



City of Nedlands

ALLEN PARK PRECINCT Master Plan Report

Final Report – November 2017



EXECUTIVE SUMMARY

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the City of Nedlands to prepare a master plan for the Allen Park Precinct (APP) in Swanbourne.

The aim of this study is to provide a long-term plan for the sustainable development of the Allen Park Precinct to maximise opportunities for active and passive recreation for the whole community. This study includes a review of the current situation, analysis of potential future demand, extensive consultation with the community and key stakeholders, review of current trends and development of long term concept plans with indicative cost estimates.

Allen Park is bordered by Swanbourne Beach to the west, Campbell Army Barracks to the north and the Town of Cottesloe to the south. It is located within the City of Nedlands approximately 9 km west south west of the Perth CBD. It covers approximately 18.9Ha (of which 2.9Ha is vested in the Department of Defence).

The City of Nedlands administered land at Allen Park consists of a number of A and C Class reserves, which are primarily vested in the City of Nedlands for “Recreation”, or “Parks and Recreation”.

It contains areas of great natural beauty and significant local and regional conservation areas as well as incorporating a wide range of active recreation facilities. The National Trust for its high conservation value has classified areas of the bushland within the park.

The City of Nedlands identified the importance of community involvement in the master planning process.

In order to ensure the community were heavily involved in the development of the plan, the following methodology was applied:



A review of background information and demographic information identified that the Allen Park Precinct has been subject to previous master planning and although the previous master plan was not formally adopted by Council, some recommendations within the plan have been implemented. Furthermore, submissions have been received by the City of Nedlands from potential user groups with an expressed interest in new sporting developments on the site.

Existing “Friends” groups have worked within the precinct to further enhance environmental efforts, enhancement of the precinct biodiversity and heritage preservation. Of considerable concern to the community is that land tenure of existing bushland areas has not been resolved and the threat that these areas could be used for alternative purposes. Additionally, there is significant concern regarding the impact of traffic in and around the precinct.

Many of the existing sporting groups have experienced growth in membership and the facilities used within the precinct are not compliant with current standards and are limiting the development of the clubs.

The population of the City of Nedlands and surrounding the Allen Park Precinct has not and is not expected to grow significantly into the future. The population are in general well educated, have a higher level of affluence compared to the WA average with many owning their own homes. This supports people having a high interest in their surrounding area and the means to support that interest.

There is a higher percentage of the population in the 5 – 24 and a lower percentage than average in the 0-4 and 25 -44 age groups. The 5 – 24 year age groups make up the bulk of traditional organised club sports. With a higher than average percentage of the population in the older age brackets indicating a higher demand for passive recreational opportunities.

With a higher than average proportion of families with children in the City of Nedlands and Swanbourne, opportunities for family recreation will need to be explored.

As a result of the stakeholder consultation, review of background information and demographic information, along with submissions made by existing and potential users of the precinct, a number of options were identified based on:

- Identification of existing assets and provision through document review, mapping and consultation.
- A general audit of facilities based on facility and site visits, advice from Council staff and consultation responses.
- An assessment of current and future need by balancing anticipated demand based on population and participation trends.
- Determining opportunities for more effective use of existing asset provision.
- Highlighting the potential opportunities direction.

These options were then tested through further consultation with the City of Nedlands and the community. The options were then analysed by the consultants and a draft master plan developed. A traffic management review was undertaken to assess the likely impact of increased traffic entering and egressing the precinct based on the master plan options. The draft plan was then made available for further feedback.

The resultant master plan combines a number of recommendations as outlined below:



Beach Precinct:

Opportunity	Recommendation
Improve linkages through the precinct. Trails connectivity.	Provision of an extension of existing pathways be included. Specifically, connect trails emerging from the Melon Hill/Bushland precinct and the Wadjuk trail by additional path network through the Swanbourne Reserve area to the beach.
New Bush vegetation area	That the City support the efforts of the Friends of Allen Park Bushland Group and the Swanbourne Coastal Alliance to continue to improve the biodiversity conditions throughout the precinct. Include additional signage around paths and trails that identify connectivity that pick up and inform of plant species, and importance of the area. Continue to work with relevant parties to update Bushland Management plans.
Provide area for nature play within the precinct	Include a designated nature play area within the precinct, ensuring the area is accessible and that all abilities are catered for. Inclusion of some higher skill level options within the nature play area is recommended to cater for youth. Identify specialist designer and involve community in design development. The location was workshopped at the options community workshop with the location of the old bowling green site the preferred location.
Westside Wolves Hockey Proposal: 2 level hockey development: • 2 x synthetic full size hockey pitches (Upper Level) • Club Room Facilities (Upper Level) • Undercroft car park (Lower level). Approx. 280 bays • Lighting of pitch (to meet standard for Hockey competition) • Grass hockey pitch (Old Bowling Green site) • Note: proposal includes restoration of additional coastal vegetation planting	The Westside Wolves Hockey Club has identified a need for more suitable facilities for the club to grow the sport of hockey. The nominated location on Swanbourne Reserve is not considered appropriate for this facility. Whilst not in good condition, Swanbourne Reserve is highly utilised for passive recreation and valued by the community. It is a designated dog exercise area. The nature of synthetic hockey pitches is that they are required to be fenced. This will result in the facility being exclusive to the hockey club. There will be impact on the local residents in the increased generation of traffic for the proposed facility, particularly as the increased traffic impact will likely be at times of high traffic volumes from existing sporting endeavours in the precinct. This proposal was strongly objected to by the community representatives at the community workshop and online responses. It is recommended to not include the proposed development in the Allen Park Precinct.





Opportunity	Recommendation
Swanbourne Reserve – Rehabilitate and restore as level surface Increased opportunity for use Overflow active open space for training and growth of existing sports.	Rehabilitate oval to level that is suitable for the oval to be utilised as overflow active open space, community event space to provide general improvement of the amenity and reduction of overuse of the existing ovals. Oval area should be developed to as close as possible to 165m x 110m. Shade shelter structure for spectators should be included. Note: There are further recommendations to include an ablutions block on the old bowling club site to support the community village green concept. It is probable that this ablution block will service the Swanbourne Reserve.
Increase car parking	Formalise the existing overflow car park on Swanbourne Reserve as ongoing formal car park for the precinct.
Upgrade Beach Front Facilities	Recommended provision of area upgrade to activate the location, including potential for additional shaded area, pad and services for potential pop up coffee hut, 3 on 3 basketball for youth with solar lighting throughout. 
Upgrade surf club building facilities	Support the SNSLSC to develop their facilities by supporting grant and funding applications and provision of lease arrangements to operate from the upgraded facilities.



Sports Precinct:

Opportunity	Recommendation
Traffic Calming Measures	Install raised traffic calming measures at the entrance to the Bridge Club/Rugby car park off Odern Crescent and the Clare Copse car park entrance. Recommend including a crosswalk on each of the raised traffic calming locations.
Realignment of Wadjuk Trail	Align the section of the Wadjuk trail from the eastern edge of the existing bridge club car park to the eastern edge of the Swanbourne Oval. Ensure a safe and delineated passage for people to access, including a crosswalk (associated with the recommended traffic calming measures) across car park. The trail will still be required to cross the car park area. As such it is recommended that design of any changes to the carpark for the bridge club and current overflow parking should be drafted/completed prior to the trail realignment to ensure the flow of all of these areas (vehicular and people) to work cohesively.
Car parking formalisation (Rugby overflow area)	Formalise the existing overflow Bridge Club/Rugby Club car park as ongoing formal car park for the precinct. Consideration to surface treatment to minimise the reduction of green space and the inclusion of tree planting, noting that disabled car parking requirements do require a bitumised surface.
Dolphins Water Polo Club. Water Polo facility proposal for the old bowling club site. • Pool (40m x 25m) • Change room and club rooms • Extension of Bridge Club car park • Plant Room • Grey Water Treatment, Solar energy catchment, rainwater catchment. • Associated amenities • Car Park (approx. 50 bays)	The Dolphins Water Polo Club has identified a need for more suitable facilities for the club to support its membership base and grow the club. There will be impact on the local residents in the increased generation of traffic throughput for the proposed facility. This proposal was strongly objected to by the community representatives at the community workshop and online responses. It is recommended to not include the proposed development in the Allen Park Precinct.



Opportunity	Recommendation
Move turf wicket to Lower oval & place hard wicket on upper oval	Leave pitches in current location short term. Investigate the lifespan or the existing turf wicket and costs to re-establish on lower oval as well as positioning and expense for hard wicket on upper oval. Investigate drainage on lower oval. Potential funding contribution from Cricket Australia's National Communities Facility Fund to assist with relocation should be further investigated.
Fitness Path/Track	Include extension to existing footpath network, to provide a looped dedicated fitness track, connecting with proposed fitness equipment and existing bushland trails. Add distance markings to the track.
Associates Rugby Union Club Improvements / Upper Oval Improvements	Support the Associates Rugby Club to develop their facilities by supporting grant and funding applications and provision of lease arrangements to operate the upgraded facilities. Improving accessibility to the upper oval be considered a high priority for the City. Options are: - To provide access to disabled parking closer the rugby oval and club rooms via access from the Clare Copse car park. Provision of at least 2 disabled parking bays in proximity to the storage sheds on the upper oval and improved pathway ramp levels and surface from the disabled parking bays to the clubroom facilities. - Provision of an accessible ramp from the upgraded Bridge Club/Rugby Club overflow parking to the club room. Option 1 is a short term solution that could be completed as a priority for the City. Option 2 can be completed when the overflow parking is completed.
Allen Park Tennis Club expansion of existing courts: 4 x hard courts with lighting to West of existing facilities, plus 1 x grass court to East of existing facilities. - New hitting wall - Fence and Gate upgrades	Include the extension proposal of the APTC within the master plan, noting that support for the grass court extension is not likely, and the development of lit hard courts are the priority. Recommend support of the development of a tennis hit up wall as depicted on the masterplan concept. The pathway that exists to the west of the existing tennis courts connecting the footpath from Clement Street to the upper oval will need to be realigned.
Playground upgrade	Recommend upgrading elements in the playground as required. It is recommended, as playground components require replacement, to consider current playground standards and trends to incorporate natural play elements.
Lower Oval upgrades	Include oval lighting to meet game standards for small ball sports. Lighting design to be cognisant of ensuring glare is minimised to local residential properties. Show electronic scoreboard on master plan.



Opportunity	Recommendation
Improvements to the former lawn bowls site	Utilise the old bowling green site to provide a community space that encompasses and promotes physical activity within a natural environment. 1. Nature Play area. 2. Outdoor Exercise equipment that can accommodate all ages and abilities. 3. Further enhanced path network through the area. 4. Provision of seating, shade, toilet amenities and water fountain. 5. Provision of a fenced dog exercise area. Recommended to complement existing dog exercise through the precinct. 6. Consideration to solar lighting to further enhance the viability of the area and extend the usable time. The community places high value on sustainability initiatives. 7. The Wadjuk Trail realignment through this area will add value to the development. 8. This community precinct will provide enhanced amenity and improve the overall experience for all.
Lime Kiln Park	Retain in current form and utilised as overflow parking when required.

Bush Precinct:

Opportunity	Recommendation
Trails Improvement through precinct	Recommendation to provide maintenance as required to the trails under the City of Nedlands control to maintain as a safe environment. Continue to liaise and work with the Department of Defence to provide information on the condition of trails on DOD vested land. Provision of additional seating on and around melon hill to enhance amenity.
Jones Park	Implement the hydrozone master plan to improve water use through the park. Upgrade the playground as part of a rolling playground upgrade program. It is recommended, as playground components require replacement, to consider current playground standards and trends to incorporate natural play elements.
Community Garden	That the City continue to support the initiatives of the Mayo Community Garden.





Opportunity	Recommendation
Heritage Precinct	That the City to continue to support the precinct and preserve the area to demonstrate commitment to the heritage value of the occupants. That the City develop criteria and policy to assist in determining any future additions/inclusions to the heritage precinct. That the City support the existing users to upkeep the infrastructure through project planning and advice, supporting grant and funding applications and provision of lease arrangements to operate from the upgraded facilities It is recommended that additional signage be introduced to the heritage precinct to highlight the historical value, including entrance signage and interpretative trails around the buildings and locations.
Land Tenure - multiple land tenure arrangements and concern that land currently utilised for bushland preservation may be reclaimed for development.	The community acknowledge that they are passionate about the Allen Park Precinct and the community they live and recreate in, and will fight for what they believe is important to retaining the social fabric of their community. The issues of land tenure over a number of blocks and reserves continues be of huge concern. It is recommended that Council aim to resolve the outstanding land tenure issues within the Allen Park Precinct that continue to be of high community concern, in particular Lots 139 and 353 ("the walkway"). These 2 lots provide a valuable link and connection point within the precinct, and should if possible be retained as remnant bushland and connection walkway. In particular, the walkway provides the link for people that are aged or infirmed to access the precinct from residential areas to the north and north-east. The only alternative routes are either through melon hill or via the street footpath network which would increase distance to travel. Lot 150 is requested to be revegetated as additional bushland. It is not possible for ABV to recommend that this lot be provided to community for this purpose at no cost, as the land is considered of financial value to the City. There has been some suggestions that the community may consider a financial arrangement with the City for the land, and it is recommended this be further explored.

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1 INTRODUCTION

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The Allen Park Precinct is a significant community public open space and is a highly valued community hub, being a much loved destination of the community for a number of pursuits and activities. The precinct has high environmental, heritage and community value.

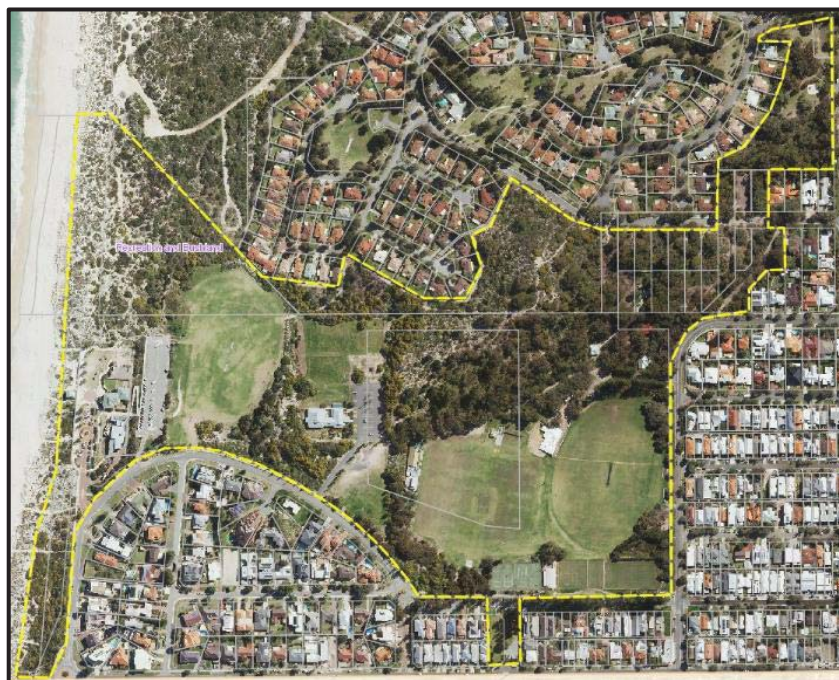
2 BACKGROUND

Allen Park is bordered by Swanbourne Beach to the west, Campbell Army Barracks to the north and the Town of Cottesloe to the south. It is located within the City of Nedlands approximately 9 km west south west of the Perth CBD. It covers approximately 18.9Ha (of which 2.9Ha is vested in the Department of Defence).

The City of Nedlands administered land at Allen Park consists of a number of A and C Class reserves, which are primarily vested in the City of Nedlands for “Recreation”, or “Parks and Recreation”.

It contains areas of great natural beauty and significant local and regional conservation areas as well as incorporating a wide range of active recreation facilities. The National Trust for its high conservation value has classified areas of the bushland within the park.

The following depicts the area included within the master plan development:



With the precinct carrying such significance for the community, APP was subject to a master planning exercise in 2009 / 2010. The master plan was developed following an intensive community consultation process with the resultant plan being well regarded by the community in general. Whilst the plan was not formally adopted by council, a number of recommendations within the plan have been implemented.

To identify future requirements for the precinct, the City of Nedlands determined a revised master plan was required.

HISTORY OF THE PRECINCT:

Allen Park is named after Mr John (Jack) Allen, a long serving councillor of the Claremont Road Board (1919-1930) and the Nedlands Road Board (1931-1950) (precursors to the City of Nedlands), who advocated for the area now known as Allen Park to be purchased for a parkland for all community as a place to recreate.

The author Joseph Furphy, who wrote under the pseudonym 'Tom Collins', also had substantial links with the Allen Park area. His house in Servetus Street was one of the earliest dwellings in the area. He was an avid observer of local natural history and the area now known as Allen Park is mentioned several times in his correspondence. Today (1998) Joseph Furphy's house is located in the heritage precinct at Allen Park. Saved from demolition at the time of the widening of Servetus Street, the house is the home of the Fellowship of Australian Writers who were largely responsible for the relocation.¹

3 METHODOLOGY

The City of Nedlands identified the importance of community involvement in the master planning process.

In order to ensure the community were heavily involved in the development of the plan, the following methodology was applied:



4 PROJECT VISION

The following vision for the precinct was established in the development of the 2009/2010 master plan and was reaffirmed through the consultation process:

“The Allen Park Precinct aims to facilitate a safe, family orientated environment with a high emphasis on bushland conservation and recreation.

The precinct, which sits in a coastal and heritage setting, strives for simplicity whilst still providing the highest level of amenity as supporting community infrastructure for local residents as well as regional visitors.

Overall, the Swanbourne Precinct aims to build on the sense of place which is, and has been Swanbourne since its establishment in the 1890's.”

¹<http://inherit.stateheritage.wa.gov.au/Public/Inventory/PrintSingleRecord/3c293d0c-4e4c-4fe6-8d47-5c9ffcfbbbc0>



5 GUIDING PRINCIPALS

Key Elements for successful Master Plans that have been considered throughout the Allen Park Precinct Masterplan development are:

1. **Financially sustainable** – recommended development opportunities provide a mix of facilities that are maintainable.
2. **Colocation, shared use, multipurpose designs** – where possible, ensure development is designed to enable greatest use by a variety of users.
3. **Maximised utilisation** – where possible, developments should allow for the greatest utilisation possible.
4. **Contemporary** – developments should meet current designs and trends to enable longevity of use.
5. **Accessibility** - Infrastructure should provide for access by all people, (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage).
6. **Sustainability** - development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

6 STRATEGIC AND PLANNING DOCUMENT REVIEW

A review of studies undertaken, strategic planning and policy documents has been carried out.

6.1 City of Nedlands Documents

The following City of Nedlands documents were reviewed. A detailed summary is included as Appendix 1.

- Nedlands 2023 Strategic Community Plan 2013 - 2023
- Draft Local Planning Scheme No.3
- Natural Areas Management Plan 2013 - 2018
- Allen Park Management Plan 2013 - 2018
- Disability Access and Inclusion Plan (DAIP) 2013 - 2018
- Municipal Inventory 2012
- City of Nedlands Policies:
 - Community Friends Groups
 - Greenways policy
 - Use of Council Facilities for Community Purposes

6.2 Other Relevant Documents

Strategic Directions 6 (SD6)

This publication by the Department of Sport and Recreation's Strategic Directions 6 (SD6) planning document that covers the five year period (2016 – 2020) to guide the sport and recreation industry. identifies the following key societal trends that are driving change in the industry:

The document outcomes of the document are to:

- Increase participation
- Improved Performance
- Enhanced Social Capital and Organisational Capability
- Enhanced Wellbeing



The following summarises the identified industry challenges in this period:

1. Governance

Western Australia's sport and recreation organisations must proactively engage national and state/territory counterparts in developing governance models that are collaborative and strategically aligned partnerships. These models must balance local context and interest as well as national priorities.

2. Integrity and Values

Sport and recreation interests must proactively develop responses to safeguard the integrity and wholesome values which make sport and recreation a fundamental part of Australian culture. The integrity that has encouraged participants, partners, sponsors and governments to invest time, effort and resources needs active protection.

3. Public Open Space and Urban Form

Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.

4. Adventure and Outdoor Recreation

Western Australia is a destination point for numerous adventure and outdoor recreation pursuits. Stakeholders from the public, private and community sectors must engage collaboratively to deliver high-quality activities, services and facilities to satisfy and sustain the growing demand, while protecting the environments where these activities take place.

5. Commercialisation

A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially-oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

6. Diversity of Leadership and Management

Initiatives are needed to expedite diversity in Western Australia's sport and recreation landscape at all levels of leadership and management. Sport and recreation organisations must be proactive to increase the contribution that currently underrepresented groups within the community, particularly women, are able to make to the industry.

7. Financial (Un)Certainty

The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.

8. Leveraging Facilities Investment

Stakeholders must leverage the investment made in sport and recreation facilities and infrastructure over the past decade. Securing high profile events and increasing visitor and local participation will add vibrancy to our communities and convert these places and spaces into business drivers, delivering extensive economic benefits to Western Australia.

9. Life Course and Life Stage Participation

The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.



10. Monitoring, evidence and Research

Research and evidence-based decision-making are increasingly important for sport and recreation. Availability and utilisation of reputable information will be vital for future policy development and strategic planning.

11. Participation, Culture and Affordability

Sport and recreation provides opportunities to embrace those otherwise often excluded in the community. Opportunities should be affordable and provide equitable access to encourage participation of people from diverse social, cultural and economic backgrounds.

12. Technology

Western Australia's sport and recreation landscape must embrace opportunities to progress the industry through new and emerging technologies. Astute sourcing of technological innovations that enhance core values, support participation and performance outcomes and promote organisational sustainability will be crucial.

13. Vital Volunteers

The engagement of volunteers in sport and recreation is vital for the industry to thrive and deliver personal and social benefits. Sport and recreation organisations must devise responsive and accommodating approaches to recruit, support and retain the vital volunteer base, which facilitates the delivery of sport and recreation activities.

Active Living for All: A Framework for Physical Activity in WA 2012 - 2016

Developed in 2011 by Be Active WA, Physical Activity Taskforce, to provide a coordinated and collaborative approach to ensuring physical activity opportunities exist for all Western Australians. Its aim is for Western Australians to become the most active state in Australia to improve the overall health, wellbeing and quality of life of individuals, families and communities.

Parks and public open spaces, including trails, should be safe, accessible, multi-functional and part a transport network that connects key destinations, including home, workplace, school, community facilities and services and other places with high population density.

Outcomes:

1. Active Places:

Provide multi-functional public open space and adequate infrastructure.

Key Strategies:

- Prioritisation of pedestrians and cyclists over motorists
- Adequate and multi-functional public open space.

Public Parkland Planning and Design Guide (WA)

This document was developed by the Department of Sport and Recreation and the Department of Water and outlines design principles for the development of parklands and open space. The focus of the document is the requirement to consideration of well-planned parklands that during the planning and design stages, consider all elements to achieve sustainability in the long term. Planning needs to be integrated to ensure quality outcomes are achieved;

- Consideration of end user requirements
- Allocation of parkland is suitable for desired outcomes
- Development of multi-use parklands
- Playing fields are well planned to consider peak usage and watering requirements, ongoing maintenance, use of appropriate equipment (Irrigation systems) and ongoing water supply considerations.



- Enhancement of existing site features
- Use of local resources and materials
- Department of Water should be consulted during the planning phase of parklands

Classification framework for Public Open Space (WA), Department of Sport and Recreation

Developed in 2012, the primary purpose of this framework is to define terminology that can be universally used to describe POS and is designed to achieve that consistency and reduce confusion. The framework contains two (2) central categories – function and catchment hierarchy.

Functions - (primary use and expected activities) identifies three primary types of open spaces

Recreation spaces	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward. Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.
Sport spaces	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Most sport spaces can also be accessed by community members for informal sport and recreation.
Nature spaces	Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.



Catchment hierarchy - (typical size and how far a user might travel to visit the site) includes four categories:

Local Open Space	Local open space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space. Typical Size: 0.4ha to 1ha Access: within 400m or 5 minute walk
Neighbourhood Open Space	Neighbourhood open space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise. NOS can assist to engender sense of place and protect specific conservation values through retention of nature spaces. Typical Size: 1ha to 5ha Access: within 800 m or 10 minutes walk
District Open Space	District open space (DOS) is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space. DOS design and function should consider biodiversity principles and environmental management goals. DOS serves several neighbourhoods with players and visitors travelling from surrounding districts. Typical size: 5ha to 15+ ha Access: Within 2km to 5 minute drive DOS may: • Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children's play, picnicking, exercising the dog, social gatherings and individual activities. • Include a combination of bushland, open parkland for casual play and space for organised sport. • Accommodate multiple user groups, clubs and associations.
Regional Open Space	Regional open space (ROS) may accommodate important recreation and organised sport spaces as well as significant conservation and/or environmental features. ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature. ROS can assist to protect biodiversity conservation and environmental values through retention of bushland, wetlands and other natural features. Typical size: varies. When sporting space is identified as a necessary regional function, allocations for playing fields and sports facilities should be 20+ha in area. Access: ROS serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area. Users not living within close proximity will use either private vehicles or public transport systems.

The Allen Park Precinct is large in size to effectively operate as a regional open space, its uses portray a more district level open space with some of the sports operating at a regional level.



7 DEMOGRAPHIC REVIEW

7.1 City of Nedlands Demographics

In planning for community infrastructure, it is important to understand the demographics of the area to provide insights into better understanding the likely key areas of demand and potential future need.

In 2016, the City of Nedlands had a usual resident population of 21,121, an increase of 587 people from the 2011 census (Population 20,534).

When comparing the City of Nedlands as a Local Government Authority to the State overall, the following key comparisons can be made:

City of Nedlands Demographic Overview

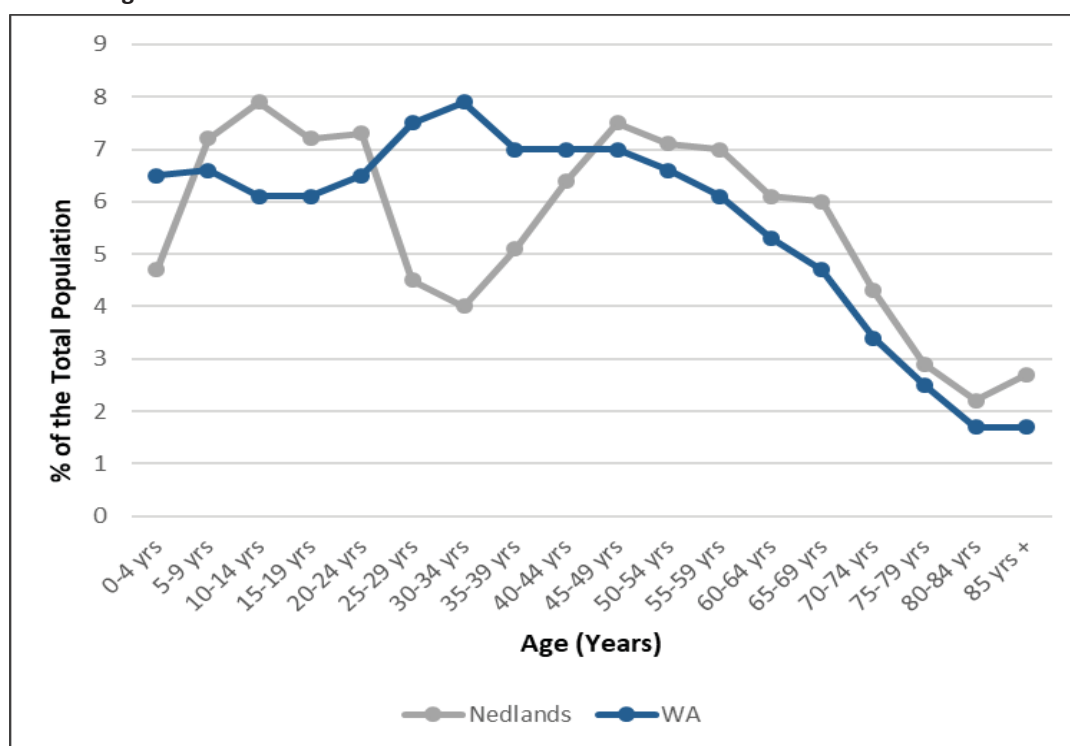
Category	City of Nedlands LGA	WA	Difference of Nedlands LGA from WA
Population ¹	21,121	2,474,410	-
Median Age ¹	41	36	+5 years
Born in Australia ¹	63.8%	60.3%	+3.5%
Median Weekly Household Income ¹	\$2,708	\$1,595	+\$1,113
Male ¹	49.4%	50%	-0.6%
Females ¹	50.6%	50%	+0.6%
Average # of people per household ¹	2.8	3.3	-0.5
Index of Relative Socio-Economic Advantage and Disadvantage* ²	99 th percentile	-	-

* Compared to other West Australian LGA's, the City of Nedlands ranks in the 99th Percentile (1 being the least advantaged, 100 being the most advantaged).

Source: 1. Australian Bureau of Statistics, Census of Population and Housing, 2016

2. Socio-Economic Indexes for Areas (SEIFA), ABS, 2011

City of Nedlands Age Distribution Profile



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016

The key features of the demographic data highlights that whilst there is a lower proportion of 0 – 4 year olds in the City of Nedlands than in Western Australia, there is a higher than average percentage of 5 – 24 year olds. In the 25 – 44 year age groups, the City is below the WA average, although has a higher than average proportion of the population over 45 years of age.

Additional relevant considerations are:

- The number of people in the City of Nedlands (51.7%) that have attained Bachelor degree or higher well above the WA (20.5%) and National (22%).
- Couple family with children makes up 54.3% of families in the City compared to 45.3% in WA and 44.7% in Australia.
- 44.1% of occupied private dwellings are owned outright in the City, substantially higher than WA (28.5%) and 31% nationally. The number of rental properties as a percentage in the City of Nedlands (21.9%) is lower than the WA average (28.3%) and national average (30.9%).
- Suburb of Swanbourne follows similar patterns to the City of Nedlands as a whole. The suburb of Swanbourne has however seen the largest increase in population within the City of Nedlands, having increased by 551 people since the 2011 census, being 94% of the City's population increase.

Implications:

The population of the City of Nedlands and surrounding the Allen Park Precinct are in general well educated, have a higher level of affluence compared to the WA average with many owning their own



homes. This supports people having a high interest in their surrounding area and the means to support that interest.

There is a higher percentage of the population in the 5 – 24 and a lower percentage than average in the 0-4 and 25 -44 age groups. The 5 – 24 year age groups make up the bulk of traditional organised club sports. With a higher than average percentage of the population in the older age brackets indicating a higher demand for passive recreational opportunities.

With a higher than average proportion of families with children in the City of Nedlands and Swanbourne, opportunities for family recreation will need to be considered.

7.2 Population Projections

7.2.1 City of Nedlands

The WA Planning Commission has provided population forecasts for each LGA in Western Australia. The latest report identifying the City of Nedland's future population is the WA Tomorrow 2015, Report No 10.

