural knowledge about the area.

Waugal-mia-up	-	a resting place of the Waugal
Moort-al-up	-	one of our families home
Meriny-up	-	place of food gathering
Moort Karla-mia	-	Our families homefires/campfires
Beeliar-booja	-	Riverland - where the water meets the land

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

6.2 IMPLEMENTATION PLAN

The Banks Reserve Master Plan has been created to guide design and development of the facilities at Banks Reserve. The plan will ensure future development responds to the principles and desired outcomes that the community values.

The Master Plan implementation plan is detailed below with a number of component areas that could potentially be funded by different sources to achieve the overall vision.

An order of magnitude implementation budget (Table 1) has been developed for each stage and component area. This implementation budget aligns with financial years, priorities and directorates.

A detailed staging plan will be required when potential funding sources are identified and each component of the Master Plan will require detailed design and costing.

Title of works	Responsible Directorate	Priority	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Estimated cost	Comments
Summers Street car park	Engineering	High	✓				\$120,000	Installation of a temporary modus style public toilet and decommissioning of existing public toilets
Temporary toilets	Engineering	High	✓				\$45,000	Community budget submission
Wheelchair charging point	Engineering	High	✓				\$10,000	
Playground and active zone (detailed design)	Engineering	High	✓				\$30,000	Detailed design prepared by landscape architect for playground and active zone
Lighting	Engineering	High	✓				\$70,000	Upgrade existing lighting to LED lighting along pathway
Plaza and boardwalk (detailed design)	Engineering / Community Engagement	High	✓				\$40,000	Detailed design prepared by landscape architect for plaza and boardwalk
Total cost							\$315,000	
Indicative costs								
Playground and active zone (construction)	Engineering	High		✓			\$500,000	Following detailed design
Boardwalk	Engineering	Medium		✓			\$450,000	WA Parks Foundation River Journeys Project to provide approx. \$100k-150k additional funds for construction of interpretation nodes
Recreational shared path	Engineering	Medium			✓		\$150,000	Grant funding available through Department of Transport
Building demolition	Engineering	Low			✓		\$50,000	Existing pavilion demolished
Plaza, beach area, car park	Engineering	Low			✓		\$430,000	
Lighting	Engineering	Low			✓		\$140,000	Lighting incorporated into new plaza
Toilets, kayak and container cafe	Engineering	Low				✓	\$300,000	
Oval path	Engineering	Low				✓	\$80,000	
Walters Brook crossing	Engineering	Low				✓	\$70,000	
Total cost							\$2,170,000	
Subject to a business case and feasibility studies								
New community facility and extension to carpark	Engineering	Low				✓	\$2,500,000	Subject to feasibility studies and a business case
Total cost							\$2,500,000	

Table 1. Table of the order of magnitude costs for the implementation of the Banks Reserve Master Plan

* The above approximations do not include design fees, project management, escalation, intersection upgrades, major service upgrades or realignments, drainage modifications and major earthworks, major retaining walls to commercial precinct, built form associated with the commercial precinct, contractors profit and attendance.



6.3 PROJECT PHASING

The report recognises the broader framework and the steps that lead from master planning to staged implementation and operation, as follows:

- 1. Funding;
- 2. Staged detailed design & site planning approvals, as required;
- 3. Design detail & tender documents including development approvals - as required;
- 4. Construction (staged - as required); and,
- 5. Operation and management.

This detail design to construction phase would be necessary for larger stages, such as the play spaces, boardwalk, kayak storage and upgraded pavilion

Other smaller stages within the master plan may not need to go through a second detail design process. These 'quick-wins' could be projects such as lighting and car park reconfiguration which could be implemented relatively quickly and easily. These types of projects have direct positive impact for the reserve and it's users.





Prepared for:
The City of Vincent
Contact: Wayne Grimes
Position: Senior Community Projects Officer
Phone: 92736011
Email: Wayne.Grimes@vincent.wa.gov.au

Table 1. Edition Details

PROJECT NAME	
Title	Banks Reserve Master Plan Design Guidelines
Production Date	31/10/2018
Prepared By	UDLA
Author	Theo Valentine
Status	DRAFT
UDLA Project Code	VINBMP

Table 1. Document Register

Document Register			
Version	Date	Amendments	Prepared By
A	19/10/2018	Final Draft	TV
B	26/10/2018	Final Draft Version 2	TV
C	31/10/2018	Final Draft Version 3	TV



Image 1. Banks Reserve amphitheatre, Source: UDLA (Cover)

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Image: Established Plantation at Black's Reserve. Source: UBCA

DESIGN GUIDELINES

PURPOSE & PRINCIPLES



NATURAL & LOCAL AESTHETIC

Retain, maintain and enhance the natural features of the site by using natural and local materials and use subtle design features.