The WA Tomorrow Report No 10 provides the following middle (Band A) population forecast data for the City of Nedlands. Band A is the lowest population increase forecast, however this is used as the 2016 population is more in line with the lowest forecast projected by the WA Planning Commission:

Projected Population Change 2016-2026, City of Nedlands

Age (Years)	2016	2021	2026	Number Change 2016-2026	% Change 2016-2026
00 to 04	1,140	1,470	1,410	270	24%
05 to 09	1,360	1,350	1,680	320	24%
10 to 14	1,670	1,600	1,610	-60	-4%
15 to 19	1,540	1,590	1,480	-60	-4%
20 to 24	1,700	1,600	1,650	-50	-3%
25 to 29	1,570	1,360	1,200	-370	-24%
30 to 34	1,110	1,500	1,230	120	11%
35 to 39	1,040	1,310	1,750	710	68%
40 to 44	1,260	1,170	1,400	140	11%
45 to 49	1,630	1,390	1,250	-380	-23%
50 to 54	1,640	1,610	1,360	-280	-17%
55 to 59	1,650	1,600	1,540	-110	-7%
60 to 64	1,490	1,640	1,590	100	7%
65 to 69	1,180	1,230	1,260	80	7%
70 to 74	910	1,000	1,000	90	10%
75 to 79	670	820	870	200	30%
80 to 84	410	420	430	20	5%
85 and over	430	250	270	-160	-37%
Total	22,400	22,910	22,980	580	3%

Source: WA Tomorrow 2015, Report No 10, WA Planning Commission.



The table above indicates an expectation of low incremental growth in the population for the City of Nedlands over the next 10 years, however the City of Nedlands consider such projections not to be over considered as the WA Planning Commission is placing pressure on Local Government Authorities to meet higher infill targets. The City's Local Planning Strategy identifies areas of potential land suitable for infill development potential for single, grouped or multiple dwellings. Identified areas the City considers to have reasonable future development potential are not in the area immediately surrounding the Allen Park Precinct.

This data reveals that future population growth is unevenly distributed, and there are a number of age groupings that are expected to decline over the next decade. The key findings are:

- 0-9 year olds are expected to grow by over 20%. This indicates there will be increased local demand for introductory sporting programs such as Auskick and In2Cricket.
- There is very little change forecast within the ages of 10-14 and 15-19. This indicates there will be little local growth in demand for the junior divisions of organised sports.
- There is little growth forecast for the 20-24 age group, and there is a decline of 24% indicated for the 25-29 age group, indicating that local growth in demand for senior organised sports could decline over the next decade.
- There is a spike in growth anticipated for persons aged 35-39 years.
- There is a decline of persons aged 45-54 years, and significant growth in persons aged 60+. This indicates there will be growth in passive recreation.

7.2.2 Surrounding LGA's

The following observations have been made of neighbouring LGA's population growth over the 2016 – 2026 period:

- Town of Cottesloe
 - Forecast increase of 760 persons, from 8,870 to 9,730 total population.
 - The pattern of growth across the age groupings is similar to that of the City of Nedlands.
- City of Subiaco
 - Forecast increase of 2,850 persons, from 21,050 to 23,900 total population.
 - The pattern of growth across the age groupings is similar to that of the City of Nedlands.
- City of Perth
 - Forecast increase of 4,990 persons, from 21,520 to 26,510 total population.
 - The pattern of growth across the age groupings is similar to that of the City of Nedlands, although there is some higher growth in the 10-14 year olds and a significant decline in the 30-34 year olds as well as the 25-29 year olds.
- Town of Cambridge
 - Forecast increase of 3,290 persons, from 28,660 to 31,950 total population.
 - The pattern of growth across the age groupings differs from the City of Nedlands in that there is significant growth from 0-24 years of age, which covers the majority of the sports playing demographic in juniors and seniors, and so this LGA is likely to experience increased local demand for sports participation.
- Town of Claremont
 - Forecast increase of 1,690 persons, from 10,880 to 12,570 total population.
 - The pattern of growth across the age groupings is similar to the City of Nedlands although there is some slight growth in the 25-29 year olds rather than a decline.



8 RELEVANT INDUSTRY TRENDS

There are a number of important national, state and local sport and recreation trends that should be considered when planning for the future of the Allen Park Precinct. A summary of relevant trends are outlined below:

Public open space (POS) is generally described as land set aside for the purpose of public enjoyment and protection of unique, environmental, social and cultural values for existing and future generations.²

POS can increase aesthetic appeal, amenity and value of a neighbourhood, suburb or regional area. Aside from providing places to play, be active or relax, public open spaces afford many benefits. Environmental benefits can be gained through protecting local biodiversity and visual landscapes, retaining ecological systems and linkages, and management of urban water. Social benefits can be gained through community interaction and activation of places for formal and informal sport and recreation. Cultural benefits can be gained through recognition and interpretation of Indigenous and historic values. Economic benefits can be gained through provision of services supporting visitation for sport, recreation and tourism.²

8.1 Development of Green Spaces

Successful green spaces promote and reflect the identity and culture of a local community. Parks and open green spaces are generally a valuable community resource and should provide for multiple benefits, for a range of people including different sexes, ages and abilities. All green spaces should promote a distinct sense of place and provide a range of environmental services, accommodate several uses and provide multiple benefits.³

Involving the local community in the development of parks and the infrastructure within them is becoming more commonplace, to ensure that the spaces reflect the people that will use them and to create a sense of ownership.

Parks and open spaces are more and more becoming places of multiple uses with series of different spaces created to meet a wide-ranging group of people and to allow different groups to use them whilst minimising the reduction of enjoyment of others.

The protection and management of existing areas of valuable biodiversity should always be the priority, and where appropriate, habitat creation on a strategic scale can be used to buffer and link them. Providing a hierarchy of green spaces should help to meet biodiversity conservation objectives, as each space will offer different habitats for species. Creating habitats has a number of benefits. It repairs damaged or contaminated areas; provides an attractive and stimulating, wildlife-rich environment for children and adults; and reverses long-term habitat loss.³

Biodiversity is not just a feature of nature reserves; parks provide superb opportunities for meeting Biodiversity. Action Plan targets and bringing people into closer contact with nature.³

² Classification framework for public Open Space, Department of Sport and Recreation, 2012

³ Start with the Park, Creating sustainable urban green spaces in areas of housing growth and renewal, 2005



8.2 Integrated Planning

In recent times, planning of Community Infrastructure, including public open space is undertaken on a more holistic scale across a district or sub-region, rather than isolated facility development.

- Identifying and prioritising service needs.
- Reviewing existing services in relation to these needs.
- Identifying which services should be retained or discontinued.
- Identifying and developing new services aligned with the current and future priorities of Council and the community.

A broad range of community needs, population, demographic profiles and existing provision is assessed in the planning of infrastructure. Services provided and likely to be required are taken into consideration.

Generally local governments are adopting this approach and introducing an integrated planning model along discrete service lines (i.e. youth provision, aged and seniors care, sports facility provision, child and community health).

The purpose of the model is to ensure the need for community services is fully analysed in order that they can identify how to best meet the community requirements. This enables local governments / not for profit services to take a more strategic and pragmatic approach to the delivery of services and facilities. Inherent in a more strategic and pragmatic approach is an organisation that is more responsive and adaptive to community needs, takes a more holistic approach but able to distill this to a local level, is able to balance service needs with financial pressures and is able to forecast future needs.

This integrated approach provides in general for a better network of facilities that meet the community aspirations, and allows for a different range of service options within facilities. This strategic approach reduces duplication of facilities and services, ultimately providing a more sustainable outcome for the community.

8.3 Active and Passive Sport and Recreation Participation Trends

General Participation

- There is an increasing trend of participation in non-traditional recreation by youth e.g. active recreation, 'electronic' recreation etc.
- Growing awareness of the need to engage people who do not traditionally participate in sport and recreation e.g. people with disabilities, teenage girls, culturally diverse groups. Greater need to offer opportunities to capture imagination and interest.
- Growing trend towards more casual options requiring small groups of people and minimal coordination e.g. walking, cycling, trails and mountain biking etc.
- Transportation can be a significant impediment to participation, emphasising importance of footpaths and cycle paths leading to facilities.
- Growing recognition that participation in physical activity can have positive impact on educational outcomes, school attendance, juvenile crime, antisocial behaviour, population health etc.



The latest Australian sports and physical recreation participation trends are now being captured in the Ausplay survey that is conducted by the Australian Sports Commission (ASC). This replaces data that was previously captured by the Australian Bureau of Statistics and the Exercise, Recreation and Sports Survey conducted by the ASC.

The first Ausplay survey was conducted from October 2015 to September 2016 and included interview with over 20,000 adults, including more than 3,800 parents/guardians of children aged up to 14 years. Key findings from the Ausplay 2016 Report are as follows:

8.3.1 Top Activities

The tables below from the Ausplay survey show the top 20 activities for adults (organised and non-organised), and the top 20 organised activities for children outside of school hours.

Adults Top 20 activities	Population estimate	Per cent of population	Children organised out of school hours Top 20 activities	Population estimate	Per cent of population
Walking (recreational)	8,397,408	42.6%	Swimming	1,378,967	30.0%
Fitness/gym	6,317,614	32.1%	Football	674,094	14.7%
Athletics, track and field*	3,115,027	15.8%	Australian football	366,462	8.0%
Swimming	2,852,924	14.5%	Gymnastics	341,200	7.4%
Cycling	2,302,614	11.7%	Netball	332,018	7.2%
Football	1,141,027	5.8%	Dancing (recreational)	329,003	7.2%
Bush walking	1,058,061	5.4%	Basketball	300,622	6.5%
Golf	1,022,127	5.2%	Tennis	280,239	6.1%
Tennis	946,790	4.8%	Cricket	256,930	5.6%
Yoga	866,679	4.4%	Athletics, track and field	203,873	4.4%
Basketball	667,006	3.4%	Rugby league	126,754	2.8%
Cricket	643,919	3.3%	Karate	121,877	2.6%
Netball	630,638	3.2%	Dance Sport	106,901	2.3%
Surfing	528,058	2.7%	Hockey	76,922	1.7%
Australian football	496,829	2.5%	Touch football	76,039	1.7%
Pilates	489,731	2.5%	Lifesaving surf	65,986	1.4%
Fishing (recreational)	412,049	2.1%	Fitness/gym	59,282	1.3%
Touch football	402,756	2.0%	Rugby union	57,429	1.2%
Canoeing/kayaking	312,664	1.6%	Taekwondo	49,261	1.1%
Dancing (recreational)	269,798	1.4%	Martial arts	47,279	1.0%

Source: Ausplay 2016, Australian Sports Commission.

These statistics find that recreational walking is the primary form of physical activity undertaken by Adults (43%), with jogging (included within Athletics Track and Field 16%), and Cycling (12%) also included in the top 5 activities. It underscores the level of importance that pathways and trails have in sport and recreation facility provision that is inclusive of the whole community.

The sports played within the City of Nedlands are all featured in the Top 20 Activities of Adults and Children, apart from Rugby Union. Soccer (Football) is the most popular outdoor field sport for both

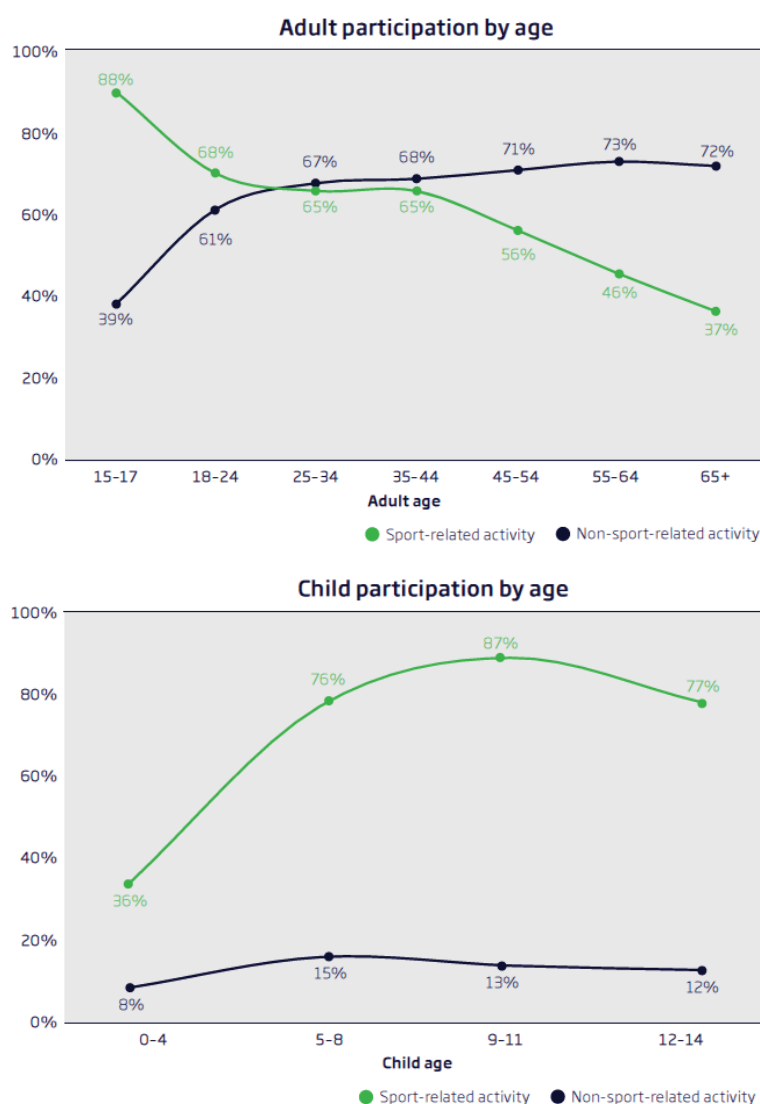


children and adults. Australian rules, tennis and cricket feature in the top 10 Activities for children and top 12 Activities for adults.

8.3.2 Organised Sports Participation

The Ausplay survey reveals, as have previous national surveys, that organised sports participation is highly popular amongst children and peaks amongst children in the upper primary school years, and then gradually declining amongst high school aged children.

Organised sports participation amongst Adults (15+ years) is at its peak amongst persons aged 15-17 and then progressively declines as age increases.



Source: Ausplay 2016, Australian Sports Commission.

8.3.3 Barriers to Participation

For adults, lack of time is the primary reason for not participating in physical recreation up to age of 50, after which poor health/injury becomes the major reason for not participating.

For children, lack of time is cited as the major reason for not participating in physical recreation followed by lack of money and lack of enjoyment (excluding too young/too old to participate).



8.4 Local Sports Participation Growth

The tables below show potential new local participation growth based on the latest Ausplay 2016 sport and recreation participation statistics (for club based participation only) for junior and senior participation. It is important to note that the new participation calculations in these tables assume that the new population coming into the City of Nedlands would have similar demographic traits to the whole of Australia, which is not found to be the case between the forecast period between 2016-2026 period. Within the key sports playing age groupings, The City of Nedlands is anticipating growth of 24% in the 5-9 year old population, but a slight decline amongst 10-24 year olds and a decline of 24% for 25-29 year olds. There is significant growth forecast amongst residents aged 65+ years, however these older people are mostly beyond their playing days for tennis, cricket, Australian rules, soccer and rugby union.

Children Sports Participation (0-14 yrs)

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2026 [#]
Tennis	4.2	32
Cricket	4.4	34
Australian Rules	7.1	55
Soccer	12.0	92
Rugby Union*	1.5	12

Adult Sports Participation (15+ yrs)

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2026 [#]
Tennis	2.0	32
Cricket	1.8	29
Australian Rules	1.6	25
Soccer	2.7	43
Rugby Union*	0.7	11

Source: Ausplay 2016, Australian Sports Commission.

*Rugby Union statistics sourced from Participation in Exercise, Recreation And Sport 2010 (ERASS 2010) and the ERASS 2010 Children's Report), Australian Sports Commission.

[#] Assumes similar demographic profile to the Australian population as a whole.

Analysis of the City's population growth in the key sports playing demographics by ABV indicates that the City of Nedlands is likely to experience increased local demand for introductory level sports programs for young children aged 5-9 years, and decreased local demand for senior sports participation. However, given the City caters for sports participation for the wider region, senior sporting clubs are likely to replace any loss of local participants with people from neighbouring LGAs.

Further into the future, as the 0-9 year olds move into the 10-14 year old age grouping, the older junior sports participation numbers would be expected to increase, however there is no demographic data to indicate how adult age groupings may change or what number of young children (0-9 years) will move in to replace those moving into the older age brackets. Therefore it is difficult to estimate changes in local sports participation demand beyond 2026.

8.4.1 Female Sports Participation

An emerging trend in two major field sporting codes in Australia that is directly relevant to the Allen Park Precinct is the rapid growth in female participation in cricket and football, which traditionally



have been male dominated. Female Cricket and Australian rules football have recorded remarkable growth in recent years including:

- The Australian Cricket Association reported a 20% increase in female participation from 2014 to 2015, with females now making up 1 in 4 cricket participants.
- The Australian Football League reported a 19% increase in female participation from 2014-2015, and that they now make up 22% of all football players nationally.

Interestingly, female soccer participation has not recorded significant growth in female participation in recent years, however it is a goal of the Football Federation of Australia as stated in the Women's Football Strategic Plan 2014-2016. Currently 20% of soccer players in Australia are female.

This increased female participation in traditionally male dominated mainstream sports including football, cricket and soccer, will have a significant impact on growth in demand for active reserve space and the need for more female friendly facilities such as female changerooms at multi-field sports complexes.

8.4.2 Game Format Changes

Many sports are introducing new forms of the game to attract younger and new participants. Amongst others, cricket, rugby and soccer are now providing modified, fast versions of the game. The impact is that sports such as rugby have introduced their modified game during summer seasons, effectively increasing their season and requirements for infrastructure.

8.5 Facility Sharing

Strong emphasis is now placed on the best practice principles of joint use facilities and co-location at all levels of government. The push towards greater implementation of joint use and co-location is encouraged through the prioritisation of funding towards projects that espouse these best practice principles. The Department of Local Government, Sport and Cultural Industries (DLGSC) administer the primary source of State Government funding for community sport and recreation facilities, the Community Sport and Recreation Facilities Fund (CSRFF), and the information on its website clearly states that:

“Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.” Source: <http://www.dsr.wa.gov.au/facilitiesfunding>

This provides significant financial incentive for community groups to pursue facility sharing opportunities in order to gain significant levels of funding.

DLGSC also advocates joint use facility provision in the *Facility Planning Guide, Sport and Recreation Facilities, March 2007*. This document provides the following rationale for joint use facilities:

- Less duplication and maximum use of community facilities and services
- Creation of a community hub—a focal point for community activity
- Shared capital costs, services, resources and expertise
- Improved relationships between organisations
- Reduced operating costs
- Increased community ownership of facilities
- Access to a broader range of services and expertise
- Reduced vandalism



This document notes that all parties need to carefully consider their specific needs for access and usage and be assured that compatibility exists before planning progresses to the design phase. Comprehensive management agreements need to be developed to ensure all parties are aware of their responsibilities, however, if a sharing arrangement is to be successful there must be flexibility, trust, open communication and co-operation.

8.6 Central to catchment and equitable access

Trend to provide community facilities central to the catchment area. It is more common that the location of community infrastructure is in urban centres to improve accessibility and connectivity. It is becoming practice to locate near other readily accessed infrastructure, such as shopping centres and schools as these are generally well provided for in terms of visibility and access, and have adequate car parking.

These locations increase convenience and can potentially decrease car trips by reducing the need for multiple trips, potentially linking with transport for journeys to work, accessing services and performing daily tasks.

The facilities should comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). This relates to providing a high level of physical access, connection and way-finding as well as ensuring services, programs and activities are broadly advertised and promoted and are affordable.

8.7 Co-located / Clustered

Leading practice is to co-locate and centralise community, sport and recreation facilities and services to minimise costs, improve overall operating performance and encourage multiple uses.

The essence of a co-location is the concentration of activity that occurs and how the mix of those activities, is accessible to, and serves the needs of a diverse range of community members.

The objectives of co-location are to:

- Meet the functional needs of communities.
- Provide a lively focal point for community life by offering a diverse range of community infrastructure and encouraging greater interaction and cohesion between residents, visitors and service providers.
- Provide for the co-location of services and community groups to enable the efficient use of resources, increase the level of service integration and encourage greater community utilisation and participation.
- Optimize the use of land and other common infrastructure such as car parks and meeting spaces and reduce maintenance requirements.

8.8 Changing Community Expectations

Changing trends in participation and space requirements requires multipurpose buildings and spaces that are adaptive to the changing environments.

Increasing expectation that local communities will develop sustainable solutions to community issues that will not require ongoing funding support.

Older persons seek lower impact activities at more convenient and flexible times of the day.



Greater reliance on locally accessed and lower cost opportunities by those without the resources to travel or pay for more expensive pursuits.

8.9 Legislation

Increasing statutory obligations (e.g. Disability Discrimination Act), risk management and occupational health and safety require local governments to undertake more rigorous monitoring of compliance and risk.

8.10 Accessibility

Community facilities should comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). This relates to providing a high level of physical access, connection and way-finding as well as ensuring services, programs and activities are broadly advertised, and are affordable.

8.11 Sustainability

There is an increasing trend to focus on all aspects of sustainability. This includes the desire and requirement for community facilities to be affordable (from a construction and ongoing operational cost base).

Materials and ESD initiatives, technology built in to the design. Flexibility in design also improves long term sustainable as buildings and other infrastructure are more adaptable.

Initiatives include passive solar design, use of photovoltaic cells, water capture and reuse, use of low embodied materials and purchase of 'green' energy. Incorporating these and other ESD initiatives in new buildings and other infrastructure helps reduce their carbon footprint.

Obtaining contributions from user groups to cover costs of providing the facility. Where a group derives financial benefit from a community facilities it should contribute to its upkeep.

8.12 Nature Play

In recent times, there is strong trend to connect all children, their families and communities to nature. Guidelines are being developed to reintroduce nature play into play areas and the design of community parklands.

The opportunity to be in the outdoor environment is important for the development of children's motor and cognitive skills, interpersonal attitudes and emotions. The differences in outdoor environments such as neighbourhoods, parks, playgrounds, school grounds and natural environments can comprise rich sources of stimulation and affordances for children.⁴

As such, proactively providing opportunities to play in nature and natural environments is becoming critical and it is recommended to include nature play areas in the Public Parkland Planning and Design Guide (WA) for newly developed parklands.

⁴ The Trends and Influential Factors on Children's Use of Outdoor Environments: A Review, Not Fadzila Aziz and Ismail Said, 2010



9 CONSULTATION

Consultation and engagement with the community was considered of high importance to the City of Nedlands. The following opportunities were provided to the community to participate in the master planning process:

Initial Information Gathering	Follow Up	Development Options Workshop	Draft Master Plan
•Project Page developed on 'Your Voice' •On-line Community Survey (City of Nedlands 'Your Voice' page). 121 responses •Sporting Group Survey. •Community Drop -In Session (Allen Park Pavilion). 70 registered attendees	•Individual face to face or telephone meeting with identified key users and stakeholders to ascertain requirements, concerns, ideas. (Over 30 representative groups and individuals met) •Meetings with additional groups as requested by the City of Nedlands •Meetings with relevant State Agencies, Department of Defence, State Sporting Bodies.	•Options and opportunities for the precinct were presented at a facilitated community workshop where participants were able to provide comment and feedback on the options. •Online feedback forum (Your Voice) for those who could not attend workshop.	•Draft Master Plan was available for public viewing on Your Voice and feedback forum set up for community to provide feedback.. •Community Drop-In session. Over 100 community members attended.

9.1 Advertisement

The following advertising methods were used to inform the community on how to be involved:

- On-site signage
- Newspaper advertisements
- Posters
- Flyers
- Direct mail outs
- Social Media
- Website

Throughout the process, a number of submissions were received by the consultant by interested parties and organisations wishing the City consider alternative uses to the precinct. A number of individuals provided input and submission/ideas for consideration.



Following initial consultation, the below key themes were identified. A full summary is provided as Appendix 2:

Theme: TRAFFIC	Theme: BUSHLAND	Theme: SPORTING FACILITIES
- Public Transport Lacking - Car Parking needs improvement - No more bitumised car parks - Speed control measures required - High traffic volume	- Preserve existing bushland - Bushland restoration and revegetation that has been undertaken in the precinct - Rectification of Land Zoning – consolidate reserve classification and resolve outstanding land tenure - Preservation and restoration of natural features and values	- Provide accessible parking for rugby Club - No need for more sporting (new developments not required) - Rugby: change rooms upgrade required - Tennis: Strong Juniors – Additional courts? - Cricket: Turf Wicket on Lower Oval - Football: Lighting - Surf Club – Existing facilities not compliant or functional
Theme: YOUTH	Theme: DOG WALKING	Theme: PREVIOUS MASTER PLAN
- Facilities lacking for older youth - Skate Park - Mountain Bike Track - Nature Playground	Maintain access for dog walking	- Finish off area North of SLSC - Consider and maintain vision of John Allen - Consider community consultation conducted in the development of previous plan
Theme: WILDLIFE	Theme: PATHS AND TRAILS	Theme: OTHER
Protect wildlife that has come back to the precinct	- Improve walkways and cycle tracks and linkages - Restore Wadjuk Trail	- Men's Shed - Build diversity of uses – Arts - No more development - Swanbourne Oval in poor condition - Signage improvements



10 SITE ANALYSIS

10.1 Site Overview

For the purpose of the development of the master plan, the Allen Park Precinct has been considered in 3 main areas of open space:

- **Beach Precinct:**
Encompassing Swanbourne Beach and Swanbourne Oval.
- **Sports Precinct:**
Encompassing the old bowling club site and bridge club, the Allen Park upper and lower ovals and associated infrastructure.
- **Bush Precinct:**
Encompassing heritage precinct, melon hill and main bush restoration area.

10.2 Existing Provision and Key Users

The following Community Facilities and key users exist in the Allen Park Precinct:

BEACH PRECINCT

FACILITIES	KEY STAKEHOLDERS & KEY USERS
Shorehouse restaurant	Commercial Lessee
Swanbourne beach	General Community
Surf club	Swanbourne Nedlands Surf Life Saving Club
Family recreation area (bbq's and picnic area)	General Community
Coastal dunes: bushland and vegetation (incorporating bush forever site)	Swanbourne Coastal Alliance General Community
Car park	General Community
Swanbourne reserve	General Community/Dog exercise area with dog agility equipment

SPORTS PRECINCT

FACILITIES	KEY STAKEHOLDER & KEY USERS
Bridge club	Western Australian Bridge Club
Upper oval pavilion	Associates Rugby Union Football Club
Upper oval with lights	General Community
Storage sheds	Associates Rugby Union Football Club Swanbourne Cricket Club
Tennis courts (x11) and club room	Allen Park Tennis Club
Allen Park pavilion	Swanbourne Cricket Club General Community Swanbourne Tigers Junior Football Club
Lower oval	Swanbourne Cricket Club Claremont Nedlands Junior Cricket Club Swanbourne Tigers Junior Football Club General Community
Playground	General Community



BUSH PRECINCT

FACILITIES	KEY STAKEHOLDERS & KEY USERS
Mattie Furphy house and Tom Collins house	Fellowship of Australian Writers (WA)
Tom Fricker cottage	Leave No Trace
Trails, including Wadjuk trail	General Community Friends of Allen Park Bushland Group
Melon hill lookout	General Community Friends of Allen Park Bushland Group
Community Garden	Mayo Community Garden
Jones park	General Community
FOAPBG Cottage	Friends of Allen Park Bushland Group

10.3 Wadjuk (Bush to Beach) Trail

The Wadjuk Trail (Bush to Beach Trail) runs through the precinct. The trail was initiated in 2002 to link remnant bushlands in Perth's western suburbs. The vision was to encourage community to use and appreciate the local bushland areas. The trail is now 16.3km long and has a defined route linking bushland and other heritage trails from King's Park through the Grant Marine Park in Cottesloe.⁵

10.4 Submissions by West Side Wolves Hockey Club and Dolphins Water Polo Club

The Westside Wolves Hockey Club submitted a proposal to develop a hockey facility within the precinct (on Swanbourne Reserve and the Old Bowling Club Site).

The Dolphins Water Polo Club submitted a proposal to develop a water polo facility within the precinct (Old Bowling Club Site).

ABV were requested to provide an assessment of the proposals as part of the masterplan development.

10.5 Key Issues

This section provides a discussion of the key issues identified during the study.

For each issue the main source (research and consultation) has been identified along with a discussion of the needs assessment and where appropriate, identification of possible directions to address the identified community needs.

⁵ Bush to Beach Trail brochure, Wesroc Regional Councils



ALLEN PARK MASTERPLAN - SITE ISSUES					
Area	Key Issue	Identification Method		Summary Comments & Assessment	Possible Direction / Way Forward
		Site Visits	Policy/Background Review / Research		
Beach Precinct	Coastal Conservation Management		Portion of coastal area identified as Bush Forever Site	Consultation with the Swanbourne Coastal Alliance (SCA)	Dune and coastal areas were delapidated and eroding. Considerable work has been completed to revegetate and restore coastal area to protect dune and vegetation erosion. This has included objection to major developments near coastal region.
	Surf Club Building not meeting full club requirements	Site visit identified shortfall in storage & non-compliance of toilet and change facilities	Previous planning and response to surf club survey	Consultation with surf club	Current facilities are outdated, do not fully support current operations and toilets and change room areas are non compliant
	Area to the North of the surf club building under developed / not utilised	Area is being utilised to store trailers. Not maintained	Previous planning	General community consultation identified area as requiring some community facility development	Area identified in earlier master plan as a future development site, potentially for youth space. Youth facilities (skate park) has been widely objected to as a suitable location for youth skate facilities, however the area should be modified to improve amenity for the community.
	Car -Parking		Traffic consultant identified car parking at peak use during summer months for beach and café access.	Identified as an issues as car parking area saturated on weekends during Summer months.	Car park is used for access to the beach area, restaurant and family recreation area.
	Condition of Swanbourne Reserve	Grass in reasonable condition, however area has many dips and undulations, reducing options for use.	Previous tip site resulting in current condition. Requires rectification.	General community consultation identified area is highly valued and should be retained for community use, however improved surface would further enhance usability.	Well utilised for dog walking and passive recreation pursuits. In current condition, not suitable for active recreation pursuits or any activity of significance.
	Poor connectivity to other areas of Allen Park Precinct and access to beach (Paths and trails)	Access paths including Wadjuk trail is seemingly 'cut off' throughout the beach precinct.	Identified in previous master planning as an issue	Highlighted throughout consultative process	Connectivity important in best practice green space design. Safety is an issue with some areas of trail disconnection in Allen Park.
	Traffic		Noted in previous master planning	High concern of community that existing road network is at saturation point and road network speed should be reduced.	Traffic impacts beyond the master plan map area is not part of scope, however consideration should be given to ensuring master plan does not adversely impact traffic concerns.
General	Concern that dog friendly status of park will be diminished			Dog walkers expressed concern that the open space will be limited in use as dog exercise area. Strong social connections made by allowing dog friendly access.	Highly utilised by people with dogs
	Concern over significant developments within the precinct that will negatively impact on existing community use and increase traffic throughout			Significant community concern over major developments within precinct outlined throughout community consultation.	Apply rigorous analysis to any proposals
					Consider community sentiment during master plan preparation and apply rigorous analysis.