ROBUST & DURABLE

Materials that offer both robustness and durability.



CONSISTENCY

A consistent suite of furniture and materials, utilising natural hardwood timber, steel and earthy material tones to reflect the Reserve's natural environment.

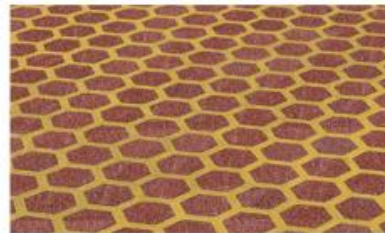
1.0 PATH SURFACES



Material: Red asphalt with concrete edge.

1.0.1 Banks Promenade

Banks Promenade is part of a high use commuter network. To comply with Department of Transport's 'Recreational Shared Path' requirements it is recommended that the Promenade is increased to 4m wide and resurfaced with 8ml stone red asphalt material with a concrete edge. This will prevent root invasion and maintain the usable width of the path throughout the reserve.



Material: Honeycomb pattern rumble texture.

1.0.2 Rumble Texture

To improve safety at crossing points throughout the reserve, it is recommended to incorporate fluorescent yellow rumble strips in a honeycomb pattern, or similar, 5-10 m before and after each crossing point. This will provide a physical and visual trigger for cyclists and pedestrians to use caution in these sections.



Material: Crushed limestone with concrete edge.

1.0.3 Oval Path

Crushed limestone with a concrete edge is recommended for pedestrian paths, such as the path around the oval. A concrete edge or 'mow-kerb' is essential for easy maintenance and to reduce regular re-surfacing. Cultural consultants recommend the use of limestone materials throughout the site (associated with the Waugal dreaming stories).¹

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018



Material: Exposed aggregate concrete footpath with earthy tones.

1.0.4 Pedestrian Paths

For areas where a hard surface is required it is recommended to use an exposed aggregate concrete path. To match the existing natural palette of the reserve it is recommended to use an earthy tonal base. Patterns and textures can be etched into the concrete making it a good surface choice to enable cultural interpretations to be incorporated into the paving.

1.1 PLAZA SURFACES

1.1.1 Plaza Paving

An exposed aggregate or granite cobblestone paving treatment is recommended for use around the plaza space. This paving treatment should reflect other paving treatments around the reserve. The colour and material palette should remain consistent in all paving upgrades and be of an earthy tone.

1.1.2 Plaza Decking

A hardwood timber decking is recommended for the foreshore plaza area. This decking should protect the root structures of the existing trees. An arborist should be consulted prior to any detail design as footing locations will need to be considered to maintain tree health.

Off the shelf timber elements may be incorporated into the decking structures or customised into the design. These elements would require detailed design.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.



Material: Exposed aggregate concrete footpath with earthy tones.



Material: Granite cobblestone.



Material: Local hardwood timber decking.



Material: Etched text into exposed aggregate.

1.2 BOARDWALK

1.2.1 Boardwalk

Local hardwood timber is recommended for the Boardwalk surface. The surface and seating nodes should match those of the Plaza decking space. The Boardwalk should be raised to protect existing vegetation. An arborist should be consulted prior to any detailed design as footing locations will need to be considered to maintain tree health.

The Boardwalk is an ideal location for the future Swan Canning 'River Journeys Project' node. Following consultation and detailed design with Traditional Owners, this node could incorporate interpretive signage, history and other cultural elements at various points in and along the Boardwalk.*

The Boardwalk should have DDA compliant ramps for all abilities access and be wide enough for 2 wheelchairs to pass side by side.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.



Example of raised timber boardwalk



Material: Local hardwood timber decking



Example of a windy timber path. (Note: DDA Compliant path would need a rail/edging)

2.0 PLAY SPACES

2.0.1 Nature Playground

The Banks Reserve playground is to be kept at a modest, low key scale. It is a neighbourhood park and this should be remembered throughout detailed design.

- The Master Plan recommends a nature play style playground which incorporates the natural slope, shady existing trees and a safe environment.
- Noongar / Nyoongar consultants recommend incorporating Whadjuk Noongar / Nyoongar themes within the play area such as the use of water in the playground.*
- The use of materials should include limestone (associated with the Waugal dreaming stories) for feature walls and the like.
- If artworks or cultural interpretation elements are incorporated they should be commissioned from Whadjuk Noongar / Nyoongar artists.¹
- Playground fencing materials to be consistent with natural elements in the playground. Fencing should be low in height and visually permeable.

* All elements containing cultural information should refer to cultural guidelines on pg. 7.

2.0.2 Active Space

The use of subtle colour may be desired in the active play space as well as hardwood timber furniture.

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018



Example of a similar size active space.



Example of natural and cost effective play elements.



Example of natural and cost effective play elements.



Example of subtle colour in an active space.



Example of playground fencing.



Cultural consultants recommend water be incorporated into the play area.

2.1 FURNITURE

2.1.1 Furniture Palette

Furniture palette should be consistent, honest and durable and reflect the natural aesthetic of Banks Reserve. In order to maintain and enhance the natural aesthetic of Banks Reserve, it is recommended furniture is made of durable materials, such as solid timber and galvanised steel.

Furniture should all be of a similar style to maintain consistency throughout the reserve. Re-ordering and maintenance will be easier if the furniture suite is kept to 1-2 suppliers.

- Timber boards fixed with stainless steel screws and galvanised steel legs
- Robust
- Low/easy maintenance
- Able to be configured in different ways
- Customisable with river/cultural theming through timber etching of suitable motifs



Steel fixings easily accessed for any maintenance.



Opportunity to incorporate bike stands to end of bench.



Modular form for multiple configurations for larger spaces, with optional back rests.



Example of a solid, durable timber and steel picnic setting



Etching or painting of timber with river/cultural motifs



Alternate seating option 'Northshore' supplied by Exteria street and park outfitters.

2.2 FIXTURES



Example of suitable drink fountain. Source: Street Furniture Australia.



Example of suitable bike rack. Source: Street Furniture Australia.



Example of suitable bollard. Source: Street Furniture Australia.



Example of suitable bin surround with customisable panel. Source: Street Furniture Australia.

3.0 CULTURAL GUIDELINES / RECOMMENDATIONS

3.0.1 Cultural Guidelines

The Plaza, Walters Brook and the Boardwalk areas are ideal locations to incorporate cultural elements. In order for the site to be interpreted to the public in a manner that is cognisant of and sensitive to Whadjuk Noongar / Nyoongar history and culture, these recommendations have been made by Professor Len Collard, a cultural consultant who collaborated on the Banks Reserve Master Plan;

- The City of Vincent commissioned a detailed Aboriginal Interpretation Plan. This would involve broader consultation and the design of walks and information panels.
- The interpretation should feature the Waakal/ Wargyl and a Dreaming story associated with the site. Only a brief summary of knowledge should be presented on signboards detailing the Waugal Dreaming stories. We recommend that this requirement is strictly adhered too and therefore, information on signboards is kept brief yet interesting enough for visitors to pursue further knowledge.
- The interpretation features stories about Noongar / Nyoongar camps ie mia-mia, Noongar / Nyoongar foods (hunting, fishing and land foods) and stories or signage about the six seasons ie the Kambarang season.
- Artworks are commissioned from Whadjuk Noongar / Nyoongar artists.
- The landscaping and planting should depict native plants and trees (to attract birds and other wildlife). Noongar / Nyoongar consultants to be utilised to inform the type of plants for the landscaping element according to the six Noongar / Nyoongar seasons.

Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018

12 | BANKS RESERVE MASTER PLAN | DESIGN GUIDELINES



Example of River Journeys project at Heathcote Reserve, Applecross.



Example of River Journeys project at Heathcote Reserve, Applecross.



Example of a firepit and yarning circle built with the local community.

3.1 ENVIRONMENTAL OUTCOMES

3.1.1 Planting

All existing mature trees and large shrubs should be retained wherever possible. In areas where replanting is necessary the landscaping and planting should depict native plants and trees (to attract birds and other wildlife). Planting should also match existing vegetation types - see figure. If replanting the riverside, use plants suitable for that area. Noongar / Nyoongar consultants to be utilised to inform the plants for the landscaping element according to the six Noongar / Nyoongar seasons.¹

3.1.2 Sustainability

- Consideration of materials with low embodied energy and also further consideration to 'whole of lifecycle' costs.
- Preference for recycled materials, such as recycled Jarrah for decking and recycled pavers for pathways.
- Preference for the use of local materials such as limestone where possible.