ALLEN PARK MASTERPLAN - SITE ISSUES					
Area	Key Issue	Identification Method		Summary Comments & Assessment	
		Site Visits	Policy/Background Review / Research	Consultation	Possible Direction / Way Forward
Sports Precinct	Underutilised space Old Bowling Green Site	Area is not maintained and is underutilised. Some additional revegetation completed by FOAPBG.	Some contamination on the site	Underutilised. Difficult to access through existing path network. Crossing Bridge Club car park an issue.	Improve connectivity and access to area and consider development that activates the area for the community.
	Bridge Club Car parking & overflow parking	Assessment of site during peak times confirmed traffic flow is adhoc with no set flow.		Community and Rugby Club confirmed not enough parking to accommodate patrons. Unstructured overflow car park results in adhoc, non efficient parking. Speed of traffic through this area also identified as an issue.	Consider provision of traffic calming measures into and within car park area. Flow in and out of car park to be reviewed along with consideration to improved accessibility and alignment of existing overflow car park
	Wadjuk (Bush to Beach Trail) disconnection	Delineated path stops at the bridge club car park with poor signage		Community identified through consultation that connectivity of trails is poor	Realign path and provide safe passage of movement through the precinct.
	Associates Rugby pavilion not meeting club requirements	Dated and non-compliant change rooms. Accessibility very poor. Change rooms in current condition limiting opportunity for growth in seniors competition and growth in female participation.		Associates Rugby Club confirmed existing issues with pavilion. Currently a Premiership League Club. Cannot host finals due to change rooms. Commencing Summer 7 a side competition and future female competition	Consider improvements of the pavilion to bring up to code and provide suitable amenity for the existing club.
	Accessibility issues to upper oval and Rugby Pavilion	No designated accessible paths or networks identified		Rugby Club confirmed concerns over no accessibility. Existing life members have difficulty attending games and functions.	Consider improvements to accessibility. Provision of car access, disabled car parking and improved path access from car park to pavilion. Consider options to provide from Clare Corpe or upper rugby car park. Clare Corpe access road should be suitable for emergency vehicle access.
	Lighting lower oval	Extremely limited oval lighting		Expressed concern from existing users that lack of light restricts effective use of oval.	Consider oval lighting to accommodate small ball sports competition level.
	Tennis Club Growth. Number of courts inadequate			High growth in membership, particularly in Jnrs (0 - 10 pennant teams since 2008). Having to hire courts at Scotch College. Club provided option for expansion.	Consider clubs proposal of expansion during detailed analysis
	Playground Upkeep			Identified during community consultation that equipment selection is poor.	Consider updating on rolling playground improvement program
	Car Parking (Bridge Club, Rugby Overflow and Clare Corpe)			Identified as an issue as car parking not sufficient during Winter months on days when more than one sporting activity is taking place.	Consider provision of traffic calming measures into and within car park areas



ALLEN PARK MASTERPLAN - SITE ISSUES					
Area	Key Issue	Identification Method			Possible Direction / Way Forward
		Site Visits	Policy/Background Review / Research	Consultation	Summary Comments & Assessment
Bush Precinct	Land Tenure - multiple land tenure arrangements and concern that land currently utilised for bushland preservation can be reclaimed for development.	Walk through of site with community members showed areas of land tenure concerns	Identified land tenure has been raised and noted in previous planning documents	Significant information provided by community on land tenure. Significant importance to community to have land tenure resolved.	City of Nedlands to review land tenure understanding the importance to the community and set to resolve and confirm to community.
	Poor condition of trails through DOD vested land.	Analysis of the site identified delapidation of some areas of trails throughout the bushland. Predominantly within the DOD land.	Network of trails	Identified by community. Inconsistency in the management of trail maintenance	Provision of ongoing maintenance to trail network. Liaise with the DOD in regard to issues with trails on DOD vested land.

11 OPTIONS AND OPPORTUNITIES

An initial demand analysis was undertaken to develop options that could be considered within the master plan.

- Identification of existing assets and provision through document review, mapping and consultation.
- A general audit of facilities based on facility and site visits, advice from Council staff and consultation responses.
- An assessment of current and future need by balancing anticipated demand based on population and participation trends.
- Determining opportunities for more effective use of existing asset provision.
- Highlighting the potential opportunities direction.

The options were presented at a community workshop on the 30th August 2017. The options were then available on the City's Your Voice page for community members who could not attend the workshop to provide further feedback.

The options presented at the workshop are below:

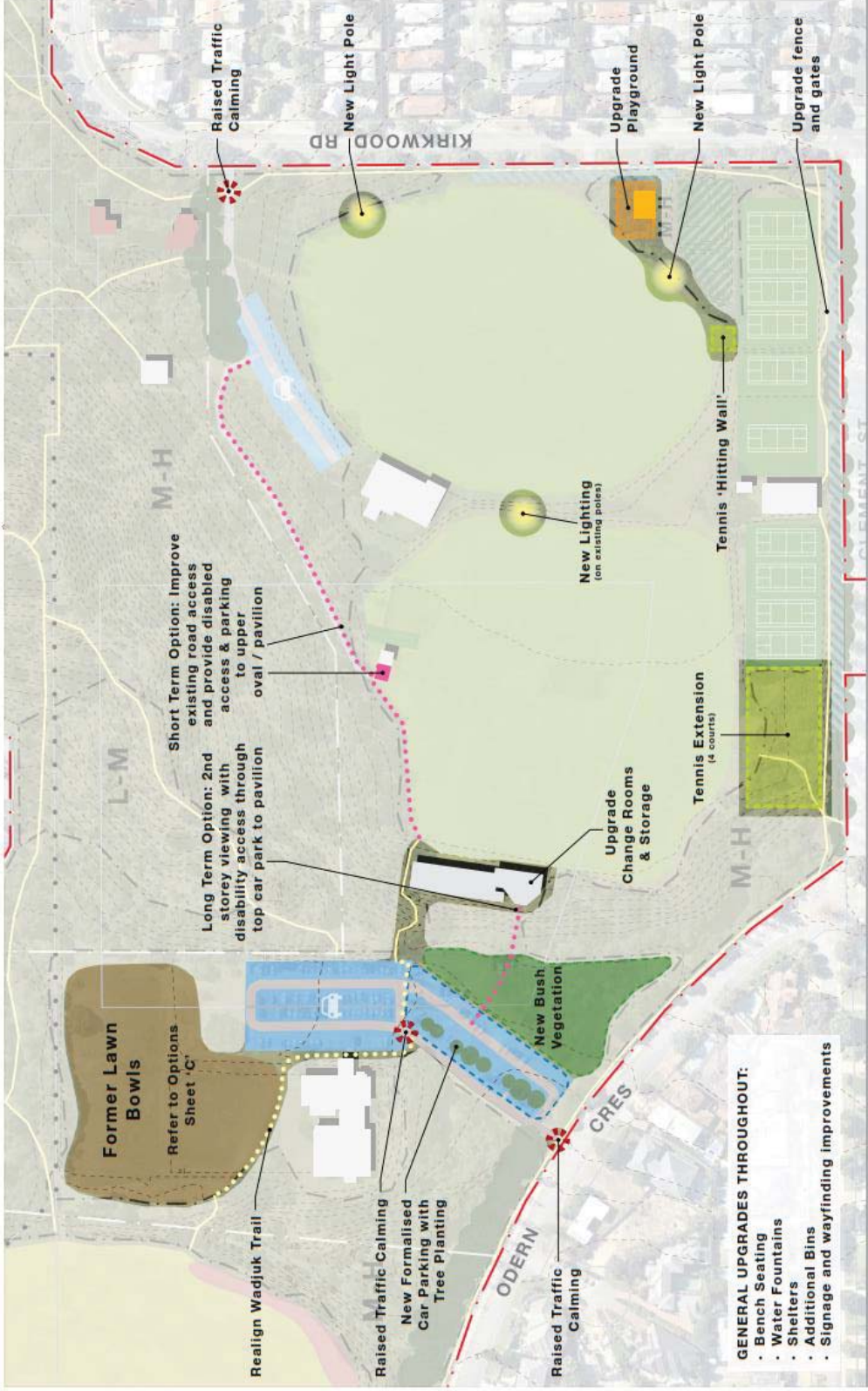




Beach Precinct - Indicative Proposals
 Allen Park, Swanbourne

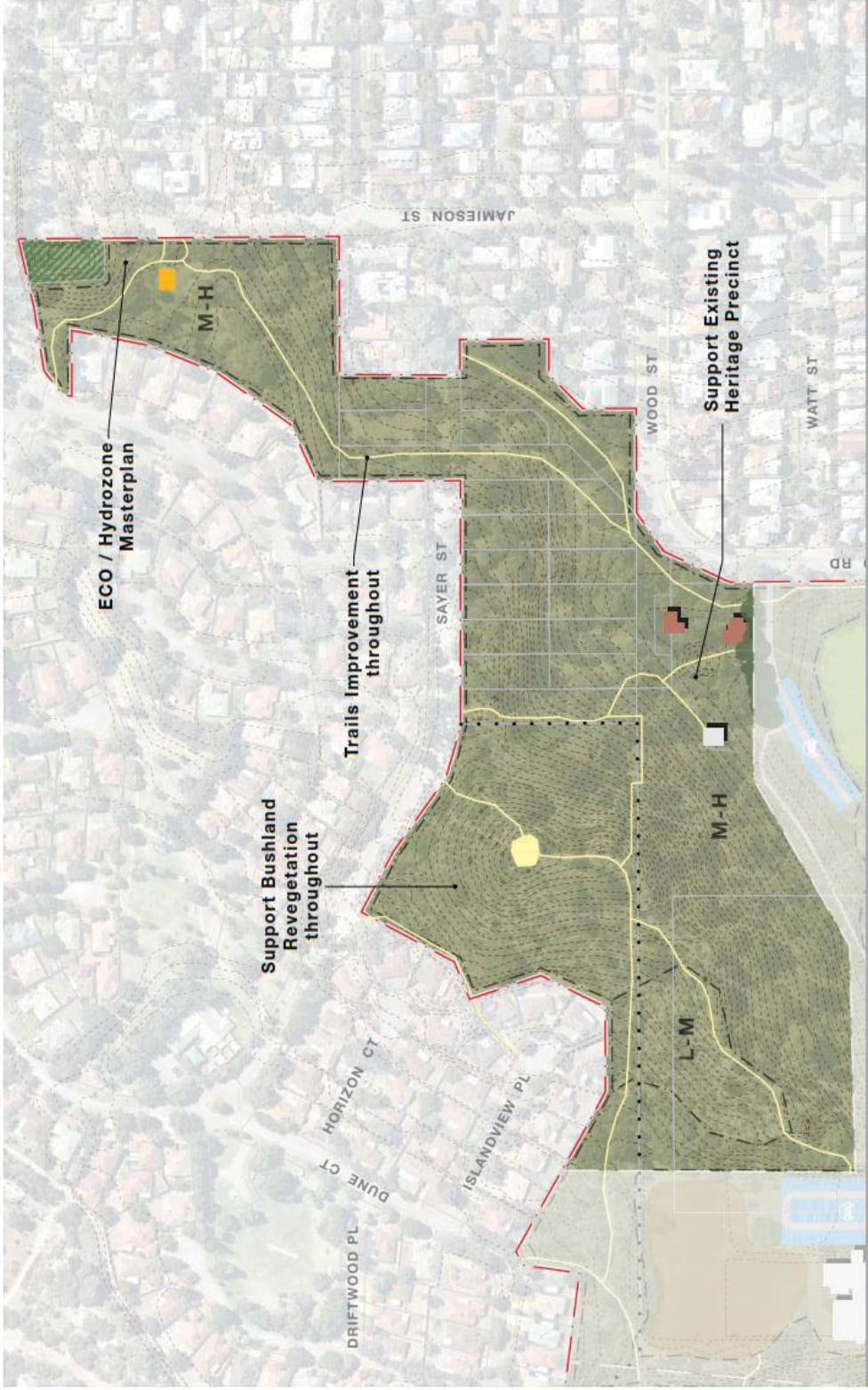
Date: 25 Aug 2017
 Scale: 1:1000 G-03
 Drawing No: 117-2001 (P14) A
 Staff: 10,000

tpg + PLACE MATCH



Sports Precinct - Indicative Proposals

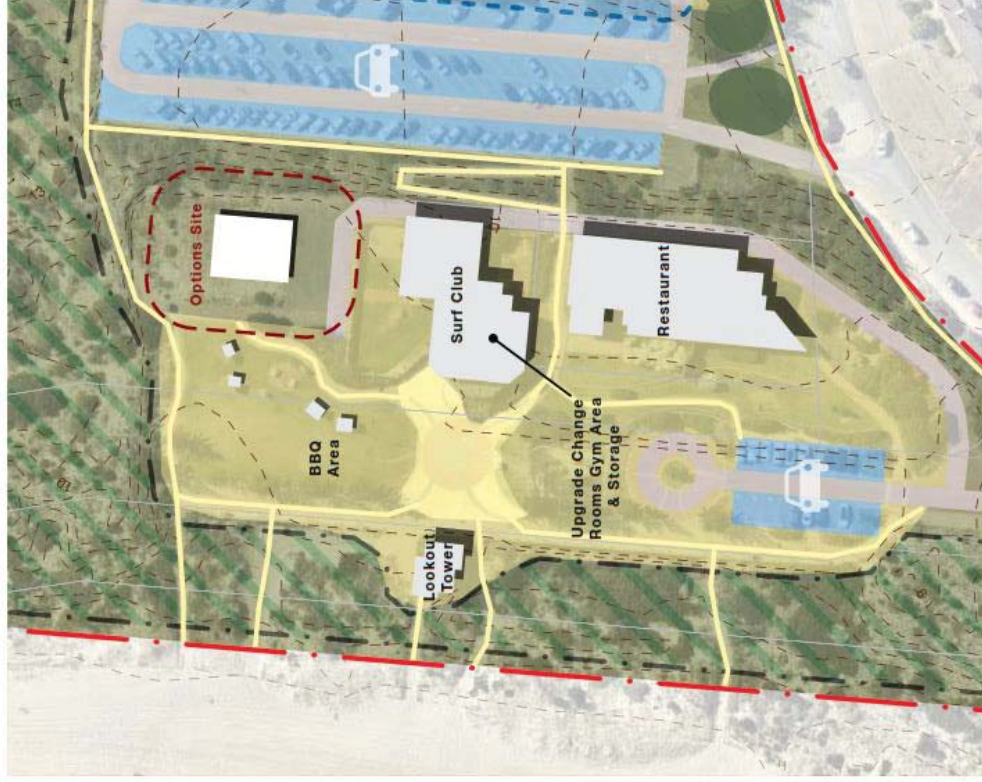
Allen Park, Swanbourne



Bush Precinct - Indicative Proposals
Allen Park, Swanbourne

Date: 28 Aug 2017
 Scale: 1:200 @ A3
 Drawing No: 711-2000-CP-10 A
 Draft: 1.0.000

tpg + PLACE MATCH



Sheet A: Beach Front Facilities Options

Allen Park, Swanbourne

OPTION 1: YOUTH SPACE

(MEETING PLACE, CONCRETE TABLE TENNIS, '3-ON-3' BASKETBALL, SKATEABLE ELEMENTS, FUSBALL ETC.)



OPTION 2: FUTURE COMMERCIAL

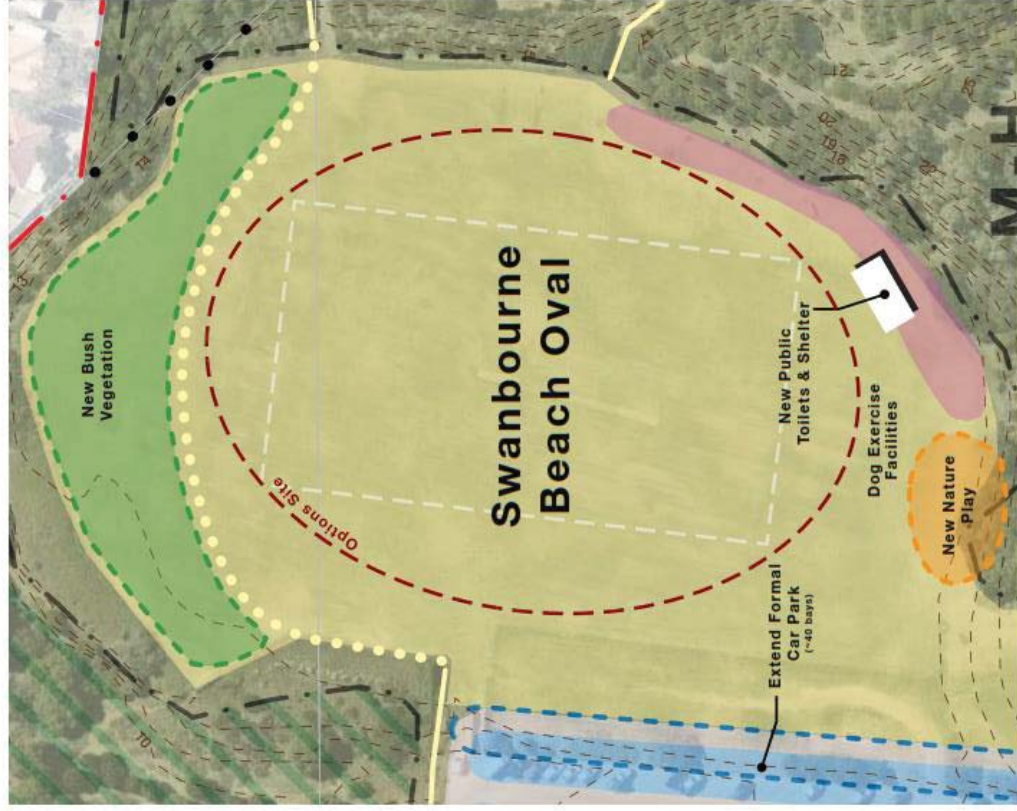
- Potential options to improve amenity (F&B, gymnasium, etc.).
- Commercial return to City.



OPTION 3: EXTEND FAMILY RECREATION AREA

Increased grass space with additional BBQ's and shade shelter.





OPTION 1: REHAB EXISTING OVAL, AS OVERFLOW TRAINING SPACE, COMMUNITY USES & MARKETS ETC. (as per image to the left)



Nature Play Area, BBQ's toilets and shelter

OPTION 2: HOCKEY PROPOSAL



Sheet B: Swanbourne Beach Oval Options

Allen Park, Swanbourne

Date: 28 Aug 2017
 Scale: 1:500 @ A2
 Drawing No: 317-2355-02A-12_A
 Staff: L.S. 2018

Project: Allen Park Precinct Master Plan
 Client: City of Swan
 Designer: tpg + PLACE MATCH
 Date: 28 Aug 2017

tpg + PLACE MATCH





OPTION 1: REINSTATE SURFACE TO GOOD CONDITION FOR OVERFLOW TRAINING AND VILLAGE GREEN



OPTION 2: WATER POLO



OPTION 3: FENCED DOG PARK AND VILLAGE GREEN



Sheet C: Former Lawn Bowls Area Options

Allen Park, Swanbourne

11.1 Community Feedback on Options

The detail of the community feedback gathered at the workshop and on line are provided as Appendix 3. Below provides a summary:

BEACH PRECINCT

- Very strong objection to Westside Wolves Hockey proposal on the grounds of:
Exclusive facility, reducing amenity for all community, increased traffic throughput, poor sustainability outcomes.
- General support for Surf Club facility upgrades.
- Juxtaposing views on options for undeveloped area to North of surf club: general disagreement to skate facilities. Consensus (in general) to activate space for a variety of community uses.
- Small commercial option such as coffee hut.
- Strong support for rehabilitation of oval to provide greater community amenity.
- Strong support for additional bush vegetation area to the North of the Swanbourne Reserve.
- Strong support for path/trail linkages from existing paths to the beach.
- Strong support for nature play, although varying views on size and location.
- Support in general for formalising the current overflow beach car park to enable ongoing use, although opposing views as to the surface treatment (bituminised or blocks under grass surface to retain green feel).

SPORTS PRECINCT

- Strong support for the Wadjuk trail realignment to enable clearer pathway
- Support to traffic calming measures (and crosswalks)
- Strong support for creation of village green and multiple community uses of former lawn bowls site; including preferred location of nature play
- Very strong objection to water polo proposal.
- Strong support to improve accessibility to upper oval and rugby pavilion
- Support to formalise existing overflow Bridge Club/Rugby car park, although opposing views as to the surface treatment (bituminised or blocks under grass surface to retain green feel).
- Support for additional bush vegetation planting in areas to the south of the overflow rugby parking area.
- Strong support of proposed upgrades to existing sporting club facilities, including rugby pavilion upgrades and accessibility improvements, lights on lower oval.
- The tennis club upgrades did result in some opposing views on the potential reduction of bushland to the West end of the existing courts, the loss of the basketball facilities. Comments were also made that if the proposal did go ahead, it was important to ensure a path from Clement Street to the upper oval was retained. There was support for the tennis hit-up wall.
- Support for playground improvements as required.



BUSH PRECINCT

- Strong support for the Bush Precinct Plan, although reiterated at the workshop that land tenure is a huge concern for the community that should be resolved, in particular assurance that Lot 353 (the Walkway) be retained as an important connective linkage.

12 MASTER PLAN OPTIONS ANALYSIS

The Allen Park Precinct is a well utilised public open space that is accessed by the local community, sporting clubs and extended neighbouring communities. The size (18.9ha) lends itself to being classed as a regional level public open space, although the uses are more suggestive of a district level public open space.

This master planning study has provided opportunities and recommendations to develop flexibility in uses, provide greater amenity to the area and local community through the activation of currently underutilised spaces in line with the community vision for the precinct.

The following provides the analysis and recommendations for the Allen Park Precinct:



BEACH PRECINCT

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Improve linkages through the precinct. Trails connectivity.	Lack of connectivity of trails was highlighted throughout the consultation process. Specifically moving from the bushland area trails through to the beach and from the existing Wadjuk trail through to the beach. Connectivity through a major district/regional level park is critical. The precinct is highly utilised by community, with many citing walking to and through Allen Park. It is valued as a "Family Corridor" from home to beach / nature. Improving linkages and connectivity will further enhance the precinct amenity and support current and future use as a walkable and sustainable precinct. Physical and mental health continues to be vitally important to the general well-being of Western Australian communities and trails in all their forms provide a valuable outlet for exercise, play, challenge, recreation and adventure. Trails also improve the awareness and appreciation of the natural environment and build support for its conservation and protection.⁶ Consultation with the Department of Local Government, Sport and Cultural Industries (DLGSC) confirmed that it is important to ensure trails are well connected. Walking through the site, the DLGSC representative highlighted the stoppages of trails within the precinct should be addressed.	Provision of an extension of existing pathways be included. Specifically, connect trails emerging from the Melon Hill/Bushland precinct and the Wadjuk trail by additional path network through the Swanbourne Reserve area to the beach.	01

⁶ Western Australian Strategic Trails Blueprint 2017 - 2021



Opportunity	Analysis	Recommendation	Depicted item number on masterplan concept
New Bush vegetation area	Through the consultation with the Friends of Allen Park Bushland Group (FOAPBG) and the Swanbourne Coastal Alliance (SCA), it was identified that there is strong evidence to suggest a wider area of Bushland to the North end of the existing Swanbourne Reserve would provide a more adequate greenway strip to further support wildlife conservation and native animals moving through the precinct. Additionally, the FOAPBG and SCA have revegetated areas of the bushland precinct, coastal area of the Beach Precinct and other smaller bush strips throughout the precinct. Continued planting in areas that are not utilised for other activities is recommended. There is strong community support to retain and further enhance the green spaces and bushland areas.	That the City support the efforts of the Friends of Allen Park Bushland Group and the Swanbourne Coastal Alliance to continue to improve the biodiversity conditions throughout the precinct. Include additional signage around paths and trails that identify connectivity that pick up and inform of plant species, and importance of the area. Continue to work with relevant parties to update Bushland Management plans.	03, 10, 31, 38, 40
Provide area for nature play within the precinct	There is strong evidence to support the benefits of nature play opportunities within community parklands. Nature play enhances users motor and cognitive skills, interpersonal attitudes and emotions. It is recommended in State Government planning documents to include nature play opportunities within parks and green spaces and forms part of suggested inclusions in a number of urban open space planning documents. Initial opportunity was shown as located on the Southern end of the Swanbourne Reserve. The inclusion of nature play area was supported vigorously through the community consultation process, although preference was in the old Bowls site. (Mosman Parks 'Brown Park' cited by many as appropriate level facility). Lack of spaces for youth was identified during the consultation. Inclusion of some higher skill level options within the nature play area will cater for youth.	Include a designated nature play area within the precinct, ensuring the area is accessible and that all abilities are catered for. Inclusion of some higher skill level options within the nature play area is recommended to cater for youth. Identify specialist designer and involve community in design development. The location was workshoped at the options community workshop with the location of the old bowling green site the preferred location.	23



Westside Wolves Hockey Proposal: 2 level hockey development: • 2 x synthetic full size hockey pitches (Upper Level) • Club Room Facilities (Upper Level) • Undercroft car park (Lower level). Approx. 280 bays • Lighting of pitch (to meet standard for Hockey competition) • Grass hockey pitch (Old Bowling Green site) • Note: proposal includes restoration of additional coastal vegetation planting	The Westside Wolves are a prominent Hockey Club based in the western suburbs, and reports that most members reside within the area. The club is currently based at Creswell Park within the City of Nedlands and share the Shenton College synthetic turf as a member club. The club has 260 senior members, 548 junior members and 878 minkey (sub-junior) players, and has seen growth in membership. The club has First Grade level teams with current facilities not contemporary. Synthetic surface suitable for first grade competition are not available at current location. <table><tr><th>PROS</th><th>CONS</th></tr><tr><td>Well established and strong club operating predominantly within the City of Nedlands, providing hockey program from sub juniors through to A Grade Seniors.</td><td>Hockey facility (Swanbourne Oval) area is synthetic and will be fenced, resulting in exclusive use, thereby reduced access to that area for the local community.</td></tr><tr><td>Improved car parking numbers which would likely be well utilised in Summer months and contribute to alleviating summer peak demand.</td><td>Predominantly played in Winter months on Friday evenings and Saturdays, similar times to rugby, potentially resulting in large traffic volumes at already heavy times.</td></tr><tr><td>Resolve Westside Wolves issues of no home base and limited access to suitable facilities. Accommodate large hockey program.</td><td>Will bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 400 – 600 vehicles on Saturdays at one time (Variables: future competition fixtures, car occupancy and arrival/departure crossover).</td></tr><tr><td>Proposal rectifies existing waste fill currently identified in the Swanbourne Oval.</td><td>Inclusion of lighting to support training and competition games that typically operate until 10pm most week nights.</td></tr><tr><td>Club is fully financial and does not require or request financial support.</td><td>Very strong objection to the proposal within the community.</td></tr></table>	PROS	CONS	Well established and strong club operating predominantly within the City of Nedlands, providing hockey program from sub juniors through to A Grade Seniors.	Hockey facility (Swanbourne Oval) area is synthetic and will be fenced, resulting in exclusive use, thereby reduced access to that area for the local community.	Improved car parking numbers which would likely be well utilised in Summer months and contribute to alleviating summer peak demand.	Predominantly played in Winter months on Friday evenings and Saturdays, similar times to rugby, potentially resulting in large traffic volumes at already heavy times.	Resolve Westside Wolves issues of no home base and limited access to suitable facilities. Accommodate large hockey program.	Will bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 400 – 600 vehicles on Saturdays at one time (Variables: future competition fixtures, car occupancy and arrival/departure crossover).	Proposal rectifies existing waste fill currently identified in the Swanbourne Oval.	Inclusion of lighting to support training and competition games that typically operate until 10pm most week nights.	Club is fully financial and does not require or request financial support.	Very strong objection to the proposal within the community.	The Westside Wolves Hockey Club has identified a need for more suitable facilities for the club to grow the sport of hockey. The nominated location on Swanbourne Reserve is not considered appropriate for this facility. Whilst not in good condition, Swanbourne Reserve is highly utilised for passive recreation and valued by the community. It is a designated dog exercise area. The nature of synthetic hockey pitches is that they are required to be fenced. This will result in the facility being exclusive to the hockey club. There will be impact on the local residents in the increased generation of traffic for the proposed facility, particularly as the increased traffic impact will likely be at times of high traffic volumes from existing sporting endeavours in the precinct. This proposal was strongly objected to by the community representatives at the community workshop and online responses. It is recommended to not include the proposed development in the Allen Park Precinct.	NA
PROS	CONS														
Well established and strong club operating predominantly within the City of Nedlands, providing hockey program from sub juniors through to A Grade Seniors.	Hockey facility (Swanbourne Oval) area is synthetic and will be fenced, resulting in exclusive use, thereby reduced access to that area for the local community.														
Improved car parking numbers which would likely be well utilised in Summer months and contribute to alleviating summer peak demand.	Predominantly played in Winter months on Friday evenings and Saturdays, similar times to rugby, potentially resulting in large traffic volumes at already heavy times.														
Resolve Westside Wolves issues of no home base and limited access to suitable facilities. Accommodate large hockey program.	Will bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 400 – 600 vehicles on Saturdays at one time (Variables: future competition fixtures, car occupancy and arrival/departure crossover).														
Proposal rectifies existing waste fill currently identified in the Swanbourne Oval.	Inclusion of lighting to support training and competition games that typically operate until 10pm most week nights.														
Club is fully financial and does not require or request financial support.	Very strong objection to the proposal within the community.														