3.1.3 Water Sensitive Urban Design (WSUD)

Being at such close proximity to the river WSUD principles should be applied where possible to the reserve. Car parking should be designed with significant shade trees and WSUD basins to allow for increased opportunity to recharge groundwater supply and reduces downstream export of pollutants.

Fertiliser use should be kept to minimum and only utilised on active turf areas at critical times, to ensure

¹ Len Collard, Aboriginal Heritage Significance of The Survey Area – Banks Reserve (Walter's Brook) 2018

the performance of the turf is maintained.

Native species are recommended to be used across the site, reducing fertiliser and water costs; and ongoing maintenance of the site will include regu ure that fertiliser is only used as required.

3.1.4 CPTED

All features of the Master Plan have been designed to improve safety and meet CPTED (Crime Prevention Through Environmental Design) principals. Some of these include:

- Lighting
- Low planting
- Increased passive surveillance (through increase use)



Existing Vegetation Zone Map

8.2 LATE REPORT: STATE TENNIS CENTRE PROPOSAL FOR ROBERTSON PARK - COMMUNITY CONSULTATION OUTCOMES**TRIM Ref:** D19/11225**Author:** Sandra Watson, Manager Community Partnerships**Authoriser:** Michael Quirk, Director Community Engagement**Attachments:** 1. Robertson Park - Areas of Concern  
2. Robertson Park - Utilised Areas  **RECOMMENDATION:****That Council;**

1. **RECEIVES** the community consultation feedback regarding the proposed inclusion of Robertson Park in the State Tennis Centre Business Case being prepared by the Department of Local Government, Sport & Cultural Industries;
2. **NOTES** the decision of the Department of Local Government, Sport and Cultural Industries to not include Robertson Park amongst the shortlisted sites for the State Tennis Centre; and
3. **REQUESTS** that the Chief Executive Officer consider timing/funding options for the proposed Robertson Park Development Plan within the City's Corporate Business Plan, Annual Budget and Long Term Financial Plan.

PURPOSE OF REPORT:

To advise Council of the results of the community consultation process conducted by the Department of Local Government, Sport & Cultural Industries (the Department) regarding the proposed inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case.

BACKGROUND:

At the Ordinary Council Meeting on 13 November 2018, it was resolved:

"That Council:

1. *PROVIDES in principle support for the inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case being prepared by the Department of Local Government, Sport and Cultural Industries;*
1. *REQUESTS that the Department of Local Government, Sport and Cultural Industries and Tennis West consult with residents/businesses immediately surrounding Robertson Park regarding the State Tennis Centre proposal;*
3. *REQUIRES the Department of Local Government, Sport & Cultural Industries to consider and respond to feedback received from residents/businesses immediately surrounding Robertson Park within the State Tennis Centre Business Case; and*
4. *REQUESTS that the Chief Executive Officer present a report back to the Ordinary Council meeting on 5 February 2019 including feedback received from residents/businesses immediately surrounding Robertson Park as the basis for further decision making regarding support for the proposed State Tennis Centre."*

The abovementioned consultation was undertaken to enable both the Department and Tennis West to explain the scale and function of the proposed State Tennis Centre, articulate the impacts and benefits to the local community, present and discuss the preliminary concept plan, document key feedback and issues, and respond directly to any resident queries.

DETAILS:

The Department with support from the City delivered two public information sessions and released an online survey in December 2018 seeking views about the possible inclusion of Robertson Park within the State Tennis Centre Business Case. The first public information session was held on 13 December 2018 with nine community members in attendance and the second public information session was held on 19 January 2019 with 60 community members in attendance. A project bulletin and invitation to attend the information sessions were sent to all residents and businesses located within a 400 metre radius of Robertson Park.

Throughout the consultation period an online survey and key project information was available on the City's Imagine Vincent engagement portal. A total of 61 people completed the online survey with 11 supporting the proposal and 50 not supporting the proposal. There were also a number of submissions received as written correspondence rather than the online survey, and while some submissions were in support of the proposal, again the majority were not in support of the proposal.