NA



Opportunity	Analysis	Recommendation	Depicted item number on masterplan concept
Swanbourne Reserve – Rehabilitate and restore as level surface Increased opportunity for use Overflow active open space for training and growth of existing sports.	The open space is an old tip site and in poor condition with large dips and undulations. The existing condition of the surface is considered not suitable for any active recreation pursuits. The oval is widely used for passive recreation pursuits, and is a designated dog walking exercise area. Existing sporting groups that utilise the lower oval facilities have experienced growth in participation. With the introduction of new forms of the game and the increase in women's participation in what were previously considered predominantly men's participation sports suggest that additional expected growth likely. Associates Rugby are looking to introduce a summer competition in the form of a Viva 7's competition. Summer programming of the oval is limited for the rugby club as the oval is utilised by the cricket club. In current winter programming, the growth in their junior program has resulted in large increase in juniors training at the same time that result in space limitations. Training opportunities could be provided on a restored Swanbourne Reserve. The cricket club has identified introducing women's competition as a future growth area for their club. Throughout the consultation process, the community expressed desire to run community events and activities (e.g. markets) which could be held on this restored space. There was also a strong voice to maintaining a free and open dog exercise area.	Rehabilitate oval to level that is suitable for the oval to be utilised as overflow active open space, community event space to provide general improvement of the amenity and reduction of overuse of the existing ovals. Oval area should be developed to as close as possible to 165m x 110m. Shade shelter structure for spectators should be included. Note: There are further recommendations to include an ablutions block on the old bowling club site to support the community village green concept. It is probable that this ablution block will service the Swanbourne Reserve.	02

Opportunity	Analysis	Recommendation	Depicted item number on masterplan concept
Increase car parking	Existing car parking is at peak during Summer months particularly on weekends. There is an overflow area to the east of the existing car park using a proportion of green space on Swanbourne Reserve. Overflow parking is only available from November to March and limited hours. The area of overflow car parking is bordered by bollards, segregated from the remainder of Swanbourne Reserve and is rarely utilised outside of use as overflow parking, other than walking through to other areas of the precinct. In general, the option to formalise the carpark into an ongoing parking area to service the beach precinct was accepted by the community, however there was concern over bituminising the area. Recommendations of formalising through the use of under surface bricks that provide a good base for cars to drive on and allow grass to grow through was suggested as a positive alternative.	Formalise the existing overflow car park on Swanbourne Reserve as ongoing formal car park for the precinct.	04
Upgrade Beach Front Facilities	The area to the north of the surf club building is currently utilised as a storage area for the surf club and has overgrown vegetation. It was identified in the previous planning for the Allen Park Precinct to be developed as a youth space. Options were presented to the community workshop that ranged from youth space, commercial opportunity space and extension of family recreational area. Activation of the area was seen as a positive, with a combination of the options being the most common agreed position. Provision of a pad and services for a pop-up coffee hut or kiosk or the like E.g. picture to right, some family and youth facilities such as small 3 on 3 basketball area, additional recreation space, water fountains with solar lighting. The City has existing plans in place to upgrade community shower facilities along the beach front area and the installation of a dog friendly water fountain. These will add to the amenity. An area that is activated is evidenced to reduce antisocial behaviour.	Recommended provision of area upgrade to activate the location, including potential for additional shaded area, pad and services for potential pop up coffee hut, 3 on 3 basketball for youth with solar lighting throughout. 	06

Opportunity	Analysis	Recommendation	Depicted item number on masterplan concept
Upgrade facilities surf club building	The Swanbourne Nedlands Surf Life Saving Club (SNSLSC) has a lease over the clubhouse until 2034. Club membership is currently at approximately 450, with 25% of members' nippers and 45% of members female. Previous upgrades to the clubhouse have been undertaken, the most recent being the first floor upgrades in 2002 and 2003. The current change rooms on the ground floor are not suitable and non-compliant, particularly in relation to the female change room area. Storage is at a premium with there not being enough storage to house the clubs boats. Excess boats are stored at members' properties. The club has developed plans for building improvements, estimated at around \$1M, including an extension of female change rooms and upgrade to bring to code, additional storage and relocation of gymnasium to accommodate change room works.	Support the SNSLSC to develop their facilities by supporting grant and funding applications and provision of lease arrangements to operate from the upgraded facilities.	05

SPORTS PRECINCT

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Traffic Calming Measures	Amount of traffic and speed of traffic in and out of car parks identified as a significant issue for the community. At peak times, car parks in the sports precinct are very well utilised with most cars entering and exiting at similar times. The car park areas of the Bridge Club/Rugby Club and the Clare Corpse car park area widely utilised by community as part of the walking trails with the Wadjuk trail traversing through the bridge club car park. Raised traffic calming at the entrance to the bridge club/rugby club car park entrance and the Clare Corpse car park entrance with a crosswalk would further enhance the path trails and walkability of the precinct and reduce speed at which cars can travel through the car park areas.	Install raised traffic calming measures at the entrance to the Bridge Club/Rugby car park off Odern Crescent and the Clare Corpse car park entrance. Recommend including a crosswalk on each of the raised traffic calming locations.	07
Realignment of Wadjuk Trail	The Wadjuk trail is an important trail network that runs from Kings Park through to Cottesloe. It traverses through the Allen Park precinct, however in some sections of the precinct, there is not clear delineation of the trail. The trail is clearly signed until it stops and is 'cut off' at the bridge club car park. The path picks up again on the western edge of Swanbourne Reserve. As the path is effectively not delineated from the car park edge, persons using the trail have no choice but to cross a car park (at times very busy) with no safety measures in place if they wish to access the trail or the beach area.	Align the section of the Wadjuk trail from the eastern edge of the existing bridge club car park to the eastern edge of the Swanbourne Oval. Ensure a safe and delineated passage for people to access, including a crosswalk (associated with the recommended traffic calming measures) across car park. The trail will still be required to cross the car park area. As such it is recommended that design of any changes to the carpark for the bridge club and current overflow parking should be drafted/completed prior to the trail realignment to ensure the flow of all of these areas (vehicular and people) to work cohesively.	08





Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept																																																																																				
Car parking formalisation (Rugby overflow area)	Amount of traffic and speed of traffic in and out of car parks identified as a significant issue for the community. At peak times, car parks in the sports precinct are very well utilised with most cars entering and exiting at similar times. Precinct Car Park Bays: <table><tr><th>Car Parking Location</th><th>On-Street (marked bays)</th><th>On-Street (un-marked bays**)</th><th>Verge Parking</th><th>Car Park</th><th>Total Parking</th></tr><tr><td>Marine Parade</td><td>6</td><td>14</td><td>0</td><td>0</td><td>20</td></tr><tr><td>Shorehouse Car Park</td><td>0</td><td>0</td><td>0</td><td>19</td><td>19</td></tr><tr><td>Odern Crescent</td><td>7</td><td>2</td><td>0</td><td>0</td><td>9</td></tr><tr><td>Swanbourne Reserve Car Park</td><td>0</td><td>0</td><td>0</td><td>122</td><td>122</td></tr><tr><td>Swanbourne Reserve Car Park (seasonal overflow parking*)</td><td>0</td><td>0</td><td>0</td><td>55</td><td>55</td></tr><tr><td>Odern Crescent</td><td>0</td><td>27</td><td>0</td><td>0</td><td>27</td></tr><tr><td>Swanbourne Bridge Club/Associates RUFC Car Park</td><td>0</td><td>0</td><td>0</td><td>92</td><td>92</td></tr><tr><td>Swanbourne Bridge Club/Associates RUFC Car Park (overflow parking)</td><td>0</td><td>0</td><td>0</td><td>55</td><td>55</td></tr><tr><td>Odern Crescent</td><td>0</td><td>17</td><td>0</td><td>0</td><td>17</td></tr><tr><td>Clement Street</td><td>0</td><td>0</td><td>42</td><td>0</td><td>42</td></tr><tr><td>Kirkwood Road</td><td>0</td><td>8</td><td>24</td><td>0</td><td>32</td></tr><tr><td>Swanbourne Cricket Club Car Park</td><td>0</td><td>0</td><td>9</td><td>39</td><td>48</td></tr><tr><td></td><td>13</td><td>68</td><td>75</td><td>382</td><td>538</td></tr></table> The overflow carpark in the Bridge Club/Rugby car park area has no formalised bays resulting in users parking inefficiently. The area of the overflow car park has large level changes in the South East corner, which is generally avoided as an area to park. The Associates Rugby Club and the Bridge Club have identified that additional parking with better flow, access and egress points and traffic calming measures would be beneficial.	Car Parking Location	On-Street (marked bays)	On-Street (un-marked bays**)	Verge Parking	Car Park	Total Parking	Marine Parade	6	14	0	0	20	Shorehouse Car Park	0	0	0	19	19	Odern Crescent	7	2	0	0	9	Swanbourne Reserve Car Park	0	0	0	122	122	Swanbourne Reserve Car Park (seasonal overflow parking*)	0	0	0	55	55	Odern Crescent	0	27	0	0	27	Swanbourne Bridge Club/Associates RUFC Car Park	0	0	0	92	92	Swanbourne Bridge Club/Associates RUFC Car Park (overflow parking)	0	0	0	55	55	Odern Crescent	0	17	0	0	17	Clement Street	0	0	42	0	42	Kirkwood Road	0	8	24	0	32	Swanbourne Cricket Club Car Park	0	0	9	39	48		13	68	75	382	538	Formalise the existing overflow Bridge Club/Rugby Club car park as ongoing formal car park for the precinct. Consideration to surface treatment to minimise the reduction of green space and the inclusion of tree planting, noting that disabled car parking requirements do require a bitumised surface.	09
Car Parking Location	On-Street (marked bays)	On-Street (un-marked bays**)	Verge Parking	Car Park	Total Parking																																																																																		
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Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept																
Dolphins Water Polo Club. Water Polo facility proposal for the old bowling club site. - Pool (40m x 25m) - Change room and club rooms - Extension of Bridge Club car park - Plant Room - Grey Water Treatment, Solar energy catchment, rainwater catchment. - Associated amenities - Car Park (approx. 50 bays)	The Dolphins Water Polo Club, established in 1948 is based in the Western Suburbs (at Claremont pool since 1971). Current user base has exceeded facilities at current location. Facilities are inadequate resulting in loss of membership. Club competes at the local and national level. Primarily operate between October to March each year. <table><tr><th>PRO'S</th><th>CON'S</th></tr><tr><td>Club can fully fund proposal, no request for additional funds from Council</td><td>Very strong objection to the proposal within the community.</td></tr><tr><td>Predominant use in early mornings and from late afternoon</td><td>Likely to bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 40 – 80 vehicles per session (Variables: future competition fixtures, car occupancy and arrival/departure crossover)</td></tr><tr><td>Opportunity for community to have access to the facility outside of club use. (target aquatic programs)</td><td>Potential use of lights in precinct early morning usage times.</td></tr><tr><td>Supports development of strong sport in the area</td><td>Option for the facility to be utilised by the public will only be approved by Department of Health on a limited basis (potentially) i.e. as a Group 2 facility.</td></tr><tr><td>Potential to attract events and National competition to the precinct</td><td></td></tr><tr><td>Sustainable principals identified to be built into design</td><td></td></tr><tr><td>Use of currently underutilised space in the precinct</td><td></td></tr></table>	PRO'S	CON'S	Club can fully fund proposal, no request for additional funds from Council	Very strong objection to the proposal within the community.	Predominant use in early mornings and from late afternoon	Likely to bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 40 – 80 vehicles per session (Variables: future competition fixtures, car occupancy and arrival/departure crossover)	Opportunity for community to have access to the facility outside of club use. (target aquatic programs)	Potential use of lights in precinct early morning usage times.	Supports development of strong sport in the area	Option for the facility to be utilised by the public will only be approved by Department of Health on a limited basis (potentially) i.e. as a Group 2 facility.	Potential to attract events and National competition to the precinct		Sustainable principals identified to be built into design		Use of currently underutilised space in the precinct		The Dolphins Water Polo Club has identified a need for more suitable facilities for the club to support its membership base and grow the club. There will be impact on the local residents in the increased generation of traffic throughput for the proposed facility. This proposal was strongly objected to by the community representatives at the community workshop and online responses. It is recommended to not include the proposed development in the Allen Park Precinct.	NA
PRO'S	CON'S																		
Club can fully fund proposal, no request for additional funds from Council	Very strong objection to the proposal within the community.																		
Predominant use in early mornings and from late afternoon	Likely to bring additional traffic to area. Whilst members are within Western Suburbs, not all will be within walking distance. It is estimated that an additional 40 – 80 vehicles per session (Variables: future competition fixtures, car occupancy and arrival/departure crossover)																		
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Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Move turf wicket to Lower oval & place hard wicket on upper oval	With Cricket club moving into lower pavilion and managing the facility, the possibility of moving the existing turf wicket to the lower ground has been suggested. This would provide the best viewing /social facilities for the highest level game. The existing turf wicket is reported by the club to be nearing its end of life, thereby providing an opportunity. The Rugby club has indicated its approval of the hard wicket which has less of a foot print and can be positioned in between the 2 rugby playing fields. Issues with this option include: - Rollers for the wicket (and practice wickets) are located in upper oval shed and would be impossible to manoeuvre up and down steep embankment to get to both areas without ground level treatment - Lower oval drainage is not as efficient as upper and with AFL running over the wicket area concerns that repair to wicket area will be more problematic.	Leave pitches in current location short term. Investigate the lifespan of the existing turf wicket and costs to re-establish on lower oval as well as positioning and expense for hard wicket on upper oval. Investigate drainage on lower oval. Potential funding contribution from Cricket Australia's National Communities Facility Fund to assist with relocation should be further investigated.	
Fitness Path/Track	There are existing footpath that run along Kirkwood Avenue, Clement Street and Odern Crescent within the Precinct. To further activate the use of these paths, improving the quality of the paths and providing distance markers will enable use as a fitness path that assists users to track their fitness goals. To provide a full circular loop, additional pathways through precinct have been identified. Along with other recommendations within this analysis, the fitness path can join up with existing trails in the Bushland Precinct to provide additional extended training paths and connect with proposed fitness equipment.	Include extension to existing footpath network, to provide a looped dedicated fitness track, connecting with proposed fitness equipment and existing bushland trails. Add distance markings to the track.	11

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Associates Rugby Union Club Improvements / Upper Oval Improvements	The Associates Rugby Club is a long-standing club within the precinct, and lease the upper oval pavilion and predominantly uses the upper oval as their playing and training grounds. They also utilise the lower oval for some junior training. The club has 192 junior members, 160 senior members and a number of life members and social members of the club, and field teams in the Premiership Division of the Rugby WA competition. The social area of the pavilion services the club well, although the change rooms are not suitable to host premiership level competition and the club is not allowed hosting finals due to the condition of the change rooms. The upper oval and clubroom of Allen Park is not accessible for people with physical mobility issues. The car park is at a higher level and the pathway is too steep and does not meet accessibility levels. Further car parking is at the lower oval, which also does not meet accessibility standards. The club has identified that a number of life members area currently unable to or have extreme difficulty in attending club games and functions due to the accessibility issues. The area does not meet one of the basic questions in determining good design for public open spaces: "Are the public open spaces accessible to people of all ages, genders and cultures, including those with disabilities and limited mobility." The club has identified a need for improved and additional change rooms (x2) and the addition of a dedicated umpires room, first aid room and gym facility. The club has also identified the opportunity to provide a viewing platform above the new change room facilities. This option enables an easier path to be constructed from the formalised rugby car park across to the clubroom facilities that meet accessibility requirements, however would likely require a lift or additional accessible ramps from the upper level to the lower level.	Support the Associates Rugby Club to develop their facilities by supporting grant and funding applications and provision of lease arrangements to operate the upgraded facilities. Improving accessibility to the upper oval be considered a high priority for the City. Options are: - To provide access to disabled parking closer the rugby oval and club rooms via access from the Clare Corpse car park. Provision of at least 2 disabled parking bays in proximity to the storage sheds on the upper oval and improved pathway ramp levels and surface from the disabled parking bays to the clubroom facilities. - Provision of an accessible ramp from the upgraded Bridge Club/Rugby Club overflow parking to the club room. Option 1 is a short term solution that could be completed as a priority for the City. Option 2 can be completed when the overflow parking is completed.	19a, 19b 12 20



Allen Park Tennis Club expansion of existing courts: • 4 x hard courts with lighting to West of existing facilities, plus • 1 x grass court to East of existing facilities. • New hitting wall • Fence and Gate upgrades	Allen Park Tennis Club (APTC) facilities include 7 grass tennis courts, 4 hard courts and a club room facility. Tennis courts are also hired by the club to accommodate the overflow of juniors. Current membership: 199 junior and 154 senior. In the past 5 years the club has seen a 150% increase in playing/active members, with an increase from 0 – 10 junior pennant teams since 2008. The hard courts are available for hire by general community. The club reports that they have a current undersupply of courts to accommodate junior pennants teams, with the hire of courts and Scotch College for pennant competition. The club currently has 3 senior pennant teams, which can be accommodated on the existing courts. Tennis West advises that in general Western Australia has a higher member to court ratio than the standards generally used by Tennis Australia, however has a much lower member to court ratio for lit courts. The table below identifies the standards applied, the WA ratios and the Allen Park Tennis Club ratios: <table><tr><th></th><th>Total Courts</th><th>Total Lit Courts</th><th>Players</th><th>Member to court ratio</th><th>Member to lit court ratio</th></tr><tr><td>Standard</td><td></td><td></td><td></td><td>1:30</td><td>1:20</td></tr><tr><td>West Australia</td><td>1006</td><td>450</td><td>13414</td><td>1:13</td><td>1:30</td></tr><tr><td>APTC</td><td>11</td><td>4</td><td>353</td><td>1:32</td><td>1:88</td></tr></table> By use of tennis court provision standards, the APTC is experiencing an undersupply. TennisWest does not support the development of additional grass courts but does support the development of hard courts that are lit. The club has submitted a proposal for 4 additional hard courts to the west of the existing courts and an extension of an additional grass court to the east. Without support from TennisWest for additional grass courts, it is likely to be difficult for the Club to obtain funding for a grass court. An additional four (4) courts to the west of the existing facilities can be accommodated. The hitting wall and general facility upgrades (fence and gates) are well supported by the community. There were some concerns over the loss of vegetation to the west. The FOAPBG have been contacted for comment and in general do not oppose the		Total Courts	Total Lit Courts	Players	Member to court ratio	Member to lit court ratio	Standard				1:30	1:20	West Australia	1006	450	13414	1:13	1:30	APTC	11	4	353	1:32	1:88	Include the extension proposal of the APTC within the master plan, noting that support for the grass court extension is not likely, and the development of lit hard courts are the priority. Recommend support of the development of a tennis hit up wall as depicted on the masterplan concept. The pathway that exists to the west of the existing tennis courts connecting the footpath from Clement Street to the upper oval will need to be realigned.	27, 13, 16
	Total Courts	Total Lit Courts	Players	Member to court ratio	Member to lit court ratio																						
Standard				1:30	1:20																						
West Australia	1006	450	13414	1:13	1:30																						
APTC	11	4	353	1:32	1:88																						



Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
	development, however would like to be consulted in identifying other planting opportunities surrounding the tennis facilities (and species selection) to assist in providing a green buffer. The extension of 4 tennis courts to the west will result in an existing pathway currently in place connecting the footpath from Clement Street to the upper oval requiring relocation. The existing basketball 3 on 3 court will also require relocation (Note: it is recommended to include a 3 on 3 basketball court on the beach front facility upgrade)		
Playground upgrade	The existing playground to the east end of the precinct is highly valued by the community and well utilised and should be retained and maintained.	Recommend upgrading elements in the playground as required. It is recommended, as playground components require replacement, to consider current playground standards and trends to incorporate natural play elements.	14
Lower Oval upgrades	The lower oval in the precinct is utilised by the Swanbourne Tigers Junior Football Club, the Swanbourne Cricket Club and by the general community for both active and passive recreational pursuits. The City completed an upgrade of the Allen Park Pavilion in 2017 and has the construction of an electronic scoreboard in train. The electronic scoreboard is shown on the masterplan to indicate location and development within the precinct Lighting of the oval has been identified through the consultation process by the existing users and the WA Football Commission to improving the amenity, improve access to and provide for increased use of the oval. This option was well supported at the community workshop. Whilst neither the cricket club or junior football play night games, the lighting will allow for extended use of the fields for training and provide for the potential of evening games on occasion. It is unlikely that training will go beyond an 8pm timeframe and therefore the lighting should have minimal impact on local residents.	Include oval lighting to meet game standards for small ball sports. Lighting design to be cognisant of ensuring glare is minimised to local residential properties. Show electronic scoreboard on master plan.	15, 17

Improvements to the former lawn bowls site	The old lawn bowls site is an underutilised area within the precinct. It is currently not utilised for any identified activity. A number of proposals and options have been submitted and considered for this area:		Utilise the old bowling green site to provide a community space that encompasses and promotes physical activity within a natural environment.	21, 22, 23, 24, 25, 26
	Grass Hockey pitch as part of the Westside Wolves Hockey Submission.	See earlier analysis	1. Nature Play area.	
	Water Polo Facility as part of the Dolphins Water polo submission	See earlier analysis	2. Outdoor Exercise equipment that can accommodate all ages and abilities.	
	Fenced Dog Park	Identified as an opportunity for consideration by the City of Nedlands. The City has identified that additional fenced dog parks are required within the City. The existing fenced dog park is over utilised, and attracts users regionally. Use of the precinct as dog exercise area is highly valued by the community. Whilst the fenced dog park option was somewhat supported, the only suitable location is the old bowling club site.	3. Further enhanced path network through the area.	
	Conversion to overflow Active Open Space	Consultation with existing sporting groups indicates some issues with accommodating current membership and users and expectations of future growth. Rehabilitating the area and restoring to surface suitable for overflow of existing groups would assist in alleviating existing issues and prepare for growth. It is recommended to rehabilitate and restore the Swanbourne Reserve, which should accommodate future requirements.	4. Provision of seating, shade, toilet amenities and water fountain.	
	Nature Play	See earlier analysis.	5. Provision of a fenced dog exercise area. Recommended to complement existing dog exercise through the precinct.	
	Seniors Exercise equipment area	The consultation process identified a concept of the inclusion of outdoor	6. Consideration to solar lighting to further enhance the viability of the area and extend the usable time. The community places high value on sustainability initiatives.	
			7. The Wadjuk Trail realignment through this area will add value to the development.	
			8. This community precinct will provide enhanced amenity and improve the overall experience for all.	



Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
	exercise equipment that seniors can use in a safe and comfortable area that accommodates equipment that improves balance and coordination. The inclusion of outdoor fitness equipment is in general well supported by the community and works well in a number of public parks and open spaces. In reference to the earlier recommendation to update existing pathways to provide a fitness track, the inclusion of fitness equipment that can be suitable for a number of ages and abilities will improve the amenity and add value to existing community members. Revegetated bushland There has been some bushland revegetation to this area. The inclusion of additional bush planting in and around the facilities suggested for this area of the precinct will enhance the existing 'green' feel of the location.		
Lime Kiln Park	Lime Kiln Park to the south of Clement Street is included with the master plan area. The small green space, whilst separated by road by from the larger area, as a standalone open space can be categorised as a local neighbourhood space. There are no attractive amenities on the site as it stands and is generally utilised as overflow parking area. Focus of improved amenity should be on the main area of Allen Park and as such, it is recommended that this small park be retained in its current form and utilised as overflow parking when required.	Retain in current form and utilised as overflow parking when required.	29

BUSH PRECINCT

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Trails Improvement through precinct	There are strong trail networks through the precinct. Through the Bushland Precinct in particular, trails are utilised for general walking, fitness and engaging with the natural environment. There are trails within the precinct that are in very poor condition (mostly in the Department of Defence vested land). Whilst there is some understanding the paths through bushland areas are not likely, nor expected to be developed to a footpath standard, (and in many cases not requested by users not to be), maintaining a safe environment is important. Continued upkeep is important to retain access for the community and provide a safe environment. Consultation with the DLGSC confirmed support for the connection of natural spaces, and improving access within metro areas connecting communities with nature.	Recommendation to provide maintenance as required to the trails under the City of Nedlands control to maintain as a safe environment. Continue to liaise and work with the Department of Defence to provide information on the condition of trails on DOD vested land. Provision of additional seating on and around melon hill to enhance amenity.	32, 33
Jones Park	Whilst part of the Allen Park Precinct master plan study, the park is utilised as a local park. The amenity includes a playground and open parkland areas, and provides the entranceway of the Wadjuk trail into Allen Park. There is an existing fenced sump drain within the area. The site visits to the area concluded that the park is suitable as a local park and should therefore be retained as such. The City has recently completed a hydrozone master plan for the area.	Implement the hydrozone master plan to improve water use through the park. Upgrade the playground as part of a rolling playground upgrade program. It is recommended, as playground components require replacement, to consider current playground standards and trends to incorporate natural play elements.	34, 35

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
Community Garden	The Mayo Community Garden established in the precinct in 2012/2013 is located next to the original Mayo Cottage site. The community garden is now well established and has over 100 members. The garden has a sustainability focus, and; • Promotes the welfare and interests of the community; • Creates community gardening projects aimed at improving the community environs; • Creates an organic garden free of chemicals; • Provides opportunities for learning about sustainable gardening, the origins of food, and being environmentally friendly; • Includes people of all ages, backgrounds and abilities; • Provides opportunities for community development and social networking; and • Produces fresh fruit and vegetables and promote good health. The garden committee does not foresee a requirement for major expansion of the physical components of the garden, more for the programs and opportunities for community involvement and sustainability initiatives.	That the City continue to support the initiatives of the Mayo Community Garden.	36
Heritage Precinct	The Bushland Precinct is home to the community nominated heritage precinct. The area includes; • Mattie Furphy House and Tom Collins House which are both nominated on the State register of Heritage Places (Category A – Worthy of highest level of protection). • Tom Fricker Cottage • Old Mayo House site • Friends of Allen Park Bushland Group Cottage The area houses the FOAPBG, The Mayo Community Garden, Leave No Trace and Fellowship of Australian Writers (WA). The heritage components of the precincts were highly valued by the community during the consultation stage. Site analysis identifies the area as well maintained, well utilised and adding aesthetic and cultural value to the precinct. It was requested during the consultation stage that heritage tours could be offered within the precinct.	That the City to continue to support the precinct and preserve the area to demonstrate commitment to the heritage value of the occupants. That the City develop criteria and policy to assist in determining any future additions/inclusions to the heritage precinct. That the City support the existing users to upkeep the infrastructure through project planning and advice, supporting grant and funding applications and provision of lease arrangements to operate from the upgraded facilities It is recommended that additional signage be introduced to the heritage precinct to highlight the historical value, including entrance signage and interpretative trails around the buildings and locations.	37, 39

Land Tenure - multiple land tenure arrangements and concern that land currently utilised for bushland preservation may be reclaimed for development.	The masterplan study area comprises of a number of varying land vesting and land tenure arrangements:				The community acknowledge that they are passionate about the Allen Park Precinct and the community they live and recreate in, and will fight for what they believe is important to retaining the social fabric of their community. The issues of land tenure over a number of blocks and reserves continues be of huge concern. It is recommended that Council aim to resolve the outstanding land tenure issues within the Allen Park Precinct that continue to be of high community concern, in particular Lots 139 and 353 ("the walkway"). These 2 lots provide a valuable link and connection point within the precinct, and should if possible be retained as remnant bushland and connection walkway. In particular, the walkway provides the link for people that are aged or infirmed to access the precinct from residential areas to the north and north-east. The only alternative routes are either through melon hill or via the street footpath network which would increase distance to travel. Lot 150 is requested to be revegetated as additional bushland. It is not possible for ABV to recommend that this lot be provided to community for this purpose at no cost, as the land is considered of financial value to the City. There has been some suggestions that the community may consider a financial arrangement with the City for the land, and it is recommended this be further explored.
	Class A Reserve 19349	AP upper pavilion	MO vested to City for purpose of recreation		
	Class A Reserve 7804 – Lot 406 on DP 36773	Includes WA Bridge club, APTC, AP Lower Pav, SNSLSC, Mattie Furphy House, Tom Collins House	MO vested to City for purpose of parks and recreation		
	Reserve 19283, 27250 Class A Reserves		MO vested to City for purpose of recreation		
	Reserve 47257 – Class C Reserve		MO vested to City for purpose of recreation		
	Lot 1	Coastal beach Area	Freehold – Bush Forever Site		
	Lot 131	Old Mayo House	Owned Freehold by the City		
	Lot 149	9 Sayer Street	Owned by the State	Residential – Urban	
	Lot 150	11 Sayer Street	Owned freehold by the City of Nedlands	Residential	
	Lot 139	12 Sayer Street	Owned freehold by the City of Nedlands	Zoned recreation in the City's TPS	
	Lot 353 "the Walkway"	8 Sayer Street	City of Nedlands	Crown Grant for the purpose of Aged Care.	

Opportunity	Analysis	Recommendation	Depicted Item number on masterplan concept
	 Image: Lot 353 walkway. Through all consultation, the community is strongly requesting Council support to secure this land and formalise as part of the permanent bushland precinct.		
Mountain Bike Trails	Suggested through the consultation stage to include mountain bike trails through the existing trails network. Mountain bike trails are generally not suitable in areas where the bushland is sensitive (which is most of the existing AP Bushland). Analysis of the site has confirmed there isn't enough overall accessible area to create a separate trail that would allow enough separation from others. In general the precinct has pathways that can be traversed with mountain bikes (ie family riding and getting from one area to another as a pathway to & from beach) but the trails would not be suitable for mountain bikers looking for challenges.	Not include Mountain Bike specific trails within the precinct	NA

12.1 Traffic Impact Assessment

The potential impact on traffic through the precinct for each of the proposed master plan inclusions by Flyt Pty Ltd.

The full report is included as Appendix 5.



13 ALLEN PARK PRECINCT MASTER PLAN CONCEPT

- Beach Precinct
- Sports Precinct
- Bush Precinct



Beach Precinct - Allen Park Precinct Master Plan

Allen Park, Swanbourne

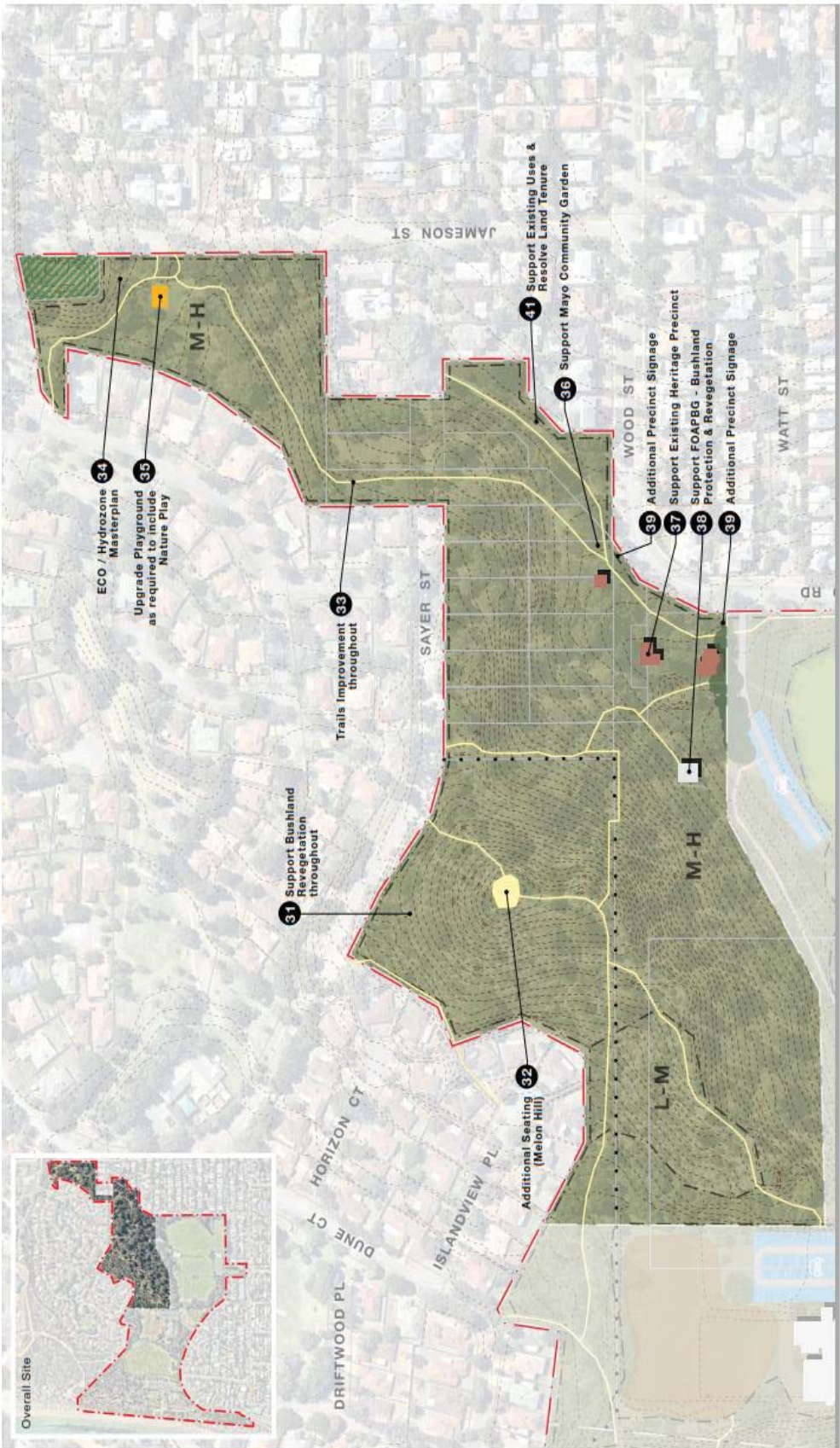
Date: 23/04/2017
 Scale: 1:200 G.A.S.
 Drawing No: 717-355 LPA-1
 Sheet: 13 of 18



tpg + PLACE MATCH







Bush Precinct - Allen Park Precinct Master Plan

Allen Park, Swanbourne

Date: 23 Oct 2017
 Scale: 1:2000 @ A3
 Drawing No: 717-205-025-2 - A
 Staff: L.S. 008



14 IMPLEMENTATION PLAN

The table below represents indicative costs and timeline to complete the recommendations within the Allen Park precinct. It is important to note that the costs have been developed with a minimum level of detail on the specifics of certain elements and many of the recommendations will require detailed planning and design development to be undertaken before works can commence. There are a number of recommendations for which funding can be sourced and the costs indicated below are based on the whole cost and are not reduced based on potential funding sources.