Given the range of concerns raised by residents following the first public information session the consultation period was extended to 31 January 2019. The table below summarises the key feedback received by the Department and the City through the public information sessions, online survey and written submissions:

Key Issue	Administration Response
Impact of car parking/lack of car parking	<p>This was by far the biggest area of concern raised by the community. Key concerns were that parking is already an issue in the area, the potential impact of State Tennis Centre visitors on event days, where the parking would be located, and potential impact on park amenity.</p> <p>Given proximity to the Perth CBD and location on Fitzgerald Street it is acknowledged that parking management would be a key issue associated with the proposed State Tennis Centre that would require innovative and effective management.</p>
Increased traffic	<p>Similar to the comments received regarding car parking the key concerns raised were that traffic congestion is already an issue in the area, the potential impact of additional State Tennis Centre traffic on event days, and potential impact of increased traffic on park amenity.</p> <p>Again, given proximity to the Perth CBD and location on Fitzgerald Street it is acknowledged that traffic management would be a key issue associated with the proposed State Tennis Centre that would require effective management.</p>
Loss of trees and useable Public Open Space	<p>Concerns were raised regarding the potential loss of 'heritage/significant trees' in and around the proposed State Tennis Centre site and the potential loss of accessible public open space.</p> <p>The concept presented by the Department was an artist's impression only depicting potential site layout given that Robertson Park was amongst several shortlisted sites. The City had already advised the Department that existing trees would need to be retained where possible and additional tree planning would likely be necessary. The Department was also advised that the proposed State Tennis Centre footprint would need to be maintained within the current Robertson Park tennis courts lease area particularly given the findings and outcomes of the City's Public Open Space Strategy. These matters were to be further investigated and refined if Robertson Park was identified as the preferred site for the State Tennis Centre.</p>
Robertson Park too small for the proposed development	<p>Concerns were expressed that the existing Robertson Park tennis courts lease area was too small for the proposed State Tennis Centre footprint.</p> <p>The concept presented by the Department was an artist's impression only depicting potential site layout given that Robertson Park was amongst several shortlisted sites. Administration advised the Department that the proposed State Tennis Centre footprint would need to be maintained within the current Robertson Park tennis courts lease</p>

Key Issue	Administration Response
	area and the Department has reaffirmed that the site was indeed large enough to accommodate the Centre.
Extra light spill from floodlights	<p>Concerns were raised regarding the increased tennis activity that would require extended use of floodlights and the associated light spill that would negatively impact nearby residents.</p> <p>It is acknowledged that the State Tennis Centre would attract additional usage including night time usage that would require floodlights. The Department advised that the floodlights would be latest technology with very low light spill.</p>
Increased 'heat' from concrete	<p>The increased heat impact from the proposed hard tennis courts compared to the existing grass tennis courts was identified as an issue for nearby residents and park users.</p> <p>By their very nature tennis hardcourts would generate more heat compared to grass tennis courts although there are also a range of functional and maintenance benefits associated with this change.</p>
Increased noise	<p>Concerns were raised regarding additional noise that would be created by the State Tennis Centre and the subsequent impact on adjacent residences and businesses as well as park users.</p> <p>While the Robertson Park tennis courts already generate noise it is acknowledged that events at the State Tennis Centre may increase noise impacts at certain times. The concept presented by the Department was an artist's impression only depicting potential site layout given that Robertson Park was amongst several shortlisted sites. Detailed site design and noise management were to be further investigated and refined if Robertson Park was identified as the preferred site for the State Tennis Centre.</p>
Loss of grass courts	<p>The conversion of existing grass courts to hard courts was identified as an issue both from a heat and amenity perspective.</p> <p>The conversion of grass courts to hard courts has been identified as a key priority within the Tennis West Strategic Facilities Plan, and provides a range of functional and maintenance benefits. This conversion could arguably have a negative impact on park aesthetics.</p>
Loss of dog exercise area	<p>Robertson Park is currently an approved off leash dog exercise area and concerns were raised that the State Tennis Centre would lead this being changed.</p> <p>The proposed State Tennis Centre was to be maintained within the existing Robertson Park tennis courts lease area with the remaining park areas unimpacted. There was no intention to modify the existing approved off leash dog exercise area.</p>
Potential removal of playground	<p>The potential removal of the existing playground was noted and not supported.</p> <p>While the initial artist's impression showed the State Tennis Centre impacting the playground area the Department reissued the concept design confirming that playground would remain in-situ. Again, specific site design was to be further investigated and refined if Robertson Park was identified as the preferred site for the State Tennis Centre.</p>
Loss of amenity/impact on house values	<p>General comments were received that the increased noise, congestion and activity at Robertson Park would potentially impact amenity in the local area and subsequently housing values.</p> <p>The State Tennis Centre would inevitably increase activity at Robertson Park. Administration cannot speculate on negative or positive impacts to housing values in the surrounding area.</p>