It is recommended that the concept development of the beach front facilities, youth facilities and the community activity space / nature play area on the old bowling club site be undertaken by specialists in the design of these spaces and involve the community throughout the design phases.

Additionally, the recommendations in the master plan are based on community sentiment, identified need and potential future need of the users of the precinct. Needs do change over time, and the City of Nedlands should continue to work with the users to further refine needs as the plan is developed into fruition.

Highlighted areas within the below estimates are developments that are recommended to be planned and implemented at the same/similar stages to ensure efficiencies and reduced duplication of financial and staffing resources.



	Item Description	Comment	2018/19	2019/20	2020/21	2021/22	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Total
1	New natural pathway					\$56,400							\$ 56,400
2	Rehabilitate Swanbourne Reserve							\$1,167,675					\$ 1,167,675
3	New Bush Vegetation (North of Swanbourne Reserve)			\$25,000	\$50,000	\$34,650	\$25,000						\$ 134,650
4	Overflow parking to be permanent						\$147,550						\$ 147,550
5	Upgrade Surf Club change rooms, gym & storage	SNSLSC currently planning facility.				\$1,015,000							\$ 1,015,000
6	Upgrade Beach Front Facilities						\$16,400						\$ 16,400
7	Raised traffic calming and crosswalk x 3		\$10,000	\$20,000									\$ 30,000
8	Realign Wadjuk Trail		\$9,485										\$ 9,485
9	New formalised parking (Rugby Overflow)							\$590,200					\$ 590,200
10	New Bush Vegetation		\$6,000	\$6,000	\$6,000	\$6,000	\$25,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$ 79,000
11	Designated Fitness Path					\$42,175							\$ 42,175
12	Upgrade Rugby Change Rooms & storage						\$638,650						\$ 638,650
13	Tennis Hitting Wall			\$8,000									\$ 8,000
14	Upgrade Playground	As required							\$100,000			\$98,500	\$ 198,500
15	Upgrade tennis fence and gates				\$149,000								\$ 149,000
16	Provision of lighting on lower oval				\$60,000								\$ 60,000
17	New electronic scoreboard	No allowance made as existing CoN project											\$ -
18	Water fountain			\$5,000			\$5,000						\$ 10,000
19	Improve access road	Intial improvements have been undertaken by CoN.											\$ -
19	Disability access parking bays & access to the rugby pavilion		\$25,000										\$ 25,000
20	Disability access through top car park to pavilion								\$15,160				\$ 15,160
21	Bollards					\$10,000							\$ 10,000
22	All ages exercise area					\$69,225							\$ 69,225
23	Nature Play				\$50,000	\$503,800							\$ 553,800
24	Quiet reflective spaces					\$34,050							\$ 34,050
25	Toilets and water fountain					\$97,200							\$ 97,200
26	Community Activity space					\$172,200							\$ 172,200
27	Potential tennis club court extension								\$280,000		\$280,000		\$ 560,000
28	New lighting on existing poles			\$10,000									\$ 10,000
29	Retain Lime Kiln park as overflow	No financial allowance required											\$ -
30	Improved connection to coast												\$ -
31	Support bushland revegetation throughout bush precinct		\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$ 50,000
32	Additional seating Melon Hill		\$7,500										\$ 7,500
33	Trails Improvement throughout	Maintenance allowance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$ 100,000
34	Eco/Hydrozone master plan	City of nedlands planned project											\$ -
35	Upgrade playground as required	On an as needs basis. Allowances based on estimated timeframes					\$40,000					\$60,000	\$ 100,000
36	Support Mayo Community Garden												\$ -
37	Support existing heritage precinct												\$ -
38	Support FOAPBG	Note: costs are full costs estimated to complete upgrades to cottage. Funding opportunities should			\$150,000								\$ 150,000
39	Additional Precinct signage		\$5,000	\$25,000									\$ 30,000
40	Support SCA Bushland Protection	Ongoing											\$ -
	Estimated Cost per year		\$77,985	\$114,000	\$480,000	\$2,055,700	\$912,600	\$1,778,875	\$416,160	\$21,000	\$301,000	\$179,500	

15 REFERENCES

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16 APPENDIX 1 – REVIEW OF CITY OF NEDLANDS DOCUMENTS

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
Nedlands 2023 2013 – 2023 Strategic Community Plan	This plan sets the strategic direction for the City. Whilst the plan is a 10 year plan, it is identified as a rolling plan that the City will review after 4 – 5 years and update where required. Community Vision: <i>“Our overall vision is of a diverse community where people can live through the different ages and stages of their lives. We will have easy access to community ‘hubs’ where a mix of parks, shops, community and sporting facilities will bring people together, strengthening local relationships.</i> <i>Our gardens, streets, parks and bushlands will be clean, green and tree-lined and we will live sustainably within the natural environment.</i> <i>We will enjoy great transport systems and people will have access to local facilities through efficient cycling and walking facilities.</i> <i>We will be an active, safe, inclusive community enjoying a high standard of local services and facilities.</i> <i>We will live in a beautiful place.”</i> Council’s Vision <i>“Our overall vision is of a harmonious community. We will have easy access to quality health and educational facilities and lively local hubs consisting of parks, community and sporting facilities and shops where a mix of activities will bring people together, strengthening local relationships.</i> <i>Our gardens, streets, parks will be well maintained, green and tree-lined and we will live sustainably within the natural environment.</i> <i>We will work with neighbouring Councils and provide leadership to achieve an active, safe, inclusive community enjoying a high standard of local services and facilities. We will live in a beautiful place.”</i> Outcomes of the plan: The following outcomes were identified by the Council to meet the aspirations for Nedlands as a liveable and thriving City. • Healthy and Safe • Great Natural and Built Environment • High Standard of Services • Great Communities • Reflects Identity • Great Governance and Civic Leadership • Great for Business • Easy to Get Around Key Focus Areas	The Vision outlined in the plan, set by the Community and Council will need to be considered within the Masterplan development. There is a focus on development of the environment, buildings and service that facilitate strong community development. The Council wishes to develop and improve the environment, buildings and services in a sustainable manner. The natural environment is important to communities in the City of Nedlands. Relevant outcomes identified within the Strategic Community Plan to this master plan development are: • Enhanced, engaging community spaces • Heritage protection • Natural environment and biodiversity protection • The needs of different groups are taken into account • Involved community and collaboration with others • Places, events and facilities that bring people together • Strong for culture, arts, sport and recreation • Protected amenity • Respected history The plan outlined council’s intent to create ‘Hubs’ throughout the City. It is identified that Allen Park is a recognised community hub. Western Suburbs The City of Nedlands is part of the Western Suburbs Regional Organisation of Councils (WESROC), which consists of the Mayors and CEO’s. It regularly meets to ensure a coordinated approach to issues affecting the Councils. The City of Nedlands has the greatest area of sporting facilities of any local government in the western suburbs. The net effect of this is that the City bears the bulk of the cost of providing sporting facilities both in terms of ovals, reserves and buildings such as club rooms, toilets and change-rooms. The City also has a large number

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
	- Natural and Built Environments - Transport - Community Development - Governance and Civic Leadership Strategic Priorities Protecting our quality living environment - Renewal of community infrastructure such as roads, footpaths, community and sports facilities - Underground power - Encouraging sustainable building - Retaining remnant bushland and cultural heritage - Strengthening local hubs / centres - Providing for sport and recreation - Managing parking - Working with neighbouring Councils to achieve the best outcomes for the Western Suburbs as a whole	of sporting clubs which provide many social and health benefits. This means high cost implications as the City effectively provides and maintains sporting facilities that are used not only by its own residents, but also by residents of surrounding local governments. Perth-Peel Regional Water Plan 2010-2030 The Department of Water developed a Water Plan for the Perth and Peel region in December 2009. The key issues identified for the provision of water for Perth to 2030 included reduced rainfall, reduced stream flows, reduced groundwater, increasing demands from an increasing population, and ongoing water quality issues. These issues are being addressed by reducing water allocation limits and maximizing the retention of storm water. The City will be affected by a reduced water allocation, and the City's response must be multi-faceted. New irrigation installations should be designed for hydro-zoning, so areas such as sports surfaces can receive more water than passive areas such as native gardens. The total area of turf should be reduced over time to reduce the City's water demand. Both the Water Corporation and the City are exploring options to reuse and recycle water.
Draft Local Planning Scheme No.3	Purpose of the scheme: - Sets out the local governments planning aims and intentions for the scheme area; and Set aside local as local reserves for public purposes Zone land within the scheme area for the purposes defined in this Scheme; and Control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans; and Set out procedures for the assessment and determination of development applications; and Set out procures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans; and Make provision for the administration and enforcement of this Scheme; and Address other matters referred to in Schedule 7 of the Act Aims: - Protect and enhance local character and amenity; - Respect the community vision for the development of the district; - Achieve quality residential built form outcomes for the growing population;	Within the Draft Local Planning Scheme No 3, a large portion of the Allen Park Precinct is noted as Parks and Recreation under the Metropolitan Region Scheme (MRS). The area mostly within the Department of Defence land is listed as "public Purpose" under the MRS. The remainder of Allen Park is identified as either Public Open Space or Environment Conservation under the Local Planning Scheme 3 (LPS3). In general, the precinct area within this study is considered public space or environmental conservation areas and is not suggested in the LPS3 as being altered for other purposes.



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
	- To develop and support a hierarchy of activity centres; - To integrate land use and transport systems; - Facilitate improved multi-modal access into and around the district; - Maintain and enhance the network of open space; - Facilitate good public health outcomes; - Facilitate a high quality provision of community services and facilities; - Encourage local economic development and employment opportunities; - To maintain and enhance natural resources; - Respond to the physical and climatic conditions; and - Facilitate efficient supply and use of essential infrastructure. Public Open Space: - To set aside areas for public open space, particularly those established under the Planning and development Act 2005 - To provide for a range of activities and passive recreation uses such as recreation buildings and courts and associated car parking and drainage Environmental Conservation: - To identify areas with biodiversity and conservation value, and to protect those areas from development subdivision. - To identify and protect areas of biodiversity conservation significance within National Parks and State and other conservation reserves. Recreational: - Public purposes which specifically provide for a range of public recreational facilities. Foreshore: - To provide for the protection of natural values, a range of active and passive recreational uses, cultural and community activities, activities promoting community education of the environment and/or uses that are compatible with and/or support the amenity of the reservation.	
Natural Areas Management Plan 2013 - 2018	Developed in 2009, the plan sets an overarching strategy to identify, plan and manage important sections of Bushland within the Local Government Area. Improve public amenity through improvement of bushland condition and access, - Conserve biodiversity through the protection and enhancement of natural areas, - Maintain and enhance genetic diversity through the improvement of ecological corridors and habitat, - Improve the resilience of natural areas in the face of a changing climate, - Reduce bushfire risk through environmental weed control; and	Allen Park consist of areas classed as "Parks and Recreation, "Public Purposes" and "Urban" under the MRS and "Parks and Recreation", "Recreation" and "Residential" under the LPS No 2. Allen Park Bushland has been identified as one of the 6 natural areas that are actively managed as such. The Allen Park Bushland encompasses 18.9Ha of which 2.9Ha is vested in the Department of Defence.



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
	Receive grant funding assistance through development and implementation of management actions. Tom Collins and Mattie Furphy House at Allen Park and Gallop House at Birdwood Parade are listed on the State Register of Heritage Places A portion of Allen Park – Site 315 North-western most portion – including Lot 1) is a Bush Forever Site, is a blueprint for conservation of bushland of regional significance in the Perth Metropolitan Region. – as the principle mechanism to identify and protect regionally significant Bushland in the Perth Metropolitan Region.	Allen Park consists of a number of A and C Class reserves, which are primarily vested in the City of Nedlands for “Recreation”, “Parks and Recreation” or “Drainage”. Under current vesting the City of Nedlands has the “Power to Lease” on Reserves 19283, 7804 and 19349 of which all are A Class reserves. Lot 1 (which contains Bush Forever Site 315) is Freehold land owned by the City. It is actively managed in conjunction with the Swanbourne Coastal Alliance. The northern 2.9 ha portion (Melon Hill) is owned by the Commonwealth of Australia and vested with the Department of Defence for “Public Purposes”. The Department of Defence, the City of Nedlands and the Friends of Allen Park have cooperatively managed this section of Allen Park since 1994.
Allen Park Management Plan 2013 - 2018	A five year management plan dedicated specifically to the management of Allen Park. Provides the management actions and strategies for the conservation of restoration of Allen Park. Outlines the boundaries of the conservation areas: that are part of the Management Plan	
City of Nedlands Policy: Community Friends Groups	KFA: Natural and Built Environment To establish the process by which Community Friends Groups assist in the care of natural areas and wildlife within the City. Council will work collaboratively with residents who are prepared to form a Community Friends Group to assist in bushland management and wildlife protection within the City.	Friends of Allen Park Bushland Group (FOAPBG) is recognised as an established group under this policy and Council works with the FOAPBG to manage and enhance the established bushland areas within the Allen Park Precinct.
City of Nedlands Policy Greenways Policy	KFA: Natural and Built Environment - To designate greenways around the City. - To outline how greenways will be developed and/or enhanced. - To protect, retain and promote flora and fauna along local and regional greenways within the City. The outcomes of this policy are that: - Biodiversity within the City is maintained and protected. - The habitat and food sources for fauna (especially threatened or endangered species) is retained, protected and enhanced. - The movement of fauna (particularly avifauna) between areas of remnant bushland is facilitated. - Greenways physically link natural areas and parklands. - Landscaping amenity along greenways, built environments and local reserves are improved. - Genetic diversity and biodiversity of flora will be maintained.	City of Nedlands is well regarded as a tree-lined leafy municipality. “We will live sustainably within a thriving natural environment. Our gardens, streets and parks will be leafy and green despite water restrictions. Our bushland, river and beaches will be healthy ecosystems supporting local wildlife and enjoyed by people. We will be recognised as a global benchmark for sustainable living because of our innovative use of water, energy and other resources.” Allen Park is identified in the Policy as a designated greenway. - Coastal area and North East Corner identified as regional greenway - Southern Strip of the Allen Park open space identified as Local Greenway



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
	This Is a Council policy for public land to guide its activities to: • retain and enhance existing greenways; and • create new greenways around the City. This policy encourages greater biodiversity and enhanced amenity around the City's neighbourhoods.	• Remainder of Open Space identified as Local Parks Green Corridor
City of Nedlands Policy Use of Council Facilities for Community Purposes	KFA: Community Council recognises the key contribution that sporting clubs and community organisations make to the local community. Therefore the City provides a range of facilities for their use, as well as use by individual community members. Council make its community facilities available to users on the basis of one of the following: Lease • Management Licence or • Hire The Policy outlines the purpose of each type of use, approval and eligibility and rationale for use.	The areas of the Allen Park Precinct with established sports facilities are managed in accordance with this Policy.
Disability Access and Inclusion Plan (DAIP) 2013 - 2018	The City of Nedlands' Disability Access and Inclusion Plan 2013/14 – 2017/18 is a key strategic document outlining the City's approach to working towards a more accessible and inclusive community. Actions to improve facilities, services and functions in a more accessible manner in the following areas: Outcome 1: Services and Events: Outcome 2: Buildings and Facilities Outcome 3: Information Outcome 4: Service from staff Outcome 5: Complaints Outcome 6: Public Consultation Outcome 7: Employment	Any facilities developments/improvements identified in the master plan will need consideration to the provision of or improving of accessibility.
City of Nedlands Municipal Inventory 2012	Survey of heritage places in a Local Government Area. Can assist LOGA's to determine local conservation policies and provide information about local heritage that may be required under a LTPS. "Heritage" in the context of a Municipal Inventory heritage is defined as: <i>Aspects of our past that we value - a site which has played an important part in our history, and buildings or places which are special because of their aesthetic, historic, scientific or social significance – things which we would like future generations to enjoy.</i> Entry of a property into the Municipal Inventory is recognition of the property's heritage significance to the community, although it provides no statutory protection. Within the inventory, there are 3 categories: Category A • Worthy of the highest level of protection through provisions of the City of Nedlands' Town Planning Scheme. Generally, places already on the State Register of Heritage Places, or recommended for entry. Category B • Worthy of a high level of protection. Generally, places that contribute significantly	Recommended actions in draft plan: Tom Collins Group, Retain as Category C, noting the Tom Collins House and Matty Furphy House are on the State register for heritage places and listed as Category A. Allen Park – overall listed as Category B and is recommended to be retained as such.



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTERPLAN
	to an understanding of the history of the district. Category C Retain and conserve the significance of the place if possible. Generally, places that are significant but not essential to an understanding of the history of the district.	



17 APPENDIX 2 – CONSULTATION SUMMARY – INFORMATION GATHERING

Community Survey

General Information:

120 responses were received for the community survey

- 61.3% of respondents are female, 37.3% of respondents are male, 1.4% non-disclosed
- 75% of respondents live in Swanbourne, 10.8% Cottesloe, 7.5% Mt Claremont. Responses were also received from residents of Dalkeith, Claremont, Mindarie, Hamersley, Nedlands and North Cottesloe.
- 34% of respondents were between 35 – 44 years of age, 29% between 45 – 54 years of age, 18% between 55 – 64 years of age, 17.5% above 65 years of age. 2% are under 34 years of age
- 52% of respondents walk to Allen Park, 12.5% drive their car, 12.5% either walk or cycle. 11.5% either walk, by car or cycle, 7.5% either walk or by car.
- 82.5% of respondents are very regular users of the park, using it more than twice a week (A number of comments were made that they use the park every day). 7.5% use the park weekly. 5% use Allen Park fortnightly or monthly, and 5% of respondents use the park occasionally (less than once a month).
- 24.2% of respondents utilise the park for informal active use, 22.5% for walking and 22.5% for dog walking. 14.2% utilise the park for formal sport, 12.5% a combination of activities, 2.5% conservation work, and 1.7% beach.
- A majority of respondents use the park weekdays between 9am – 5pm, being 39.3%. 25% utilise the precinct on weekends between 9am – 5pm. 17% use the precinct before 9am weekdays with 16% 5pm weekdays. 1.8% use the precinct before 9am on weekends with 0.8% of respondents using the precinct after 5pm on weekends.

The following summarises responses to what people most like about Allen Park:

- Green Spaces / Open Spaces
- That it is used a lot and the 'Sense of Community'
- Dog Walking and dog friendly – sense of community amongst dog walkers
- Natural Environment – bushland, wildlife and trails
- Diversity of uses
- Sports Playing fields
- Access to the beach
- Safe and friendly
- That it is well maintained
- Creates community connections

The following summarises the responses to what people dislike or needs improvement:

- Playground area is outdated and dirty
- Smelly bins
- People not picking up after their dogs – dog poo
- Parking



- Traffic
- Bridge Club
- Trails maintenance and signage
- Not enough for children and teenagers
- Threat of change – that the park will not be preserved for use by the whole community
- Toilets locked (not accessible)
- Nothing needs to be changed

The following summarises the responses to what people would like to see in Allen Park:

- Keep as is – for all to use
- More seating
- Improve playgrounds area / Nature Playground
- Youth Activities – skate park / pump track
- Better access for parking
- Recognition of natural environment / Bushland incorporated into A class reserve
- Traffic speed deterrents
- Develop more active space for sports
- More bushland and plant species
- Weed removal
- Public Toilets
- Improve path connections / linkages
- Maintain access as dog exercise area
- More drink fountains
- Improved lighting

Drop-In Session (21st June 2017)

- 70 registered attendances

Vision: The vision identified in the 2010 Swanbourne Precinct Master Plan and the Community Workshop facilitated by the 'Friends of Allen Park' Group were displayed. Attendees were asked to provide comment on whether this vision was still valid. Responses outlined that the core vision and objectives are still valid. Comments around specific identified issues items are included in general comments below:

Key themes outlined by the community:

Theme: TRAFFIC	Theme: BUSHLAND	Theme: SPORTING FACILITIES
• Public Transport Lacking • Car Parking needs improvement • No more bitumised car parks • Speed control measures required • High traffic volume	• Preserve existing bushland • Build upon existing (utilise unused areas) • Rectification of Land Zoning Zoning – consolidate	• Provide accessible parking for rugby Club • No need for more sporting (new developments not required) • Rugby: change rooms upgrade required • Tennis: Strong Juniors – Additional courts?



		- Cricket: Turf Wicket on Lower Oval - Football: Lighting
Theme: YOUTH	Theme: DOG WALKING	Theme: PREVIOUS MASTER PLAN
- Facilities lacking for older youth - Skate Park - Mountain Bike Track - Nature Playground	Maintain access for dog walking	- Finish off area North of SLSC - Consider and maintain vision of John Allen - Consider community consultation conducted in the development of previous plan
Theme: WILDLIFE	Theme: PATHS AND TRAILS	Theme: OTHER
Protect wildlife that has come back to the precinct	- Improve walkways and cycle tracks and linkages - Restore Wadjuk Trail	- Men's Shed - Build diversity of uses – Arts - No more development - Swanbourne Oval in poor condition - Signage improvements



Stakeholders (Community Groups)

GROUP	OUTCOME
Allen Park Tennis Club	4 new hardcourts with lighting at western end of existing hitting wall relocated to western end of sump. One new grass court to East of existing facilities - Fencing/gate upgrade
Tennis West	- Western subs has very high density of tennis courts to people and low number of courts to members TA averages - Perth lower in hard, lit courts. That is where the demand is (WA has half Tennis Australia average)
Swanbourne Cricket Club	- Potential relocation of turf wicket to lower field, hard wicket to upper - if turf relocated, shed for roller on lower required as well as upper
Claremont Nedlands Junior Cricket Club	- Competition is located within western suburbs - competition is changing, registrations unknown at the moment, - will potentially impact on needing more cricket fields as 7 a side comp starting (although shorter time games)
Western Australian Cricket Association (WACA)	- Support for turf wicket in front of main facilities - potentially suitable for funding support from National Community Facilities Fund - Area is strong for cricket with full range of age groups and senior teams, - Girls cricket didn't get started last season but is likely to
Swanbourne Tigers Junior Football Club	- Lighting improvements for training - Future access to another playing field (girls growth projected)
West Australian Football Commission (WAFC)	- Support for 100lux lighting at reserve for games at night / training - Support increasing height of goal posts if opportunity arises - Facility audit been undertaken and a few areas of improvement supported
Swanbourne Surf Life Saving Club	- Change rooms refurbishment to building code - Gymnasium relocated to allow change rooms expansion - Improved storage options (surf boats located at members houses)
Associates Rugby Club	- Upgrade existing change rooms to 4 & renovate existing - Improved access from car park to pavilion - Gymnasium & viewing platform (second storey)
Department of Local Government, Sport and Cultural Industries	- Water polo - sympathetic to their need for water space and conflict with other uses and groups in aquatic centres, believe wind would be significant challenge at that location - Parking - aware it is an issue at Allen Park - Hockey - emphasis is on other areas than western suburbs for synthetic pitches, aware that hockey is experiencing high demand for new synthetics, Strat plan recommended more required - Tip site issue at Swanbourne res, DSR commissioned GHD report 2015, water contamination issue potentially



GROUP	OUTCOME
	• Support lighting upgrade to lower playing field
Westside Wolves Hockey Club	• Proposal for 2 synthetic hockey pitches with lights on Swanbourne reserve with supporting change room / pavilion • Potential underground car parking • 1 grass pitch on former bowls site • Traffic – potentially one way through from Odern St • March - Sept playing season (peak hrs), rest is during night
Hockey WA	• Experiencing great pressure from clubs for new synthetic pitches, priority is north and south of the river. • Board meets to consider and support applications
Dolphins Water Polo Club	• 40 x 25m pool (can configure for 2 junior sized pools) + amenities building – club house and toilets/change • Peak times week ends, before work after school
Town of Cottesloe	• No new recreational areas planned. Foreshore area currently being redesigned for improvements. Seaview golf course, Seaview Kindergarten, Cottesloe Oval and Harvey field masterplan being completed. Tennis club has been expanded, so whilst no new facilities, upgrades to existing are occurring or in planning. • Linkages through Allen Park should be maintained. The open space link from the park to North St opposite Marmion St should be retained and enhanced. Other N-S roads/paths for all modes should be legible, safe and attractive. Convenient and safe crossing points over North St are desirable. Clear signposting is desirable
Town of Claremont	• Westside wolves would like a synthetic field at Creswell Reserve, uncertain if council is supportive
Town of Cambridge	• Alderbury Reserve Needs Study recently submitted to Council various building upgrades, men's shed & new synthetic hockey pitch proposed (YMCC - Master Planning to be completed by Dec 17) • 1200 community responses to survey - 50/50 support /against
GROUP	OUTCOME
Friends of Allen Park	FOAP are not a formed group with an agenda. They advocate on behalf of the community with any issues that are brought to them. Community issues: • Traffic • This is not just sporting precinct and other uses are very important to the community • Community wants to be collaborated with • 2009/2010 master plan was developed in collaboration with community and this should not be discarded • Precinct master plan should be greater area - consideration to traffic in greater area should be taken into consideration
Friends of Allen Park Bushland Group	• Resolution of Lot Tenure required (Lots 150 and Lot 353, Swanbourne) to ensure bushland preservation



GROUP	OUTCOME
	• Additional area for planting to north end of Swanbourne Oval to 'widen strip' will provide great benefit to wildlife • Improvement to paths and path network required in general, mostly defence land side. Some paths are dangerous. Wadjuk trail cut off by Bridge Club car park - realignment required • Management Plan - issues with lack of maintenance on defence land side • Preference for greater areas of land allocated to bushland • Have revegetated large areas of bushland and brought wildlife back to the area. Some wildlife (black cockatoos) on endangered list. Should be preserved for generations to come.
Swanbourne Coastal Alliance	• Look after the bushland areas from North Street to Defence land boundary in the North, including the Bush Forever site no. 315 (total of about 5ha). Community very engaged and will not tolerate large scale developments. Have fought previous developments and will do so again if required.
Mayo Community Garden	• Lease the lot where the old Mayo Cottage burnt down. Currently negotiating for the verandah of the Mayo Cottage to be included. • Formed in 2012 formally although commenced planning of the garden after the cottage burnt down • Do have memberships. Community do not require membership to access garden • Some members have individual plots within the garden. • Provide education to Primary Schools • Work closely with a number of other groups to improve sustainability practices • Hold 2 major events each year: Earth Hour and the true 'Halloween' (building new scarecrows) • Believe that the precinct is important community asset rich in history that should be preserved • Strong focus on developing community and education on sustainable practices • At this time, do not believe further expansion is required, however would like to see sustainability education opportunities within precinct, potentially on old
Fellowship of Australian Writers of WA	• Run by volunteers. Has a membership base • Strong advocates of heritage precinct. Own the Tom Collins and Mattie Furphy House. • Utilise most days of the week. • Lease land and are happy with the City's level of support • Resident writers use the park and natural environment for quiet reflection. Virtues of park should be maintained. • Concern over activities / developments that would bring additional traffic to the area and the erosion this could have on park. • Preservation of John Allen's vision



GROUP	OUTCOME
Shorehouse Restaurant	• Traffic/parking - inadequate in summer particularly when surf club is active • Upper oval behind us could be better used for overflow parking at weekends which would create less congestion for residents • More children's activation areas – There is only 1 small playground. It would be good to increase this to bring more families to the area.... A bit like Marine Parade in Cottesloe
Leave No Trace (LNT)	• LNT is an environmental education program, focusing in minimising impact while recreating • Can support with materials. • Endorsed by Australian Government (based on introduction of two cultural protocols) – work with indigenous groups to better understand cultural impacts • WA branch based in Tom Fricker Cottage (Heritage Precinct) Allen Park Precinct • Community loves it • Works well in current form • Unviolated space • Bushland precious to community • Any greenspace in urban environments valuable • Encroachment shouldn't be allowed • Child / Family Friendly area • Could be better coordinated (Replanting occurred, then bushfire crew cleared it out) • Entrance from Wood Street unsafe as children ride bikes across and cars come in too quickly • Don't agree with natural areas becoming urbanised • Sporting areas add value and are good for the precinct as they are not overdone. • Path work in hills not enduring. Would recommend carbon audit on paths. • LNT could assist the City with Environmental within cultural landscape for the precinct. People connect better with an understanding of the human story. • Developing technology to improve peoples cultural experience in areas.
Department of Defence (DoD)	• DoD look after the base. Defence Housing Authority look after housing. • Area of hills Including Melon Hill has been made available to public. The DoD has no intent to fence off however this is still DOD land. • The area including bushland and trails is not the highest priority to spending funding. • Details of issues of paths should be forwarded to the DoD. • New development on site is office accommodation and other base activities
WA Bridge Club	• 2nd largest club in Australia (Largest in WA) • Membership over 1000



GROUP	OUTCOME
	• In the past 5 years have retained consistent numbers of members. Increase in younger players / members • Facility is set up purely for Bridge. Not hireable for other activities. • No changes to the building anticipated into the future. Suits needs of club • Currently renegotiating lease with the City of Nedlands • Have identified the car park as an issue • Have previously requested the City add arrows to convert to one way. (Note: City will complete if Club pays for the change. • Overflow parking is used and parking on streets occurs on busy days as existing bays get full. • Club has requested members car-pool where possible and request they do not park on road verges. Also suggest one way flow for drivers.
Sustainable Nedlands Committee (SNC)	• A meeting was held where the options were presented. The SNC have formulated a response for Council's consideration. (as at 26 October 2017)



18 APPENDIX 3 – CONSULTATION SUMMARY – OPTIONS WORKSHOP FEEDBACK

ALLEN PARK PRECINCT MASTER PLAN – OPTIONS AND OPPORTUNITIES COMMUNITY WORKSHOP Community Comments by Table

Bush Precinct	Swanbourne Beach Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Keep existing friendship group cottage and restore it	Relocate nature play to Bowling Green Site and enlarge	NO to water polo proposal		Support Wadjuk trail crossing and raised traffic calming	
Include Tom Fricker Cottage on plans	Support extra car park bays as extension to existing beach car park	Support for additional revegetation		Support car park improvements (although don't reduce in size)	
Keep walkway (Lot 353). No development or sale of land	Increase bush vegetation to the north of oval and consolidate Wadjuk path around edge (5 votes)			Second option for disabled access (from car park to second storey) well supported. (9 votes)	
Incorporate Lot 150 to widen bush path	Nature Play (2 votes)			Upgrade upper oval lighting (2 votes)	
Strong support (Voting numbers 5) for bush preservation and keeping Lot 353.				Raised traffic calming and improved disabled access (2 votes)	
Address traffic flow in Wood Street/Kirkwood Street bend				Improve existing disabled path (2 votes)	
				Favour tennis hitting wall near sump	
				Concern over levelling required to fit in 4 tennis courts (and loss of basketball courts)	
				Support new bush vegetation and trees to shelter parking	

Bush Precinct	Swanbourne Beach Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Support Plan	No reason to use oval as overflow	If turf improved, would suit rugby club as no summer training venue is available	Do not support future commercial		
	Increase size of nature play and include disability access	Oppose Water Polo Proposal – Attract extra traffic, conflict with established winter sports, lights and noise unacceptable to local residents.	Could support low key food outlet		
	New bush vegetation to the North should be larger	Combine Options 1 and 3 and include shady trees	Support youth facilities (Consult with youth)		
	Oppose Hockey Proposal	Improve car parking (5 votes)	Enough family recreation area already		



Bush Precinct	Swanbourne Beach Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	
Support whole plan	Agree to increased formalised parking at beach car park	All agreed to reinstate the area for community use. Dog park well supported (9 votes). All at table opposed water polo development as it is exclusive	Different views on table: Agree and disagree with youth space	Agree to: Tennis Hitting wall Upgraded lights Upgraded playground Traffic Calming Measures	
Support of Bush revegetation (7 votes)	Support of nature play and toilet block on Oval		Agree to increased family recreation area	Agree to upgrade change rooms and storage at Rugby Club (female facilities)	
Support of trails upgrades (1 vote)	Agree to increased bush vegetation and formalised Wadjuk trail		Agree only to small casual style commercial F & B that is dog friendly (Shorehouse too formal)	Different views on table: Agree and disagree to increased formalised parking	
	Agree to improving oval and using for community use (markets etc) – 5 votes		Disagree with commercial as will bring more litter	Agree and disagree to increased tennis courts and removal of bushland to accommodate.	
	All at the table opposed hockey development – exclusive and biased to one group, parking and traffic increases, lights an issue, synthetic turf not environmental.				

Bush Precinct	Swanbourne Oval Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
	Agree in general to increased bush vegetation to North of oval	Option one generally supported for community use	Generally supportive. Would like to see more connectivity of paths	Agree to additional formalised parking for the rugby, although would prefer more	Amphitheatre / community use on bowling green site. Outdoor Summer movies
	Agree to Wadjuk trail formalisation, although would like to see extended to South of oval	One members at the table supported the water polo proposal	Youth area not suitable for youth as little passive surveillance. Suggest giving to surf club for storage	Generally supportive of tennis extension although pathway from street to ovals should be maintained and concern for increased parking	Connections of paths in precinct important. Would be good to have running path with marked distance and equipment
	Agree to Surf Club Upgrades	Strong agreement to providing disabled access from top car park to rugby club with second storey	General support for casual F & B and gym		More seating at the top of melon hill
	Concern if hockey development approved – less area for community / dog walkers / less natural vegetation / decrease community feel	Agree with new lighting to lower oval			Connectivity of paths throughout precinct very important with signage.
	Hockey proposal supported by one person at table – will solve car parking issues, although paths should be added for community to access beach from other parts of the precinct	Agree to raised traffic calming.			
	Hockey proposal – concern of issues in underground car park	Agree to upgrade of playground			

Bush Precinct	Swanbourne Oval Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Support Bush vegetation (6 votes)	Supportive of increased bush vegetation	Nature play should go here – all abilities play equipment	Support for increased formalised parking	Playground upgrade – naturalscape	Retain parking area next to surf club
Support for trails improvement	Supportive of nature play, but in former lawn bowls site and bigger	Fenced dog park Not supported	Agree to upgrade of surf club facilities	New lights supported on lower oval	High ropes course for older children and BMX track
Improve lighting on walkways	Agree to new public toilet facilities – although should move to beach area	Strong opposition to water polo proposal (7 votes against)	Should put public toilets in this location	General – accessibility improvements for all people	General upgrades (Signage, shelters, water fountain etc) supported
Heritage Precinct Supported	Agree to increased bush vegetation	Option 1 – reinstate as village green well supported (3 votes)	Increased family recreation area (5 votes)	More accessible toilets	Basketball 3 on 3
Improve ingress/egress/safety of heritage precinct	Nature play in wrong area – introduce all abilities play concept Leave as open space	Amphitheatre for community events	Youth area not supported	Hit up supported	Pump track
	Oppose development		Ensure no impact on surf club parking	Agree and disagree with additional courts – some support and some	
	hockey		Support small casual F & B – very small in size (4 votes), seasonal food truck (1 vote)	Agree to upgrade rugby change rooms	
	Introduce exercise equipment			Formalised car parking and increased vegetation supported	
	Strongly agree with Option 1 and maintaining for community use. Introduce some lighting			Agree to providing disability access – not second storey of rugby area and concern of speed of traffic fin road access to rugby	

Bush Precinct	Swanbourne Oval Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Resolve land zoning of Lot 150.	Do not Support Hockey (9 votes)	Do not support water polo (Hockey and water polo have been elevated higher priority than local community)	Yes to youth space	Support Lighting upgrade on lower oval	Historical precinct needs more signage and access/use for community
Melon Hill should be vested to the City of Nedlands and incorporated into A class reserve	Option 1 preferred	Support village green concept	Support surf club upgrade	Rugby club top level good idea	Bike path from beach to W.C Highway (2 votes)
No more development in green zone	Additional bush vegetation supported	Support extension of car park – consideration to surface treatment.	Put adventure playground where proposed youth space is	Ensure path from clement street to oval area is retained	Develop Wood/Kirkwood into bike boulevard
Resolve issues along walkway	Support beach parking increase – use recessed concrete bricks so grass can grow through	Support Wadjuk trail formalisation through this area	Don't support commercial	Tennis Club already is a barrier to pedestrian travel. More courts would only make worse.	40km Speed Limit on Kirkwood, Clement and Wood Streets
Traffic calming into Clare Corpe	Nature Play supported but relocate as too close to road	Locate nature play / adventure paly to this area with toilets	Support extension of car park is necessary but would like to see sustainable drainage blocks rather than bitumised		Improve drainage sump area
	Don't put an isolated new toilet block on oval.	Extend the planting in new car parking area to the bridge club car park			Use historic house precinct for village green. Landscape and use
	Maintain as much green space as possible for dogs and children to play				Ensure safe travel for walking across precinct, not focus on cars

Bush Precinct	Swanbourne Oval Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Support Jones Park Management	NO Hockey development	Consider moving overflow parking to North of existing bridge club parking and put adventure playground in current overflow area	Consider having pop up food vans from time to time	Playground area needs toilets – pavilion toilets too far away	
Yes to trails in bushland	Keep green space for passive – non structured	NO support for hockey development	No to future commercial	All roadways should be prioritised for people, not vehicles	
Walkway (Lot 353) should be preserved as walkway and bushland (6 votes)	Support toilets	Fenced dog park and adventure playground (not additional sporting overflow)	Have some youth and some extended family recreation space	Additional lighting must be controlled	
Support continuing bushland revegetation	Support play area, but not in the identified spot	Keep green	Support surf club upgrade – although no high rise – in context of surroundings	Support tennis courts – but path from Clement street to oval must be realigned to	
Retain all reserved areas of bushland currently used. No sale of land (3 votes)	Support additional bush vegetation	Leave overflow parking as is. 'Black' car parks don't fit well with green spaces	Support increased car parking		
Support heritage precinct (2 votes)					

Bush Precinct	Swanbourne Oval Precinct	Former Lawn bowls Site	Beach Front Options	Sports Precinct	General/Additional Comments
Agree to Jones park eco/hydro zone planning.	Agree to increased bush vegetation, although suggested increase in area to be revegetated. Reduced oval space.	Strong objection to water polo facility	Combine youth and family recreation (no skateable elements)	Agree to short and or long term disabled access parking to rugby, although don't agree to highly bitumised vehicle access ways	Suggest multipurpose recreation centre on lawn bowls site
Upgrade existing play area to nature play	Agree to increased car parking	Regenerate former lawn bowls site	Improve lookout tower	Upgrade playground area	Rehab area and equipment for the aged. (hard stand area, steps, balance exercises)
High support for bush revegetation	Agree to upgrade surf club facilities	No to fenced dog park. Use Swanbourne oval		Approve traffic calming measures	Pool on beach front with water pumped directly from the ocean
Suggest all bushland areas to be amalgamated into bush reserve (including land currently federal government land)	Agree to public toilets and nature play			Proposed new layout to tennis court additions. The ones proposed to the South of the rugby oval too dividing. Ensure a pedestrian path remains	
Support existing heritage precinct	Would like to see skate park and roped course for older children				
Retain current land plots in question for bushland (Lot 353)	Strong objection to hockey proposal				

ON-LINE FORUM FEEDBACK

The following feedback was received on the online forum:

1. Options for Swanbourne Oval should not consider sporting use – insufficient parking currently. Windy location. Local Road infrastructure inadequate in not capable of dealing with increased traffic generation in addition to existing traffic. Hockey played in Summer creating even worse scenario. Separation from lighting insufficient with lighting being a major issue.

Comments x 2:

2. Beach front facilities; Yes to extend family recreation as long as it is kept green and planting vegetation.

Swanbourne Reserve: Definitely NO to hockey. This area needs environmental protection and replanting greenery. (Do not want Astro turf, lights and traffic)

Former Lawn Bowls site – Yes to whatever involves green space for overflow training or dogs, as long as there is no building or bitumen. Locals want green space and bush for the community to enjoy. We do not want concrete, buildings and Traffic. NO to water polo development.

3. Please just keep it green, we need more natural space, not more car parks and organised sports venues.

4. Keep it green

5. Please keep it green for the benefit of all – people and animals alike

6. Please keep it green. It is beautiful as it is.

7. We need vegetation not buildings and more concrete car parks. Keep our area green with less traffic. We don't want floodlit Astro turf hockey fields or concrete water polo pools for a privileged few. Think instead of the wildlife and the bush corridor to be enjoyed by everyone. Keep it green!!!

8. I approve of any revegetation of Allen Park area, for example the revegetation of the area north of the Swanbourne oval and revegetation of the area that is present used as a overflow parking, above the rugby club rooms on Odern Cres. I do not like the options of more sporting development on the ovals (i.e. Dolphins or Hockey) and approve of the use of the area north of the surf lifesaving club to be kept for family or your space. Maintaining any of the areas as 'village green' or for training overflow rather than any development is important. Further to my other comments, could new parking e.g. new formalised car parking (the island of trees and parking at the entrance to the Bridge Club) be kept away from residents homes? We are already struggling with the congestion, noise, hooners that use the car park after hours. In other words, could all parking be towards the same area, rather than there now being more bitumen added to the existing entrance to the car park?

9. Keep the oval green and for informal recreation, play and sports. More people will get to enjoy this beautiful space this way. Over developing this with eg a turf will limit the use to a select group of users which for a larger part are not local. There are better spaces which are more suitable for organised sport use.

10. It has to remain as a green space. The proposal for a turf is flawed. The field is contaminated and unstable and incapable of development proposed without massive expense to ratepayers. Secondly road infrastructure is inadequate and insufficient to deal with significantly more traffic which this use would generate. Swanbourne Oval should be rehabilitated as green space for use by dog owners and markets.

11. My preference is for more bush and thoughtful linkages between beach and bush – enhancement of what is there (eg walking pathways, additional plantings etc). Any new formalised car parking that is really actually required (and this should be thoroughly tested as 1st prize is no more car parking, rather than natural vegetation wherever possible linking the different areas of the park) should be kept away from residents home eg that proposed between the bridge club and the rugby club should be pushed north away from homes and vegetation screening put in place.

Any new facilities should not be single purpose and “exclusionary”. They should be capable of being used by everyone and at any time eg hockey facilities would be a blight and simply inappropriate for such an area. They would prevent free movement between the various parts of the park and would necessarily lock out the relevant area from use by all park users other than hockey players. An odd result.



12. I'd love to see the area kept as green as possible with plenty of vegetation, particularly 1. The sparse patch near the bridge club (although there has been a bit of planting there already thanks) and the grassed areas remaining. The playground would love an upgrade but otherwise I wouldn't want to see more bitumen or development.
13. The area next to the bridge club should be developed. Currently it turns into a desert wasteland in Summer. A walking path should be put in connecting the oval to the car park. With trees lining the path for shade. The land could be developed into a swimming pool. If not that then trees should be planted to provide shade and stop the sandy desert forming. The upper and lower oval should stay as is only with better lighting at night. The playground could be expanded into the current dump site (or whatever that fenced off hole is) next to it. Wood street should become a cul-de-sac at the park end however remaining passable for cyclists. It is dangerous at present the amount of cyclists and traffic on that road, especially at the weekend.
14. Sheet A – Beachfront facilities – yes to option 3 ie our preference is to extend the family recreation area but only if it means keeping it green and planting vegetation (we definitely vote NO to options 2 – future commercial). Sheet B Swanbourne beach oval – yes to option 1 ie our preference is to rehab the existing oval and keep the space green or replant bush (we definitely vote NO to the hockey proposal! This area needs environmental protection and replanting greenery, we do not want Astro turf, lights and traffic!!!). Sheet C – former lawn bowls area – yes to option 1 or option 3 ie whatever involves green space for overflow training or dogs, so long as there is no building or bitumen. Locals want green space and bush for the community to enjoy we do not want concrete, buildings and traffic ie we definitely say NO to options 2 – water polo!
15. More vegetation and shade please. Use the area for recreation space for walking, cycling, kids playing, eg playground and or skate park. Picnic and barbeque spaces. No more bitumen or other hot artificial surfaces.
16. I would like the area to have excellent access by foot and bike. I support increased bike parking but not increased car parking. Increased bitumen in areas of previous coastal land is a poor use of space. Any existing upgrades to parking should be on permeable surfaces. I would support a reduction in car parking. I support increased vegetation with native trees so that the area is cooler and shaded for recreational users. I support the use of natural surfaces such as a bike track. I do not support the use of artificial surfaces such as bitumen and Astro turf. I would support an increase in parking for the disabled to maintain access to recreational spaces for people of all ages and abilities. I would support the construction of a sensory or all abilities play ground surrounded by natural shade. We need to preserve and increase our green corridors.
17. I would like to upper oval to kept informal recreation – no hockey pitches or water polo pools please. This area is used by a variety of people, children, old and young – dog walkers, runners, informal training groups, kids learning to ride their bikes, the whole community gets to benefit from the views of the ocean and the relaxed nature of the oval. It is a little slice of heaven that needs to be kept multi-use and full access. If you want to do something else to it then pop a walking/cycling track around the edge so that kids can ride their bikes up and down the wonky little hills that make it special. We need to preserve bushland and not develop sites like this.
18. Unfortunately couldn't attend the Swanbourne Traffic meeting but I would like to register my strong support for making Wood Street more bicycle friendly and lowering the vehicle speeds on this street.



19 APPENDIX 4 – CONSULTATION SUMMARY OF FEEDBACK ON DRAFT REPORT

The Draft Allen Park Master Plan was advertised to the public through the City of Nedlands website 'Your Voice' page, whereby feedback on the plan could be made. A community Drop-in session was held on the evening of the 8th November 2017 for community to view the plan and provide feedback on the night. In addition, community could provide feedback by way of separate submission directly to the City of Nedlands and consultants.

The following provides a summary of the feedback received. Full submissions and detail are provided by way of separate attachment.

Drop-In Session (8th November 2017)

At the drop-in sessions, attendees could provide comments on the plan by the use of post it notes or write additional comments on paper provided. Below details the comments noted on the evening:

1. "A natural park for all the people for all time" John Allen circa 1920 when park was created
2. No more bitumen for car park – we need to increase the percentage of green. Permeable brick???
3. Area 10 [*New bush vegetation – entrance to WA Bowls/Rugby car park*] – As it is car parking is tight!!! This makes parking impossible.
4. Extend tennis but NOT by taking remnant bush – reclaim over grassed area only [*ticked twice*]
5. Security?
6. [*Referring to point 3 above*] Disagree – the more parking provided the more people use their cars. We want to REDUCE the traffic load in the precinct. Perhaps the Bridge Club should relocate. [*additional note added Agree item has also been ticked twice*]
7. Fewer opportunities for cars. Fewer car parking spaces "build it and they will drive" [*additional note added Agree*].
8. No electronic scoreboard. That location is a favourite for people to sit in the shade. Put it on the wall of the pavilion.
9. More greening and passive recreation please
10. 19A / 19B [*19A Improve existing road access and 19B Provide disabled access and parking to upper oval / pavilion*] – road access does not need to be widened or sealed
11. Nuclear free please
12. Five additional tennis courts is too many for one specific sport [*additional note added Agree item has also been ticked once*]
13. Any car park must be "green". Car parks with grass – no more concrete!
14. Support Lot 353 to be reclassified to A class reserve, also Lots 150 and 139 [*additional two notes added Agree*]
15. NO! To more car parks – more car parks means more traffic!
16. Do we really need to upgrade access road to rugby club?
17. Page 23 – list of community facilities – Omits cottage used by FOAPBG
18. Page 23 – list of stakeholders. Dept of Defence needs to be added as stakeholder for trails and Melon Hill lookout.
19. Page 26 – Issues in bush precinct – Cottage used by FOAPBG needs urgent maintenance (restumping) and remediation (asbestos)



20. Page 52 – States support for existence of historic cottages, but does not mention urgent need for maintenance and remediation of FOAPBG cottage and funding needed
21. Please maintain current basketball hoop as it is used by 9-13 year olds, new suggested area on foreshore unsafe for that age group to use independently as adjacent dune area used as a nudist gay gathering area that is insufficiently policed
22. Netball hoop
23. On the south west flank of the rise around the proposed rehabilitated oval, there is one park bench. It has a superb view and there could be a couple more distributed there for people to sit and appreciate this (also existing seat not in the best shape)
24. I agree with the above comments [*Points 21-23 listed above*]. Please keep basketball hoop (always in use) and seating with the views of the ocean.
25. Please please not bitumen car parks we need trees / green creation solutions for the additional parking ☺☺
26. What about putting the two extra tennis courts on the southern end of area 10 [*New bush vegetation – entrance to WA Bowls/Rugby car park*]? Reasons: already level and cleared land. The present proposal is for huge landfill or cutting into landscape, apart from the clearing of a pleasant bush screen. So there is a set of 2 “top courts”. A simple communication link solves and linking of games and players. Low cost and novel solution with no bush clearing.
27. [*Referring to point 26 above*] Put the “top courts” in stagger formation to suit available level surface.
28. [*Referring to point 26 above*] That bushland with path is currently not the safest for kids to go on their own. Might as well clear it and put some near courts there.
29. Solve the weed-farm state of ‘The Hollow’, without chemicals by flooring it with flagstones in some good stone (Kimberley colourstone?) alternated with greased seating strips. Improve stage area. Remove introduced widow-maker gums and allow in local flora.
30. Repairs to be made to FOAP Bushland Group Cottage in Heritage Precinct – it is the only original building left in the area. Priceless but overlooked. It is the hub of community effort for the park. The building itself has noble aspect looking over the oval and much park. Re-stump it, adjust interior wear and tear and restore original bull-nose verandah roofing. Simple.
31. Sayer street needs to end a no.7 where turnaround is to be built. Beyond gate is emergency access path only.
32. [*Comment is crossed out in same colour pen*] NO! To improved connection with coast (No.30 [*Improved connection to coast*]) - this means increased traffic!
33. Love the nature play areas! Please, please keep the walkway
34. Bushland west of tennis courts perfect for “antisocial” behaviour, very little valuable vegetation here. Tennis courts with sympathetic nature planting around would be better use of area.
35. Do something for the isolated grass tree clump – remarkable – north west a few metres from the lower pavilion. This appears to be the only surviving remnant grass trees in the park. They look ancient. They may need the grass cleared from around them (introduced flora) and rehab of a small area with natives to encourage next generation
36. Remove rope from the high bough of Tuart of Eastern slope of Melon Hill.
37. Please keep the bushland for all to enjoy. No more car parks please and less tennis courts.
38. Love the nature playground!! Please!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
39. Strongest suggest addition of 5 new tennis courts unnecessary

40. Disagree with upgrading of access road and parking to rugby club along Allen Park edge. Sufficient access from top. Current access sufficient for mowers etc.
41. [Referring to point 40 above 'disagree with upgrading of access road'] Need ambulance access
42. [Referring to point 40 above 'sufficient access from top'] Not safe and no disabled access
43. Finalise all outstanding land tenure issue (lots 150, 353,139 etc) into A Class Reserve – something we have been asking for over 20 years.
44. [Referring to points 39 through to 43 above] Agree most other proposals
45. [Referring to point 40 above 'disagree with upgrading of access road'] Need ambulance access
46. [Referring to point 40 above 'sufficient access from top'] Not safe and no disabled access
47. Sayer Street ends at no.7 where turnaround being built. Access beyond that is not Sayer (Seaward?) and including it only confuses and promotes street aspect of what is A Class or road reserve.
48. The Walkway (lot 353) with its level access, suitable for aged persons to use, cyclists, prams etc must be preserved along with the trees and bushland. Tenure issues must be sorted to enable this to happen.
49. No.33 M-H to 41 [33 Trails improvement throughout and 41 Land tenure] I use this walk trail regularly and enjoy the “undeveloped” outdoor recreation – not much available in a lot of suburbs.
50. Can you extend the car park north rather than east onto the grass overflow at the entrance to the WA bridge club / rugby car park.
51. Lot 353 – I use this through pathway regularly, either for walking, cycling or pushing my granddaughter from our house on the other side of Servetus Street through to the beach. In my view this is a valuable amenity for those who wish not to use a car to access the beach, and should be maintained and not carved up.
52. 19A / 19B [19A Improve existing road access and 19B Provide disabled access and parking to upper oval / pavilion] – no need to widen road
53. Please maintain the natural peaceful feel of the precinct without too many “built edges”
54. Walkway through to Sayer Street is an important connection between the green spaces and to the West Coast Highway underpass from the park
55. Again – no more car parks / bitumen. Entry to bridge club will be eye sore and major thoroughfare – keep green
56. Basketball is positioned too near the coast – too windy for ball sports
57. Sort out land tenure of the walkway [note to add label to walkway on maps] [ticked five times]
58. Great idea!!!!!!!!!!!!!!
 - “support of Community Garden” they believe this should say at Mayo to provide specific info to the reader (and community that don’t know its name)
 - “land tenure” they think it should have walkway issues or similar added to that section as many don’t realise that the walkway is the area at risk
 - “support APBG – Bushland – believe that map should include the name of the incorporated body “FOAP Bushland Group”
 - In report – they would like the specific reference to the building requiring upgrade (asbestos and needs re stumping)



On-line feedback – City of Nedlands Website ‘Your Voice’

The online feedback forum was provided as a tool for community to provide their feedback on the draft master plan. 64 posts were received. Details are below:

Feedback Entry	Contributor
Disappointing to see so many people against a water polo facility. The pool would be a wonderful community facility, being available for rehab and exercise sessions outside of the morning and afternoon training. This precinct has an enormous amount of existing space for people to walk and exercise their dogs. The location of the pool wasn't going to affect that at all. A real shame.	Mick Colliss
Great plan, well done to all involved. Definitely do the 3-on-3 bball court!	Aron
Our family would love a new waterpolo facility in the area. Could double as an overflow for beach days when the wind is up too much for a swim, or when there is a shark alarm. Have 3 young kids - Swanbourne beach itself is quite difficult to swim and surf at on a lot of occasions. So as an ocean goer and waterpolo player. I think a waterpolo specific pool with club house would be fantastic. The depth of such a pool is also great for under water hockey, scuba diving training, swimming lesson etc. Could be a multi-use facility. Also a learner pool next to it could be a great idea for the really young children. They are upgrading the Claremont Pool but leaving out sporting clubs and young families from the equation. Parking is becoming an issue at Claremont with all the apartment developments etc. In addition a skate ramp...and wave pool would be most excellent too if there is enough space!	John Scott
A water polo facility would be an excellent addition in an underutilised section of the Allen Park precinct. The fact that it could be available for public uses such as aquarobics and rehabilitation would broaden it's appeal. The fact that Dolphins is not seeking public funding would mean less of a burden on the ratepayers of Nedlands. There is a large area for dog recreation already in the precinct that I use and I struggle to see the benefit of spending ratepayers money on additional area when a rehabilitation proposal at no cost to an area that is degraded at the moment has merit. I understand that the residents of Odern Crescent and Walba Way are against any proposal that may bring visitors to their precinct but feel that revenue neutral proposals should be considered for the whole of the City of Nedlands.	Alistair B
1. The area North of the Surf club should have been the area for a cafe the size of Barchetta (the way was meant to be), NOT the monstrosity of "The Shorehouse" on the south side as it is. The south side should have remained a green area for people.	benzina



Now that's already done, the north side should be green space for relaxing (NOT SPORTING, HYPERACTIVITY's such as 3 on 3 Basket Ball, Skate parks. 2. Swanbourne oval should remain a natural green parkland for animal lovers to enjoy as it is. This is very important as a dog exercise space. 3. There is enough sporting activity areas in the larger ovals for people to practise whatever they like. The Allen Park Masterplan should not be looking more sporting clubs like Hockey, waterpolo etc etc. Commercialising this beautiful quite natural precinct would be a huge mistake in my opinion.... would just add more cars, noise, rubbish, & social issues to the area. 4. Currently, this is a very special and unique precinct, a fine balance of nature, sport, dog exercise, and quiet contemplation areas. Don't spoil it, because once it's gone, it's gone for good. Just look at "The Shorehouse" as a microcosm of the Masterplan. Look at what that has done to the Swanbourne beach area, and just remember how nice it was before that was there.... green gone, more cars, noise, rubbish etc etc.	
Section 3.3 of the Flyt traffic report highlights the road hierarchy and describes how Allen Park can be accessed from the east and south. It states that "the primary road corridors that provide vehicular access into the Allen Park Precinct area from the east is via West Coast Highway - North Street - Kirkwood Road or Marine Parade". This is indeed how it SHOULD be according to an appropriate road hierarchy, but it is NOT what occurs in practice. Wood Street, Kirkwood and Clement Streets carry a disproportionate volume of traffic that is accessing Allen Park, the Bridge Club and the beach front from West Coast Highway not via the Local Distributor Road but via residential access roads. This route is also very popular with large groups of cyclists. The Flyt report defines Wood Street as an access road. "An Access Road is to provide access to abutting properties with AMENITY, SAFETY and AESTHETIC aspects having priority over vehicle movement". This is not the case in Wood Street, which has a high volume of through traffic, a history of crashes on the bend at Kirkwood Road, damage to parked cars and conflict between vehicles and cyclists. Allen Park is heavily used by school age children's sporting teams. Kirkwood Road cannot be considered safe during these times as through traffic that is typically in a hurry mixes with children alighting from parked vehicles or crossing along the length of the road adjacent to the lower playing fields.	markcn



There is no reason why the Road Hierarchy described in the Flyt report cannot be more formally enforced with measures taken to improve the streetscapes and positively deter traffic from using the Wood - Kirkwood - Clement route. Various options are available.	
The Plan is developing well. Glad to see that it is not recommended that any further formal sporting clubs be accommodated. With regard to the formalisation of the present car parking areas, the community has clearly stated that no more blacktop would be supported. Alternative grassed parking with trees for shade is the only option. Strongly support the addition of extra tennis courts to the west of present hardcourt. This is much needed to retain juniors wanting to play in the area. The vegetation could easily be modified and the path to the oval realigned. Strongly support formalisation of the pedestrian access paths, especially across the WABC car park and the access road to the lower pavilion off Kirkwood street. Thanks for your work.	Maxine Mazzucchelli
The Allen Park precinct was set aside many years ago to preserve green space - we cannot keep chipping away at it as we have been over the years - it is simply not sustainable. Let's not miss an opportunity for future generations.	Mark Davidson
The footprint of a new water polo facility would be small compared to the health benefits to the community. There can only be upside in giving local youth the opportunity to engage in this sport. Although it would provide a local dedicated facility for that sport there would be the opportunity for multi-use by the general community. Nedlands should seize the initiative where Claremont has not.	RA
I strongly believe a water polo pool would be a fantastic community asset at Allen Park, as it is something that is lacking in the area and could be used by all. The Water polo pool would not only be a great asset in promoting and developing the sport, but also engaging other water sports and activities as it would provide a local pool for them to take place as well.	Hamish Anderson
I am pleased that Nedlands has listened to the community with the Allen Park master plan. The proposals of a water polo pool and artificial hockey pitches were understandably poorly supported and I am relieved that the council have recommended against both proposals. The extension of the tennis courts would be a great shame in destroying the mature bush that makes Allen Park the jewel that it is. We cannot afford to keep destroying bushland. The argument regarding junior tennis is fatuous as most of the juniors are not from the coastal ward area and multiple other tennis clubs in the Nedlands locality have excellent facilities. In addition the figures provided in the proposal itself would be	JH



against expansion and I am unsure of the figures that support more members per court not under floodlights (1:30) than under floodlights (1:20). Surely this should be the opposite as a floodlit court should be able to be used for longer and therefore accommodate more players. It would also mean the loss of the current basketball area, which is used heavily all week. The proposal to move this to the beach precinct would be unfortunate as any ball sports would not be easy to play when the regular strong sea breeze comes in. That is why the current basketball court is so good as it is wind protected. The tennis hit up wall is however a great idea. There are multiple good ideas such as improved beach front facilities as there is currently no simple kiosk. I agree with the other feedback that the Shorehouse development has not been a success for the local community. I also like the rehabilitation of the coastal oval and the walking trails. Formalising of the car parks is understandable, but it would be nice to keep the green appeal with grass through blocks if possible. The two ideas that I did like but don't seem to have been mentioned are provision of outdoor fitness equipment and turning the former lawn bowls site into an amphitheatre for summer concerts/films/plays, which could be brilliant. As for the transport the current situation is adequate, but it would not take much for it to become a problem. The new North Street - West Coast Highway intersection has made a great positive action. Parking for the tennis is already at the limit without another 4/5 courts. Overall well done.	
Having attended the public workshop regarding the Allen Park master plan, I was pleased to see that many of the concerns voiced at the workshop were reflected in the plan. Particularly those regarding the hockey and water polo proposals which were unanimously rejected by all workshop groups. I initially supported the proposed extension of the tennis courts and as a result took notice of court use when I walked daily. The courts are under-utilised most of the time and it would appear that only occasionally there is significant demand. This is something that might better be addressed by rostering existing court use more efficiently. The proposed extension would result in the removal of established, beautiful natural bush and would be a great loss to the flora and fauna of the park.	Digby de Bruin
The City of Nedlands has just developed a management plan for the Allen Park recreational site in Swanbourne. The Dolphins waterpolo club has submitted a proposal seeking some land at the old Swanbourne Bowling Club site for the development of a water polo facility. The proposal did not seek council funds just access to land.	ianasphar