Key Issue	Administration Response
Changes in access to tennis courts	<p>Concerns were expressed that location of the State Tennis Centre at Robertson Park would mean that access for grassroots/community tennis would decrease.</p> <p>The Department and Tennis West assured residents at the public information sessions that community access to the tennis courts would be maintained, including the online 'book a court' system.</p>
Heritage/cultural site significance	<p>The negative impact of the State Tennis Centre on site heritage and Aboriginal significance were raised as concerns.</p> <p>These important considerations were identified by the Department through the initial site analysis, and would be further investigated and responded to appropriately if Robertson Park was identified as the preferred site.</p>
Other	<p>A range of other issues were raised during the community consultation including access to public transport or lack of, and the proposed size and scale of the indoor tennis court facility.</p> <p>The Department advised that public transport availability along Fitzgerald Street had been assessed and further transport options would be identified if Robertson Park was identified as the preferred site. The proposed State Tennis Centre remained subject to more detailed design and necessary development approvals to ensure appropriate size, scale and location.</p>

At the public information session held on 19 January 2019, Administration sought direct feedback from residents to identify key areas of concern and how the park is currently utilised. This feedback overlaid on aerial maps of Robertson Park has been provided as **Attachments 1 and 2**. The information will be maintained and further analysed by Administration as the basis for any future planning of Robertson Park.

Importantly, during the community consultation phase the Department formally advised that in response to the community sentiment and concerns raised Robertson Park would no longer be included amongst the shortlisted sites within the State Tennis Centre Business Case.

CONSULTATION/ADVERTISING:

Consultation was undertaken in accordance with Council Policy No. 4.1.5 – Community Consultation which requires consultation to take place with residents of a selected target area in the case of major reserve development proposals. This included the provision of a project bulletin to residents/businesses located within a 400 metre radius of Robertson Park and two public information sessions. Key project information and an online survey was also available through the City's Imagine Vincent engagement portal.

Consultation should generally be avoided between the mid-December to mid-January period and for that reason, the process commenced early December with the first public information session held on 13 December 2018 and the second session held on 19 January 2019. The consultation period was initially due to close on 20 January 2019 following the second public information session on 19 January 2019, however due to extent of concerns received the consultation period was extended to 31 January 2019.

LEGAL/POLICY:

Policy No. 4.1.5 – Community Consultation.

RISK MANAGEMENT IMPLICATIONS:

Low: Inclusion of Robertson Park amongst the shortlisted sites within the State Tennis Centre Business Case was regarded as low risk given that such approval would not represent a binding commitment to the development of the State Tennis Centre at that location.

STRATEGIC IMPLICATIONS:

Consideration of the proposal for inclusion of Robertson Park in the State Tennis Centre Business Case aligns with the following priorities and outcomes within the City's *Strategic Community Plan 2018-2028*:

"Connected Community

Our community facilities and spaces are well known and well used

Thriving Places

Our physical assets are efficiently and effectively managed and maintained

Innovative and Accountable

We are open and accountable to an engaged community."

SUSTAINABILITY IMPLICATIONS:

Nil.

FINANCIAL/BUDGET IMPLICATIONS:

Costs associated with community consultation were met by the Department and within existing Administration operational budgets.

COMMENT:

In response to feedback received during the community consultation period to the Department has already advised that Robertson Park will no longer be considered amongst the shortlisted sites within the State Tennis Centre Business Case. As per the City's Public Open Space Strategy, a development plan is required for Robertson Park to guide future use, management and development of the site albeit without a State Tennis Centre. This includes the tennis courts and associated amenities that require capital improvements and negotiation of new lease arrangements. It is recommended that the Chief Executive Officer consider funding/timing options for preparation of this development plan within the context of the City's Corporate Business Plan, Annual Budget and Long Term Financial Plan.