This proposal has been rejected in favour of a village green, complete with public toilet and BBQs. The Council is currently asking for feedback on the Allen Park Management Plan. My family and I are providing the following feedback: 1. It is disappointing that the proposal submitted by Dolphins Water Polo Club was not supported; and 2. The Council is called upon to work with the Club in finding an alternate site within the Council boundary. Asphar Family.	
I am very pleased to see numerous comments and input from the residents and users of Allen Park reflected in the draft plan. The support for enhancement and protection of the green spaces and the native bushland is very important. I am also relieved that the recommendations in the report do not support the development of the hockey pitches and water polo. Each of these would draw huge amounts of additional traffic into an area already struggling with traffic issues and would also impact on the bushland. Clearly the strong message from the community was to support the existing green spaces with improved paths and signage and to improve some of the facilities already in place.	Greatplacetolive
Appendix 4 Traffic Impact Assessment We are pleased that the draft report takes into account the concerns of residents. With reference to the flyt report: 4.2.7 Proposal 22-26 4.2.3 Proposal 09 As the report states when the new community facilities are determined more detailed analysis will be required to determine parking needs. Undoubtedly more traffic will occur. The old bowling green immediately next to the Bridge Club could be used. The south east corner of the overflow Bridge/Rugby carpark (proposed revegetation area) could also be considered. Anne & Reg Brearley	Reg Brearley
My comments are in relation to the objections lodged to the proposal from Westside Wolves Hockey Club: "Exclusive Facility" - No it is not. The Club has c1,700 members, mostly from the local area. Anyone can join the Club. Anyone in the community will be able to hire and use the facilities. "Increased traffic - 400-600 vehicles at one time - No, that will not happen. Whilst there will be an increase in traffic at certain times, there are only going to be 2 turf pitches and 1 grass pitch. At most that is 100 players (6 teams with a max. Squad of 16) at any one time. Other Comments:	Community member and hockey fan



- Improved health and fitness of the local community through sports participation - More spend in local shops, cafes and restaurants through hockey families - Increase utilisation of an under used area of land (whilst this is a dog exercise area, the utilisation generally is low in terms of number of people using and how regularly it is used. - More parking in the area - The area is a general sporting precinct. The hockey turfs would enhance the general area - 1,700 members (mostly juniors) regularly play hockey for Wolves. The current structure and facilities of the Club are completely insufficient. Most of the members are from the local area. There are limited available spaces in the Western Suburbs for a development of this nature. Allen Park is one of the few suitable venues.	
Overall I think the plan is excellent - and not too complex. My only 2 major disappointments are 1) Far too much attention being given to the vocal minority worrying about traffic - It is a community park and the more people who come and use it the better. People will not be fitter, healthier, and happier sitting at home. Unfortunately as the park will be a long way from some peoples homes they will need to drive. More cars at the park should be celebrated not condemned. 2) The area North of the Bridge club - needs to be given some life - I think the current plans will leave it as a dead hole in the park facility. I would strongly support - A skate park, the water polo, the hockey or some other new interest - so that life and safety is added to the area.	Chris M
The Master Plan should indicate whether or not the collection of heritage buildings could expand, if so where. The Master Plan should also indicate one or two sites for additional public structures I am fully supportive of the Master Plan.	Max Hipkins
The report is comprehensive, well done. I support most of the plan - but my focus is on the Bush and Beach Precinct. The City must realise how unique the Whadjuk Trail and bush corridor at Allen Park are and every effort must be taken to maintain and increase the size, quality and accessibility. The trails, the bush, the vegetation and the cottages are all treasures. Increased reveg efforts and improvements in the Bush Precincts get my support. I do not support yet another Western Suburbs Hockey facility and definitely not in the Allen Park area, I don't support a pool either - there are other venues better than there. Parking is a big issue - locals can walk to existing facilities, but if there is another sporting facility for hockey and water polo it will mean a lot more cars come thru the area - as it is there is not enough parking. Forget parking in the area on a sunny, warm Saturday or	ParkUser



Sunday - because you can't. Overflow parking being made into a permanent car park is a good thing on the oval- but that is to handle existing needs. Fixing up the paddock that is the Swanbourne oval - that will create a useful space other than for dog walking and exercise. A friendly coffee Kiosk will be a welcome addition to the beach area.	
The report is detailed and reflects the time and thought the community has put into the engagement process. I am a local resident and my particular support is for the sections which recognise the community appreciation for the unique and irreplaceable green space and native bush. I strongly support all efforts to maintain and protect these areas for the long- term. I also support the recommendations to increase the walkways and linkage to the beachfront and efforts to increase the community use and access to the area north of the surf club eg kiosk, trees, bike racks, sculptures. In principle I support the proposed masterplan.	Liz Davis
I have been involved with Friends of Allen Park virtually since its inception. I have a keen interest in seeing the retention of the bushland adjacent to my house in Swanbourne. For its aesthetic value as well as the enjoyment of the peace & quiet & commune with the surroundings & the birds in particular. It has been real food for the soul to see the improvement in the whole Allen Park & Swanbourne Barracks precincts since I moved there in 1981. I have really appreciated that what attracted me to live where I live has not been despoiled over the years as it might so easily have been: in pursuit of the \$\$\$. The latest 'Masterplan' for this area looks to build on those past achievements & I look forward to seeing it come to fruition. SA	Atkins
The highest priority should be given by Council to resolving the tenure of the land near to Walkway from Sayer Street to the Heritage Precinct. Ideally this land should all be rezoned as A class reserve and retained as bushland forever.	Maxine Mazzucchelli
Having been a resident of Swanbourne for 32 years, since the age of 8, I am pleased to see the emphasis on sustaining green spaces and incorporating 'family friendly' outdoor areas. This is none more evident than the old bowling club land which would be a fantastic area to be when the sea breeze is in and the grass on the beach is blown out. These family friendly outdoor areas should be encouraged in preference to additional sporting clubs which ultimately, regardless of their source, require funding to maintain and become exclusive to those paying for membership. There are	IC



plenty of community clubs in operation for all age groups within a 1km radius - Swanbourne Surf Club, Swanny Tigers Footy Club, Allen Park Tennis Club, Swanbourne Cricket Club and Associates Rugby Club. I'm sure there's others. I would ideally love to see traffic management as a focus in the area as the advent of the ARIA apartments in particular has seen a huge increase in traffic, the so-called Rat Race, through the neighbourhood and I believe a broader plan potentially in conjunction with Cottesloe could be established to remove additional traffic from community streets. All in all a great positive plan moving forward and lets keep the open spaces for all to use, wherever this has been done previously it has been a success.	
We strongly support the planning process of the Master Plan, as well as the overall concept as outlined in the feedback sessions. We would like to see the continued preservation and enhancement of the bush land. Critical to the Plan is the land tenure issue, particularly around the walkway and adjoining areas. This land should be A class reserve and protected from further development. Parking areas should be grassed with trees and not paved. Existing excellent sporting facilities should be maintained and not developed further. We urge the Council to support the Allen Park Master Plan. Gary & Jenny Purtill	purtill
The bush and greenery of Allen Park is beautiful. Please stop drowning the area in poisonous herbicide. These are class 4 and class 5 poisons. Use steam to kill weeds.	val velox
Despite the draft master plan accurately reflecting the local community's overwhelming rejection of the Wolves' proposal for two FENCED FLOODLIT AstroTurfs on Swanbourne Oval, the Wolves continue to push their proposal. Ymcc already have a proposal for two astroturfs at Perry lakes. Why aren't the Wolves sharing this space with Ymcc rather than still pushing to replace prime ocean front grass and bush with a concrete pad? They continue to push this issue with our council when their proposal has already been rejected by the council where their club is currently located! Who is going to pay for this expensive development and how do you justify more astroturfs in the western suburbs (Allen park plus ymcc's proposal would total 8 astroturfs within close proximity of each other with only a handful elsewhere in the entire Perth Metropolitan area). Do locals really want to pay hundreds of dollars an hour to rent the AstroTurf? 100 players at any time visiting the proposed turfs means 100 cars coming BOTH in and OUT of the area and does not include traffic caused by groundstaff, maintenance and spectators. The locals do not want more car parking spaces in this area. The draft master plan reflects the time and thought put by our community into	Julia Frodsham



the engagement process. The community has made it clear that it values and wants to preserve its quiet and irreplaceable green spaces and bush. Why are private clubs outside this community (the Dolphins AND the Wolves) still agitating in our area and not pursuing other options?	
Well done on what has been a comprehensive effort to engage the community and ensure the Master Plan reflects the local community. We fully support the emphasis on polishing what is here by seeking to make the most of what attracts people to the area - the green spaces, walkways, bushland and beachfront. The Wolves & Dolphins proposals are no doubt worthy, but would irreversibly change the whole nature of the area and seriously compromise the linkages between the bush, the community and the beach. Which is why they were not supported at any of the planning sessions and are not recommended in the plan. Extra life could be injected without compromising the green spaces and bush to beach linkages with the recommended family friendly additional facilities and something like a casual coffee/Icecream venue on the unloved land on the beachfront. The main outstanding issue within the overall Master Plan concept is resolving the tenure issues around the bushland and the walkway to formalise these areas as A Class Reserve and ensure that these well used areas are preserved. The Master Planning process has been a long one, and the tenure issue are also a long outstanding issue, and it would be wonderful to see these issues followed through on to give the area a clear vision.	Eliza Clapin
Feedback on Allen Park draft Master Plan. My interest in the MP is all embracing. However, this Feedback is in relation to the Walkway, Lot 139 and in particular the negotiations that are ongoing between the CoN and DOLA under the Govt's Land Asset Sales Program (LASP). The Walkway runs in bushland between Wood St and Sayer St. I refer to the Consultants recommendations on pages 53-55 and strongly support their view that " Lots 353 and 139 provide a valuable link and connection point within the precinct and should be retained if possible as remnant bushland and connection walkway ". The reference to " if possible " above is clearly a reference to the current negotiations between CoN and DOLA via the LASP. The Consultants were briefed on these negotiations. The CoN is required to go back to DOLA with its position on the proposed excision once the MP has been settled. Briefly, the written negotiations are that by way of some form of compromise, the north-east corner of Lot 353 be excised for housing. That excision is some 1000 sqm and effectively	chris lalor



DESTROYS the current Walkway and bushland at its northern end. That possible result is something the CoN must resist at all costs. The CoN should advise DOLA and LASP that it does not agree to the proposed excision. This matter is compounded by 20-year-old historical land title issues on the Walkway. Those title issues are complex but fixable. Note the very recent article in the Post about the Friends of Mosman Park Bushland group whose efforts have resulted in the WA Planning Commission refusing a request to rezone to urban the 8 ha of ocean front land on Curtin Ave known as the McCall Centre. The McCall Centre issue was also grounded in the LASP process. I urge the CoN to adopt a completely transparent and open forum on the negotiations with DOLA and as an interim measure, immediately write to LASP asking that the land in question be withdrawn from the LASP process. Chris Lalor, Wood St, Swanbourne.	
City of Nedlands is to be congratulated for providing comprehensive early community engagement and consultation. The Town of Cottesloe is beginning to develop a masterplan for the Harvey Field/Seaview precinct. I encourage the staff of both Councils to liaise over the two plans so that amenities complement each other. I strongly support amenities at Allen Park that cater for a wide range of ages, interests and abilities and are open year-round to the entire community. I do not support the provision of facilities that only cater to a small sector of the community and lessen available linkages between the coast and bush. Any upgrade to Allen Park is likely to increase the number of people using the amenity. I strongly encourage the City of Nedlands to assess access to the Allen Park Precinct at the same time as they are upgrading the amenity. The better the access to the area by foot, by bike and public transport - the easier it is for people of all ages and abilities to arrive there safely. This has the added benefit of lessening the impact of increased traffic on local residents. I encourage the City of Nedlands to work with the Town of Cottesloe to find creative ways of lowering the speed and volume of traffic along North Street in order to maximise the ability of people of all ages and abilities to come to Allen Park by means other than private car - where this is practical. Kind regards Helen Sadler	Helen Sadler
Comfortable with the concepts in the master plan and that it reflects the majority of local community view. The proper connection of the whole area together both physically and	MB0001



under one single plan will hugely enhance the local area for generations to come. The focus on inclusive recreation areas for all is welcomed. Unique assets this close to the coast need to be available to all of the community - not allocated to the use of a few for a part of the year. In the same vein, don't think the tennis club expansion is a great idea either for same reasons - plenty of times the courts aren't that busy now. Carparks need to be thought through for a) actual need, b) placement (if needed) and c) configuration to prevent hooning. Donuts on the bridge club and grass temporary rugby carpark are happening most nights and any solution (if car parking actually needed) needs to be configured to deter hoons and minimise disruption to local residents. Great that traffic management is being taken seriously. Proposed traffic calming on Odern Crescent is welcomed - this is subject to plenty of speeding generally (both beach and bridge club traffic) and people contravening the one way near the beach carpark constantly. Caveat is that a raised area doesn't create huge amounts of noise from traffic passing over it (such as a series of large speed humps - these were proven a poor option in Carrington Street previously, so would hope this isn't replicated).	
Overall a well thought out plan for the area. Trying to achieve a balance between provision of facilities and overdevelopment will always result in differing opinions. I think the Draft Plan has managed to provide a bit of everything for all users of the area. Looking forward to the improvements of the old bowling club and the car park area. A beach kiosk will be well used, although I think the basketball area should be repositioned to between the new tennis hit up wall and the existing playground at the east of the park. It is more sheltered here as well as well as a bit more central for all users. Extra tennis courts would be great especially as night tennis is becoming more popular as well as catering for the large junior membership at the club. These courts would be available for community use most times of the week. The vegetation to be removed for these courts is of dubious quality and with the guidance from Friends of Allen Park Bushland Group for replanting more suitable species around the courts, the visual impact on the area would be minimal. Incorporating a cycle way from the beach to the highway would be a plus. J Hearne	John Hearne
We endorse and support the work to create the Master Plan. Important to preserve green spaces, natural bush and the walkway at Sayer Street. Please no astroturf, no more concrete or sporting facilities.	Greenhalgh



The master plan has reflected very well the community input collected at the drop-in sessions. There is however one glaring omission. The cottage overlooking the Allen Park Lower Pavilion has not been mentioned. This cottage is the last remaining original building in the heritage precinct and urgently needs repairs. Please don't omit this cottage from the master plan. It is used on a weekly basis by Friends of Allen Park Bushland Group, and also by the bushcare officers and the volunteer groups who work in the park.	Judith Herring
Allen Park Precinct Master Plan Report Draft Report – November 2017 Updated Submission The aim of this study is to provide a long-term plan for the sustainable redevelopment of the Allen Park Precinct to maximise opportunities for active and passive recreation for the whole community. However the Master Plan seems to cater only for local residents to the exclusion of other community members participating in sporting activities at Allen Park. HISTORY OF THE PRECINCT: Allen Park is named after Mr John (Jack) Allen, a long serving councillor of the City of Nedlands, Technically Jack Allen never served on the City of Nedlands rather the Claremont Road Board (1919-1930) and the Nedlands Road Board (1931-1950) 4 PROJECT VISION Overall, the Swanbourne Precinct aims to build on the sense of place which is, and has been Swanbourne since its establishment in the 1890's." History of Swanbourne dates back to 1869 when Mr Louis Langoulant established a farm called Pleasant Valley, an area bounded by North St, Marmion St, Wood St and Walpole St. p144 Nedlands From Campsite to City 5 GUIDING PRINCIPALS	TimothyTucak



Key Elements for successful Master Plan that have been considered throughout the Allen Park Precinct Master Plan development are: 1. Financially sustainable – recommended development opportunities provide a mix of facilities that are maintainable. Yet funded projects such as those proposed by Westside Wolves Hockey Club and Dolphins Water Polo Club are rejected? 2. Colocation, shared use, multipurpose designs – where possible, ensure development is designed to enable greatest use by a variety of users. 3. Maximised utilisation – where possible, developments should allow for the greatest utilisation possible. Again projects with high intensity use such as those proposed by Westside Wolves Hockey Club and Dolphins Water Polo Club are rejected? 4. Contemporary – developments should meet current designs and trends to enable longevity of use. 5. Accessibility - Infrastructure should provide for access by all people, (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). Why are only local residents catered for and other users largely excluded? 6. Sustainability - development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Strategic Directions 6 (SD6) 5. Commercialisation A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially-oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. Yet funded projects such as those proposed by Westside Wolves Hockey Club and Dolphins Water Polo Club are rejected? DOS serves several neighbourhoods with players and visitors travelling from surrounding districts. Again projects with non local resident participants such as those proposed by Westside Wolves Hockey Club and Dolphins Water Polo Club are rejected? Theme: SPORTING FACILITIES No need for more sporting (new developments not required) This conflicts with the subsequent list.	
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Rugby: change rooms upgrade required

? Tennis: Strong Juniors – Additional courts?

? Cricket: Turf Wicket on Lower Oval ? Football: Lighting

? Surf Club – Existing facilities not compliant or functional

Why not hockey and water polo?

Theme:

PREVIOUS MASTER PLAN

Consider and maintain vision of John Allen

Daily News (Perth, WA : 1882 - 1950), Friday 5 May 1944, page 6

National Library of Australia <http://nla.gov.au/nla.news-article78387762>

Advocates Olympic Pool At Swanbourne

Mr. J. Allen, a member of Nedlands Road Board, said today that he again intended to bring before the board a proposal for the establishment of an Olympic or swimming pool at Swanbourne.

Yet Dolphins Water Polo Club are rejected?

10.2 Existing Provision and Key Users

Swanbourne Nedlands Surf Lifesaving Club

Please note correct name is Swanbourne Nedlands Surf Life Saving Club

10.4 Submissions by West Side Wolves Hockey Club and Dolphins Water Polo Club

The West Side Wolves Hockey Club have submitted a proposal to develop a hockey facility within the precinct (on Swanbourne Reserve and the Old Bowling Club Site). Provided as Attachment 1.

Please note correct name is Westside Wolves Hockey Club

Area to the North of the surf club building under developed / not utilised

Suggested options to provide small area for future casual style coffee hut, some extension of family recreation/BBQ area with potential for some youth /activity

Why not use this area to address the SNSLSC storage shortfall - Site visit identified shortfall in storage

Offer this area to the SNSLSC for new storage area (gear shed) in compensation for loss of their Clubrooms/Hall for Naked Fig/Shorehouse development

Note that following the completion of the Swanbourne Beach Redevelopment there was a significant increase in anti social behaviour, graffiti and vandalism as the area north of the Surf Club has no passive surveillance and youth were lingering in the area at night time and drinking.

Beach Precinct

Car-Parking

Identified as an issues as car parking area saturated on weekends during Summer months.



Sports Precinct Car Parking (Bridge Club, Rugby Overflow and Clare Corpe) Identified as an issue as car parking not sufficient during Winter months on days when more than one sporting activity is taking place. The connectivity and signage between car parking needs to be improved such that the saturation in either area can be taken up in the other area. Remove the one way movement out of Upper Car park in Odern Crescent to permit traffic flow between car parks. And more paths. Westside Wolves Hockey Proposal: This needs to be reconsidered. The entire precinct can't just be for dog walkers! Upgrade surf club building facilities The Swanbourne Nedlands Surf Lifesaving Club (SNSLSC) Club membership is currently at approximately 450, with one third of members' nippers and 65% of members female. Previous upgrades to the clubhouse have been undertaken, the most recent being the first floor upgrades in 2005/06. Please note approximately 25% of Members are Nippers, only 45% of Members are Female and the recent upgrades were 2000 (first floor) and 2015 (fire stairs) Traffic Calming Measures Remove one way movement out of Upper Car park in Odern Crescent Car parking formalisation is required and better signage of parking availability, adjacent car parks etc Dolphins Water Polo Club. Water Polo facility proposal for the old bowling club site. Daily News (Perth, WA : 1882 - 1950), Friday 5 May 1944, page 6 National Library of Australia http://nla.gov.au/nla.news-article78387762 Advocates Olympic Pool At Swanbourne Mr. J. Allen, a member of Nedlands Road Board, said today that he again intended to bring before the board a proposal for the establishment of an Olympic or swimming pool at Swanbourne. Time to honour his vision and build a pool!	
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1 Allen Park - a Unique Vision of a Community Park The late Gallipoli veteran John 'Jack' Allen aimed to create a "natural garden...playing ground and lookout for the people for all time". I believe that John Allen's words should be more widely used to guide all analyses of developmental concepts mooted for establishment in Allen Park. Proposals to Introduce Major Special-purpose Sports Facilities to Allen Park It is very pleasing that the Consultant's Draft Plan concurs with the view of the wider community that major, special- purpose hockey and water polo facilities would not fit in with the scale and much-valued usage patterns and functionality of Allen Park as a real 'community' park. Land Tenure The Consultants have identified the very significant fact that many key and highly-valued areas of Allen Park are vulnerable to possible withdrawal from availability by decisions of Commonwealth, State, or local government organisations. This situation represents a major threat and it is clear that action is required immediately to confirm that all such land is permanently set aside for purposes of conservation and/or recreation. Past experience has shown that the City of Nedlands needs to be supported in utilising appropriate professional expertise and advice to rectify these oversights and ensure that the community's wishes are achieved. Current issues relating to Lot 353 exemplify that clear, specific, guidance is required in the draft Master Plan to support the City of Nedlands in achieving the wishes of the community. 4. Key Stakeholders in Allen Park and Associated Facilities The 20 years of dedicated voluntary service to the community by The Friends of Allen Park Bushland Group Inc(FOAPBG) entitles the Group to the status of a 'key stakeholder' in Allen Park. It operates from a cottage situated in the western portion of the area generally known as 'the heritage precinct'. The Draft Master Plan presently contains very little information about the heritage value of the cottage, its important function and the need for it to be restored to be able to make an appropriate and effective contribution to the Park. I believe that this matter should be further addressed to provide support to the City of Nedlands in implementing the necessary renovations and utilisation plans for the building. 5. Community Engagement - Present and Future Allen Park is supported by a devoted community of users from both within the City of Nedlands local government area and much further afield. This energy represents a potentially valuable resource that should be harnessed and cultivated through on-going collaboration in the design and implementation of projects that may be undertaken in the Allen Park Precinct in future years. The Draft Master Plan could be strengthened in this area.	Randall Murray
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The draft master plan looks fantastic- thank you. And just to emphasise what a lovely walk it is going through from Allen park to the playground on Jameson St. It's a favourite walk with my children and dogs. I do hope we are able to retain all that remnant bush and the area of land tenures are not ever developed on in the future. Thanks for all the good work.	louisa_beck
Dear Nedlands Councillors, I wholeheartedly support the Allen Park Master Plan and endorse the Draft Plan submitted Nov 8th. Please adopt the Pan at your meeting Dec 19th as a matter of urgency. Kind regards Ariane Cullen	leaveitasitis

Well done on a balanced and thoughtful Master Plan. It recognises the need for plentiful green space for individuals physical and mental health. We are trustees of this bushland and the animals that live there. The community has consistently asked for no more bitumen, buildings or development. The heritage and social value of the park should be recognised, whilst access and flow through the park be improved. Please reconsider more efficient traffic calming measures than speed bumps and with extra car bays, shade from trees needs also to be planned.	Jennifer Simpson
I wholeheartedly support the Allen Park Plan. The council and planners has clearly heard loud and clearly the views expressed by residents and ratepayers in the area and the city of Nedlands. I hope the council now sees fit to formally adopt and endorse the plan at its next council meeting. Well done to all involved. Mark E. Hands	Mark E Hands
I support the draft Master Plan in principle, as broadly reflecting my observations over 30 years of living adjacent to Allen Park. The Master Plan correctly places a strong emphasis on respecting the history that has made Allen Park into a recognised gem in the coastal ward of the City of Nedlands through the vision of John Allen for: "...a natural garden...playing ground and lookout for the people, for all time..." John Allen – 1922 The draft Master Plan rightly identifies the significance that the precinct carries both for the community that resides in Swanbourne and also for many users of the park areas who travel from further afield. I speak not only of those who gather for formal sporting fixtures on weekends and training nights but more of the hundreds of walkers, joggers, dog walkers, nature lovers, cyclists, children, elderly and all those who seek out Allen Park for its beautiful spaces, its openness and the unique characteristic of having genuine remnant coastal bushland adjacent to the ocean. The City of Nedlands is the custodian of a precious amenity, on behalf of the community. We are trusting the City to do the right thing and finally implement a Master Plan.	Denise AM



The Master Plan has identified serious tenure issues. Although the maps proudly display "green" areas, we have become aware that it may not be possible to use some of those areas as we have always imagined - as reserve for conservation and recreation. The doubt about several different Lots scattered around what we think of as "Allen Park" has been raised previously, as far back as the 1990s. The Allen Park and Environs Management Plan of 1996 was accepted by the City of Nedlands in 1998 but recommendations were not implemented appropriately. Twelve years later, the 2010 Master Plan was developed to draft stage with many hours of community consultation. Both plans identified tenure issues that left bushland areas vulnerable to development. In particular the important linking area of Lot 353, known as The Walkway, has recently been the subject of a development proposal. Similarly, approaches to develop hockey pitches and water polo facilities have caused much community anxiety. By adopting the Master Plan, Council will safeguard Allen Park from opportunistic development proposals. I strongly support the 2017 Master Plan and urge the consultants to complete it to the final stage promptly, allowing Council to adopt it before the end of the year.	
I am strongly in favour of retaining the bushland and green spaces of Allen Park as outlined in the recommendations. Thank goodness for our visionary forefathers who ring-fenced Kings Park for the benefit of all. Similarly, retaining the green spaces of Allen Park as natural bushland and passive recreation will result in everyone benefitting including future generations. I strongly oppose any development by Westside Wolves Hockey Club or Dolphins Waterpolo. These proposed developments would destroy the local natural environment, limit the use to specific sports and cause an overwhelming traffic burden on local roads that are simply not built to bear this sort of traffic. Furthermore, recent AUSTUDY statistics show that over 8.56million people in Australia walk for recreation, far exceeding any other activity or sport. Retaining the bushland and green spaces will mean this area can continue to be used by the many walkers that use the paths and recreation area rather than limiting its use through development for a specific sport or sports. Let's not limit the use of this unique part of our metropolitan coastline, which offers a wonderful natural environment for all to enjoy. Once our natural environment is gone, it's gone forever.	Allen Park Resident



I believe placing a 'family' zone/picnic/BBQ area where the old lawn bowls were is not going to work. The reason for this is that it is in the middle of nowhere and does not get affected by the winds therefore remains hot and uncomfortable in the summer. For these reasons I would suggest that this area be used as the car park overflow. I'd also like to express the importance of having the dog agility equipment remain or are replaced as there are a lot of dog owners that use these ovals all year round that can only use the top oval (Swanbourne beach oval, where agility course is located) when the bottom ovals at Allen park are being used for sport.	Beverley
Pleased to see a sensible master plan - enhanced green spaces, good flow and available for all to enjoy eg no single purpose exclusionary bits of infrastructure plonked wherever they might seem to fit. Thought now needs to be given to ensuring any additional formalised car parking is done well and sensitively eg significant buffers for residents. If they didn't have car parking there before they are entitled to be looked after in this regard. Likewise any traffic calming. Thanks to all for your efforts	Geoff Simpson
Dear Councillors, staff and consultants Thank you for the work you have put in regarding the Draft Master Plan for Allen Park. I feel it is vitally important to state here my support for the essence of the Draft Plan submitted on 8 November. It is my opinion that there has already been ample development of and provision for sporting and other facilities, which are enjoyed fully by the community and the many visitors to our area. There are at times parking and other issues for the residents to deal with and I do not support any further development of new facilities for sporting or recreational clubs or organisations. I feel strongly that it is important to maintain the remaining and undeveloped parts of Allen Park as a bushland haven and open space for the enjoyment of all, including those walking for fitness, dog-walkers and local wildlife. I now very much hope the Council will adopt the latest draft Master Plan as a matter of urgency. Yours sincerely Karen Ethelston	Karen Ethelston
I support the current master plan to facilitate a safe, family orientated environment with a high emphasis on bushland conservation and only maintain / improve existing recreation facilities and not add any further such as water polo or hockey and ensure the surrounds, car parking and current local road network capacity not stretched any more.	Deryck



Dear Nedlands City Council and Consultants, I grew up in the Allen Park area and now return with my family on a regular basis to walk in the bushland and use the playgrounds with my small children. I support the draft Master Plan in principle and believe it is very important to safeguard Allen Park from piecemeal development that could happen without such a plan in place. I would like to emphasise the importance of the following recommendations in the report: 1. Tenure issues: My family and I use the walkway (Lot 353) on a regular basis to walk between Wood Street and Sayer Street. As a level pathway, it is ideal an ideal accessway, particularly for my pram and toddlers' trikes. The bushland - much of it lovingly regenerated by the community over many years - also makes this a very special place of natural beauty. I understand that there is a threat to retaining the whole of Lot 353 and therefore I support the recommendation about the Council working to negotiate with the appropriate agencies to secure the whole of the Lot 353 and Lot 139 for future generations to enjoy. Any development in the northeast corner of Lot 353 would destroy about 50% of the level walkway and would incur great expense and destroy beautiful bushland for the City of Nedlands to dig into the adjoining hillside to build a new level path. Many elderly people also use the walkway and would not be able to use alternative paths with steps and hills, if this path was lost. 2. Play areas for older children: I support the recommendation about developing nature play areas and an adventure playground for older children. My children love the small children's playground in the south-east corner of the park, and the Jones Park playground but there is nothing much in the way of unstructured play for older children and teenagers other than the organised sporting club play at the park. A skate ramp was mentioned during my school years but still has not eventuated. This is an opportunity for my children to enjoy one. 3. Keep the green areas, reduce the amount of bitumen: I would not like to see any more bitumen used for car parking. Overflow parking should be available on grassed areas with trees for shade. Those areas can then be used for other purposes (eg kicking a soccer ball, dog walking) when not being used for parking in peak periods. 4. Retain and enhance the Heritage Precinct but do not add to the built environment in Allen Park: the feeling of space and nature is what contributes to the beauty of Allen Park. There are already a number of buildings and any more would diminish this special place. Gently lit bush paths are much more in keeping with the ambience of Allen Park. Thank you for considering my views. Claire Paparo	Claire Paparo
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We support the proposed master plan in principle, and like others here believe it is important to protect the Allen Park area that has been carefully conserved and is much loved by so many. In particular we would urge the Council to resolve any land tenure issues to ensure that Lot 353 and 139 are protected from future development and appropriately zoned to safeguard that area of the precinct. We also agree that the proposed water polo or hockey developments would not be appropriate to this area, and that the emphasis should be on conservation of the existing bushland and maintenance of the existing recreation facilities and open areas. We do question whether the proposed electronic scoreboard on the lower oval is in keeping with the overall tenor of the precinct - we are concerned that it may be large and visually intrusive. Could it not be mounted on the wall of the existing pavilion? We are also concerned that the proposed disabled access and parking to the upper oval pavilion may become a large overflow parking area on the upper oval. If disabled parking is required here, how will it be managed/controlled to ensure that this does not take place?	Robert Willes & Paula Netis
We strongly support the 2017 Allen Park Master Plan in general and encourage Nedlands Council to adopt the plan at the earliest possible date. Our view is that it is vital to maintain and protect remnant bushland and green spaces in the Allen park precinct to retain natural corridors of bush for flora and fauna to thrive, especially when there is so much bushland in Perth under continual threat from 'development'. We are in favour of passive recreational activity for the area and believe that further extension of sporting facilities is undesirable as the area already caters for a number of activities, which create moderate traffic and parking issues at times. Related to this, we are concerned at the increasing level of traffic using local roads and North Street - in the past this problem has been raised but traffic flow changes have been implemented in North Street, resulting in attracting more vehicles and increasing the traffic volume. It is obvious that this issue has been put in the 'too hard' basket by Nedlands and Cottesloe councils for too long and we urge the councils to work collaboratively without delay to manage traffic activity on this road, to improve outcomes for residents on both sides of this shared suburban boundary.	Joan & Rob Sharpe
The community have actively and positively participated in all Master planning processes since early 1990, and have been let down by Council not adopting the last two attempts. The participants with most to gain and suffer are the existing community who have nurtured and cared for the area, built up the facilities and collaboratively operate in harmony for the benefit of the whole Swanbourne Allen Park community and visitors who are occasional visitors and occasional users of the facilities and environment. It is now time for the Council to adopt this draft Master Plan to provide clarity for the ongoing community engagement and harmonious growth of the area and protection of the much valued green belt. The framework provided in the Draft Master plan as developed by the consultants clearly reflects the overarching view of the community who inhabit, interact with and maintain the environment and sporting facilities in and surrounding the Allen Park precinct. It is now time for the Council to act for the community who live in and interact with this area.	M Anderson



The Consultants have done a wonderful job reading previous community consultations and meeting with all the existing interested parties as well as potential users of the area. They have grasped the enormous value which the community places on the green belt and its interaction with and support of the sporting facilities in the area. Two critical issues remain at the forefront of the community's concerns for the area: 1. Unresolved issues from 1997/98 regarding land tenure of the Walkway from Sayer Street to Kirkwood and its inclusion into the A Class Reserve, and 2. The speed of traffic through the precinct and especially along Wood/Kirkwood and Clement Odern Crescent and at the intersection of Wood/Kirkwood. Crossing Kirkwood to the lower Allen Park Oval at almost any time of day or night is dangerous with cars accelerating into or from the Wood/Kirkwood corner. Overall a good inclusive process which has thrown up some innovative ideas and suggestions which benefit all the community, not just a select group on non-residents, and shows the collaborative approach, adopted by users and residents of the area, is a low cost inclusive way of getting buy in from everyone. Well done to all involved. We now await the imminent adoption by Council. Any delay would be seen as more of the same - just a waste of money and playing the community for fools.	
I was unable to attend the latest public session but I appreciate and endorse most the draft report. Several concerns remain. 1. There needs to be clarity in the formal A Class land status regarding allocations of areas for structured and unstructured recreation on one hand and natural environment management, rehabilitation and unstructured recreation on the other. Currently the various A Class reserves boundaries cut across the two main purposes of usage. Within the bushland areas there are several freehold blocks held by the City of Nedlands - Lots 1, 139, 150 and 353 and one other (former Mayo Cottage site) that for reasons of environmental integrity and community confidence that this purpose will endure, need to be added to the relevant A Class reserve. From a point of view of conservative fiscal rectitude perspective, it may be that replacement land would need to be created to maintain the asset portfolio of the City, although environmental allocation is a most meritorious use of the land, not without its own intangible and not so intangible economic benefits. Swanbourne has a history of being able to pragmatically assist the Council in its governance responsibilities. It is also noted that the Swanbourne community identified for the City of Nedlands that the land west of Limekiln Fields could and should be developed for residential sale, and strongly supported Council when it chose to pursue that objective. This raised a significant sum for Council cash reserves. 2. Regarding the options presented on p29 of the report, regarding the former lawn bowls area, I support the development of a youth recreation area, including if feasible a skate park (which is an unsuitable beachside facility because of sand blow and potential conflict with the adjoining family BBQ area. The periphery of the bowls area could be returned to native vegetation and thus improve the connectivity of the wild life corridor and long-term sustainability. I strongly oppose installation of water polo. This and hockey on the beach oval would become a major drain on City resources, apart from the disruption to	Stephen Lippie



resident enjoyment of their amenity. Regarding the recommendation that public toilets be located here, I would argue these - if planned - go on the Swanbourne Beach Oval as having more surveillance. 3. In the Swanbourne Beach Redevelopment initiated by a previous Council, stage 3 was for Youth recreation Area at the north end in place of the demolished kiosk. It would be a measure of good faith, especially given the paucity of youth activity facilities in the Swanbourne Precinct to revive this plan. As noted, sand wrecks skate ball bearing and probably not the ideal youth facility just here but other suitable activities and facilities could be developed. 4. The popular Kirkwood playground next to the sump, warrants expansion with the addition of more adventurous and naturalistic play challenges. When the large 'ship' was removed two decades ago it was a loss to imaginative play. There is also a lack of play opportunities for upper primary - upper high school children. 5. The Kirkwood sump could be developed as a mini wetland by provision of a clay base. 6. As a geologist, I would applaud a policy of infrastructure not importing exotic materials such as granite but respect for the limestone - dune terrain. 7. Others may have already commented, but I believe the Jack Allen monument deserves a serious and more respectful treatment and enhancement. 8. Most importantly, regarding Sheet B on p32, I support option 1 and very much oppose option 2. Likewise, I oppose the allocation of the community space of Swanbourne Beach oval to an elite and essentially foreign club which would cause a major impediment to unstructured recreation through the precinct. In summary, my congratulations to those who have laboured hard, envisioned what the gem of Swanbourne Precinct could become. I urge councillors to get glory by adopting the Masterplan by this December then work in the 2018 budget process for the necessary on-going funding. Well done! Stephen Lipple	
Congratulations on the Allen Park Masterplan. I strongly endorse this great plan for the future. J Wray	John Wray
I support the draft Master Plan for Allen Park although I was unable to attend the feedback session. The consultants appear to have pulled together the community comments in a thoughtful draft Master Plan. I support the sentiment of the whole plan but would like to particularly endorse their recommendations on the following: 1. Tenure Issues: I am concerned that there are portions of land on the Map extracts, depicting what we all think of as Allen Park, which I now understand include areas with insecure tenure. These areas are at risk and it would seem from my research that previous Councils in past decades have failed to take the correct steps to ensure these Lots become part of the Allen Park reserve with secure tenure. The Walkway (Lot 353) that runs from the Heritage Precinct area of Allen Park, Wood Street, through to the north-eastern section of the Allen Park residential area is an example. It is a level path in an attractive undulating bush setting of about 4000 square metres. Along with hundreds of others, my family and I use that particularly tranquil portion of bushland pathway on a regular basis, both walking and cycling. It is an important connecting pathway link for	Michael C



those who live to the south and west of Allen Park (including people in local government areas of Nedlands, Cottesloe and further south) to reach the underpass under West Coast Highway for safe pedestrian and cycling linkage to Swanbourne Primary School, Mt Claremont, and the city (for cycling commuters). 2. The Historic Precinct is a bonus to Allen Park but I would like to draw attention to the Friends of Allen Park Bushland Group cottage which is the last original house from the area, in its original location but desperately in need of restoration. It is used regularly by the Bushland Group as their headquarters. This wonderful group, consisting of volunteers, has worked tirelessly to restore and maintain the bushland that we all enjoy. The cottage is a valuable facility for them and also to the community for its historic value. 3. Limiting built structures in the park - but adding thoughtful, stimulating natural play areas for older children. There has always been a lack of any sort of passive or unstructured recreation areas for older children. 4. Keeping the emphasis on walking and cycling traffic rather than motorised vehicles: attention to pedestrian safety in areas where people and cars might meet within the park. I particularly refer to the western exit from the Melon Hill path. There is a T intersection for pedestrians coming down from Melon Hill but it can be hazardous for those who wish to turn west to the beach because the path suddenly meets the harsh dark bitumen car park of the Bridge Club. There is not a particularly clear way to cross the car park in safety and head west. 5. Finally, I ask for no more bitumen parking surfaces in Allen Park. Grassy overflow parking areas with trees for shade make more sense both aesthetically and to reduce heat. I urge the City of Nedlands Council to endorse the final Master Plan as soon as possible.	
Thank you to all contributors of the Master Plan for Allen Park. I very much endorse the concepts that have been presented and look forward to seeing it implemented.	Madonna
Allen Park is beautiful natural parkland which is rare and needs to be protected. Any developments will be regretted. The most beautiful parks in London - Richmond, Wimbledon have not been developed into sporting fields or man made natures playgrounds. Allen Park is one of a few areas left as a beautiful, natural area. Please protect it.	Jacqueline Gray
Hi, We support the draft master plan it reflects the local desire to keep the area green. No to plastic AstroTurf and no to concrete water polo pools and no to asphalt or concrete car parks. This would destroy the coastal environment. No private sporting facilities should be built on prime coastal grass or bush or grass!!! Thank you	Sylvie Rozon



Dear City of Nedlands, Please do not allow any further parking on Swanbourne oval or any sporting clubs to establish facilities on this pristine coastal amenity. The current draft Master Plan seems to preserve this entire precinct in the manner in which residents have enjoyed this area for a very long time. We greatly support the continuation of this world class amenity &, in particular, Swanbourne oval should be left as is with its natural beauty preserved for generations to come.	D&M
The draft master plan accurately reflects the local community's views and I urge the council to adopt this draft Master Plan to protect the much valued green belt. The Draft Master plan as developed by the consultants reflects the views of our local Allen Park precinct community. It is now time for the Council to act for the community who live in, care for and interact with this area. Judging by some of the posts on this website the Wolves and the Dolphins are STILL pushing for their astroturfs and concrete swimming pool! The council should not be swayed by coordinated campaigning by private clubs, run by individuals who do not live in this area. Their proposals have already been rejected by locals and councillors in other areas because, in this day and age, people want to protect the environment, not replace grass, bush and bird and wildlife habitat with asphalt, concrete, plastic, high fencing, floodlights and buildings (astroturfs and water polo pools), particularly for private club use to the exclusion of the local community. We should not be encouraging more traffic with such facilities or by providing more car parking in general. If more car parking really must be provided it should be green grass covered parking areas with trees.	Peter Haselhurst
I support the draft masterplan as the draft masterplan has no Astro turfs or waterpolo pool. The masterplan does recommend asphaltting the overflow green car parking space on Swanbourne Oval. There should be NO more car parking particularly asphalt car parks!!!!	Liz
I am against the AstroTurf. Have used Swanbourne oval for years and can't imagine it being replaced by fenced plastic astroturfs and the waterpolo pool. In addition, introduction of additional carparks will destroy the beauty of this beautiful landscape	RGJAY
I walk through Swanbourne oval every day on my way to walk along the coast and I'm so glad that the draft master plan is recommending that the oval be maintained and not given up to plastic and concrete astroturfs and water polo pools. We must protect our precious wildlife bush and green spaces!!	Choo



Please can we not put asphalt car parks on the oval either or any extra car parks if possible as this will just encourage more traffic to the area! If we must have car parks please let them be green grass ones with trees. This world needs less traffic and concrete! Also please can the council resolve the tenure of the land near the walkway from Sayer Street to Heritage Precinct by rezoning it as A class reserve and retaining it as bush land forever.	
The consultants have done well to try to resolve the many conflicting views about the future use of Allen Park. While I would not have opposed either the hockey fields or the water polo pool as I believe providing access to sporting facilities is vital to the health of our community and to the well-being of our young people, I recognise that not everyone feels the same way. I strongly support the provision of more tennis courts - these provide exercise and activity to people of all ages and should be encouraged. I do not see the "village green"/community markets idea for the beach oval area as being practical - it is far too exposed for most of the year. The old bowling club site would be marginally better for this purpose but could better be used for an adventure playground and (hopefully) a skateboard facility. Traffic speeds in the Wood/Kirkwood area need to be better controlled as it is often quite difficult to cross when cars round the corner from Wood St too quickly and from out of sight. I do hope this Master Plan is implemented and that we do not find ourselves going through this process again in another 15 years or so.	Ermie
Please - no more dilapidated buildings in the Park!!!!	Ermie
Disappointed at the draft master plan. No attempt to reach broader Nedlands and far too local centric.	petaped



Individual/Direct Submissions

Direct submissions on the draft master plan were received from the following:

- Friends of Allen Park Bushland Group
- Chris Lalor
- Neville Hill
- Arthur Phillips
- Barbara Leonard
- WA Bridge Club
- Catherine Jackson
- Claire Paparo
- Denise Malcolm
- Ed O'Loughlin
- Mr Luigi de Nardi
- Melissa Roberts
- Mike Dobson
- Rod Griffiths
- Tim Tucak
- Paul Orsini - Swanbourne Coastal Alliance



FRIENDS OF ALLEN PARK BUSHLAND GROUP



9 Greenville Street
Swanbourne
6010
22 November 2017

Submission to Allen Park Master Plan

Overall the plans presented at the Allen Park Drop In session are representative of FOAPBG sentiment and we are pleased that the consultants support the view not to allow exclusive sporting facilities. It comes as no surprise that that walking tops the activities list (stats in the ABV report 8.3.1 'Top 20 Activities'). We also welcome the incorporation of new revegetation zones to support bushland corridors.

Listed below are my comments and recommendations for consideration:

Page 23

Bush Precinct

Facilities

The FOAPBG cottage - should be listed as a facility. There's no mention at all that this is the only original (and surviving) cottage in the Heritage Precinct. It is almost 100 years old. FOAPBG is a key stakeholder. There's potential to accommodate other community groups such as the Mayo Community Garden to share facilities when the cottage has been refurbished.

Page 24

Beach Precinct

1) Poor connectivity - Trail connecting Melon Hill & beach. Pedestrians should take precedence in the redesign of the Bridge Club car park. The pedestrian/vehicular access needs to be creatively handled using cutting edge environmental technologies, such as swales, permeable paving, Atlantis rainwater harvesting systems etc.

2) Area north of surf club building - Support for pop up coffee kiosk or other casual style café - need an alternative family friendly and lower budget alternative to upmarket restaurant the "Shorehouse".

General

Dog area a good idea. Need to provide for this group of users - so often in conflict with other park users.

Sports Precinct

1) Under-utilised old bowling club space - support imaginative higher risk nature play (a number of good examples around the world) in this area with licensing for food vans etc.

- 2) Overflow parking area - (number 10 on Sports Precinct map page 59) welcome revegetation towards south eastern end of triangle but ensure to keep enough for parking with shade trees and permeable surface as described above.
- 3) Rugby Club upgrade - Support access by bridge to upper level of Rugby Club rather than lengthy graded zigzag path for disabled access from the car park. Also support small bays near existing cricket nets for disabled access if necessary. Need to protect grass trees and sedges close by.
- 4) Tennis Club upgrade - Support tennis club expansion but would like FOAPBG to be involved in design stage and planting buffer.

Bush Precinct

- 1) Land tenure - This is critically important that tenure and zoning are resolved to include Lots into the A Class reserve. Protection of biodiversity should be a priority. At present, the National Threatened Species Committee is undertaking an assessment of Tuart woodlands, which are being considered for inclusion as a critically endangered ecological community, and as such Allen Park has magnificent specimens that need protection in perpetuity.
- 2) Paths on DOD land - Support DOD to improve paths on Commonwealth land.

Page 37

- 1) New Bush vegetation area (number 03 on the map page 58) - support for the northern end of beach oval revegetation as corridor for wildlife. Include Whadjuk Trail wrapping around the edge of the oval from the old bowling greens and linking up with the existing trail through the Seaward Corridor and down to the beach. More interpretive signage of the style currently adopted would be good - lots of exposure to visitors on the oval.

- 2) Nature Play site could be a series of pockets rather than in one large space. The pockets could be linked between the old bowling greens and the beach. Showers and public amenities could be linked to these pockets.

Page 40

Upgrade Beach Front Facilities - support upgrade to include pop ups, and provision for youth facilities.

Page 49

Support improvements to former bowling club site.

Page 51

Bush Precinct

More seating on Melon Hill - The bench on top of Melon Hill has its backrest facing the path and erosion is now an issue, as users have to walk around to the front of the bench to sit down. The terrain is not conducive to this alignment.

Recommend placement of any future seating so that the bench faces the path and the view. Users simply step off the edge of the path to sit down.

Community Garden

Continue to offer support for this group. Minor issue - requires education regarding not taking materials from the bush to build cubbies, dumping waste etc.

Heritage Precinct

Site analysis did not take into consideration the condition of the FOAPBG cottage. Refurbishment of the cottage is necessary, as this is one of the heritage components of the precinct that are highly valued by members of the community. The cottage needs to be refurbished (not demolished) as its function is aligned with the City's principles outlined in its own Strategic Plan - (of which there are 9 dot points)

- Enhanced, engaging community spaces
- Heritage protection
- Needs of different groups taken into account
- Places, events and facilities that bring people together
- Protected amenity
- Respected history.

As such, the cottage is aligned with the Strategic Plan and meets 6/9 dot points. The City's focus is for development of the environment, building and services, and facilitates strong community development in a sustainable manner.

Page 53

Land Tenure - long overdue for all outstanding lots, and the Walkway. Including bringing 'C'- Class reserves into the A-Class.

Should be Lot 150 (Typo)

MAPS

Page 58

Beach Precinct

Looks good - Include title "Whadjuk Trail" as title rather than 'new natural path'

Page 59

Sports Precinct

Looks good - Support Nature Play area - appeal to different age groups - higher risk for older kids. Build in a series of pockets extending into the Beach Precinct.

Page 58

Bush Precinct

Looks good - The FOAPBG cottage is shaded grey whereas the other ones are all the same colour. It should be the same as the others.

Page 66

City of Nedlands' Policy- Community Friends Groups

Listing should include Swanbourne Coastal Alliance.

We are optimistic that the Master Plan will gain enough support from the community and will be adopted by the City before the end of this year. It will be a wonderful achievement to bring the plan to fruition, both for the City and those who use Allen Park.

Yours sincerely

Lesley Shaw

Lesley Shaw
President
FOAPBG

Neville Hills
3 Jameson St.
Swanbourne
WA 6010

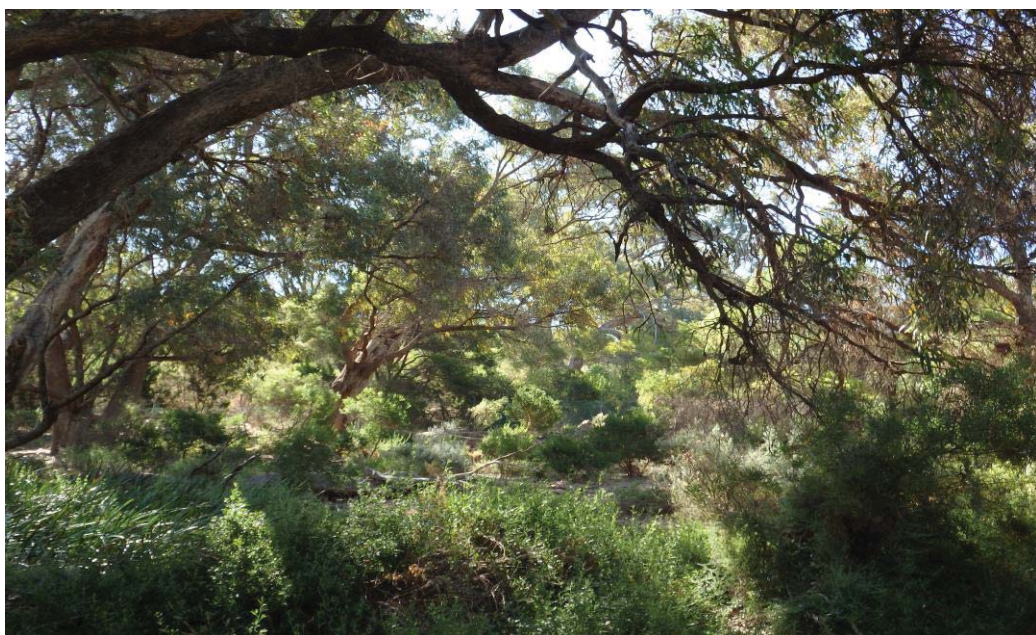
November 21, 2017.

Re; **Allen Park Masterplan**

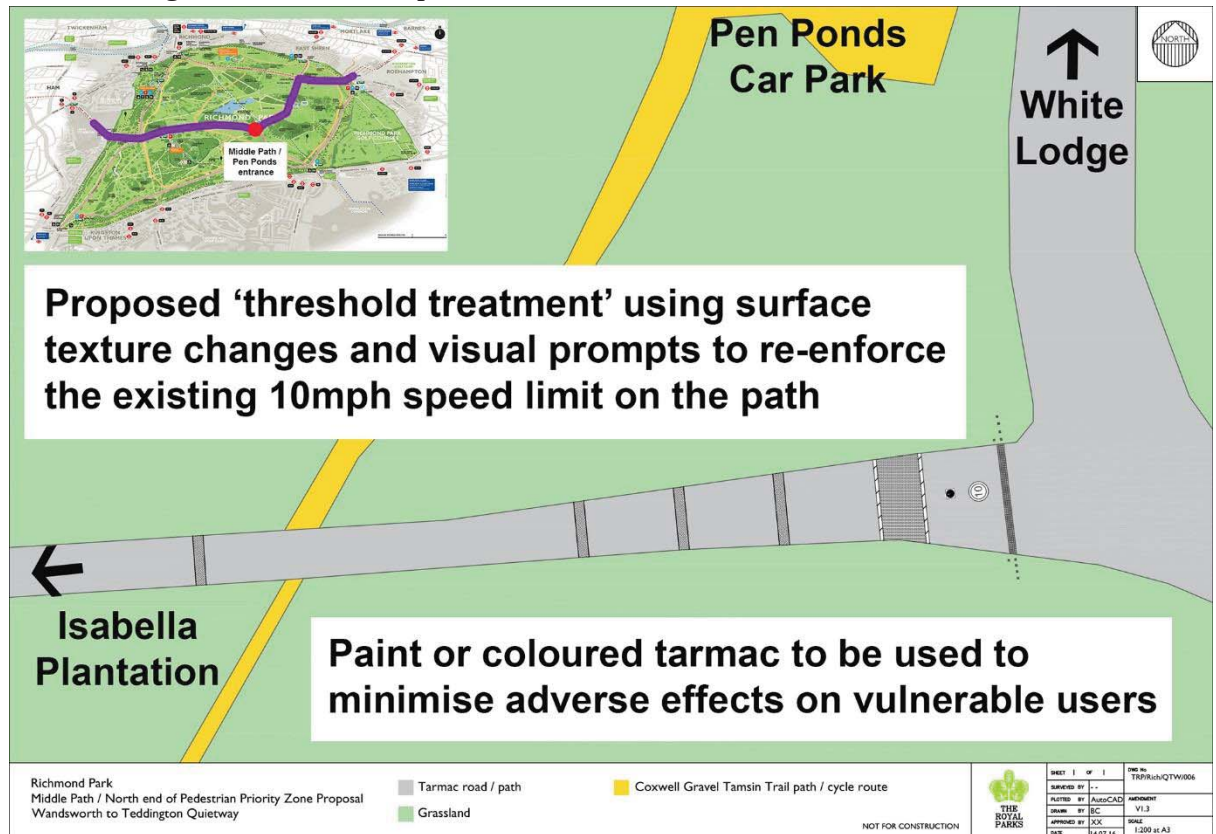
Thank you for the opportunity to provide comments on the draft masterplan.

Clearly there has been significant effort committed to the task by everyone involved, Council, staff, and community. It is now essential that this effort is rewarded through implementation by Council. The draft report is generally supported, with the following comments for consideration.

1. Allen Park has already provided considerable accommodation for sporting, recreational, cultural, and environmental organisations in the Western Suburbs. The Rugby Club was moved from the Nedlands foreshore with resulting benefits to Dalkeith Ward, and provided a greatly improved location for the Club. The Bridge Club was also moved from the Dalkeith area, where it had adversely affected parking and amenity in the Waratah Ave. vicinity. While the Swanbourne area has adjusted to both, further encroachment in Coastal Ward will lead to deterioration in the quality of the amenity in the entire area, and disadvantage current sports clubs and others.
2. Vacant bushland is a valued community asset, not a wasted opportunity for short term financial gains for government or developers. This aspect needs more respect and commitment.



- The concerns of residents regarding traffic have not been adequately addressed. Plans for uses of the park cannot be arbitrarily divorced from the role of the road networks, in servicing multiple users within the park, as well as the quality of amenity for residents. I suggest the entire Coastal precinct should be designated as a *pedestrian priority zone* with 40Kmh speed limits, and environmental cues like the following Queensland example.¹



This could be introduced progressively at modest cost. I appreciate that this concept appears not to be upheld in WA, except in the case of high volume commercial roads. However, the quality of amenity in residential areas should not be inferior to commercial interests. That it has not been done in WA up to now is no answer.

¹ Road User Safety Investigation for Pedestrian Priority Zones (Shared Zones) on the Gold Coast Jessica Peters and Peter Bilton.

<http://acrs.org.au/files/papers/arsc/2015/PetersJ%20176%20Road%20user%20safety%20investigation%20for%20pedestrian%20priority%20zones.pdf>



That traffic volume is not unduly high, takes no account of the impact on feelings of safety and quality of amenity in a suburb. This should be enhanced, not just allowed to decline through limited vision and commitment.

4. Several submissions have drawn attention to the need for road access within Allen Park. I submit that as soon as possible the entire Allen Park area should be declared a pedestrian priority zone with a 5 Kmh limit for vehicles. At present there is a profusion of signs on footpaths warning that there is a road ahead. These should be changed to direct motorists to stop, and observe that pedestrians and cycles have priority right of way.



This requires a change of thinking and environmental cues at the entrances and within car parks.

5. Speed reduction measures on adjacent residential streets need not be confined to unwelcome road humps. In the UK, provision of one way-priority narrowed lanes provides effective speed control, without affecting residents through noise etc. Such measures could reduce speeds in Kirkwood and Wood St. without necessarily diverting drivers to alternative routes. If any alternative routes are also speed limited to 40 Kmh, the impact should be kept to a minimum.





6. The zoning of Lot 353 must be clarified urgently and finally. This land was originally a *road reserve*, and the original status should be examined. The suitability of the site for an aged care home was very questionable, and rightly rejected. What was envisaged then was an expensive real estate development, not what would be described today as an aged care facility (nursing home). With the impetus towards care in the person's own home this kind of development has become less acceptable, especially when too small to be economically viable.² The stated purpose for which it was vested in Nedlands Council was not only an inappropriate use, but also not in keeping with the vision of Allen Park as a community recreation and green space.

² I believe, but have not confirmed, Melvista Nursing Home is now closed for this reason.

7. Council archives should be examined to appreciate fully what was the goal of the several road closures, undertaken at the time the Walkway was closed. This included the closure of a section of Jameson St. at Hooley St. At the time a route for West Coast Highway through Army land and Allen Park to Marmion St. had been put up by Main Roads as an alternative to Servetus St., and the existing MRS approved route via Davies Rd. This thoroughly unsuitable concept was rejected, and road closures put in place to ensure this option was never to be reconsidered.
8. Lower oval football club lighting. I suggest that greater care is taken with location of lighting to avoid light overspill that can affect nearby residents and motorists. At times the existing lighting on the Rugby oval can be distracting to motorists travelling North in Marmion St. and approaching the round-about.
9. Residents have made it very plain that vague suggestions for a water polo and hockey centre are unacceptable and would destroy the open green space and character of this very valuable community asset. Nedlands does not have an aquatic centre, and it is unlikely funds for one would be forthcoming. A water polo facility at Swanbourne, dedicated solely to polo, would be unlike all other similar ventures which appear to be based on an aquatic centre, with general use for other clubs and events. If one was built for water polo only, it would no doubt quickly prove uneconomic, and a much more substantial user base would be sought. Council would come under pressure to meet rising costs. The suggested proposal for a 400-car parking area, indicates the intention is for a facility of a much greater scale than water polo alone.
10. An exclusive hockey centre would be at least as large as that at the Shenton College in Stubbs Tce. Apart from requiring additional clubrooms and changing spaces etc., The Astro Turf surface used is artificial and yet requires substantial watering on a regular basis.³ The ground water capacity in this area would be adversely affected and the facility used mainly for periodic sporting events and weekends. Public access would not be permitted, thereby excluding any passive recreational use.

³ I have no idea why, but the sprinklers can be seen in use at Shenton College.

The photo below from Google Earth partly illustrates the extent of this facility at Shenton Park. The Astro turf is blue.



11. Department of Defence developments have encroached on the coastal landscape to a very substantial extent, and there is no assurance this will not continue. What was previously a very modest military barracks and rifle range area, is now an extensive national defence base. A former WA member of Federal Parliament and resident of Odern Crescent, spoke many years ago in Canberra, against any encroachment on the coastal landscape.⁴ What he would have thought of the latest Defence developments, I can only imagine. The loss of natural environmentally important flora and fauna, with erosion of coastal dunes can be seen readily on Google earth and other land mapping sites.⁵ Any further reduction of natural elements on Nedlands land must be resisted.

Neville Hills.

⁴ Ian Viner, now deceased.

⁵ NearMap has monthly updates of this area available to subscribers.

ARTHUR PHILLIPS

TRAFFIC

There is a significant number of vehicles which use Wood Street, Kirkwood Road and Clement Street to access Allen Park ovals, the tennis club, the car parking area at the rear of the Associates Rugby Club and parking in front of the WA Bridge Club. Numbers are already too high.

Proposed traffic calming at the entrance to and within the parking area in the vicinity of the Bridge Club and to the south of the historic precinct is a plus.

The suggestion to provide access for disabled to the Rugby Fields is supported, but use by other vehicles needs to be discouraged/prohibited. I have noticed that on a Saturday Rugby afternoon, this access road is opened and is used by many lazy supporters.

BUSHLAND

I do not support the clearing of any of the existing bushland. Wherever possible it should be added to and enhanced.

I support the addition of the new bush vegetation

- On the western side of the Associates Rugby Change Rooms
- On the northern side of the Swanbourne Beach Oval

I don't support the clearing of the vegetation along Clement Street to provide for additional tennis courts.

DRAINAGE SUMP - The drainage sump located on the southern side of the children's playground in Kirkwood Street is a disgrace – both visually and environmentally. It is surrounded by overgrown poisonous oleander plants. And these plants are located along the boundary to a children's playground.

Vegetation around the drainage sump should be removed (other than any natives) and replaced with native bushes.

SPORTING FACILITIES

1. **TENNIS** - The tennis club has 11 courts. It has requested to increase this number by four (4). I object to any extension of the courts along Clement Street for the following reasons:
 - The existing courts form a physical barrier between Allen Park and those who live in Clement Street and the area to the south.
 - Demand for the additional courts is low.
 - Additional courts would necessitate the clearing of native bushland on the western side of the existing courts. Native vegetation forms an amphitheatre around the Associates playing fields with vegetation on the north, west and much of the southern boundaries. It is a beautiful field and this beauty shouldn't be destroyed by removal of any vegetation on the southern boundary
 - Additional courts would require the closure or relocation of the basketball ring area. This basketball facility is very popular and on a number of users per area basis gets a lot more use than the tennis courts.
 - More courts would result in the need for more car parking along Clement Street.
 - There are many birds which nest in the native bush area.

2. BASKETBALL RING AND LAYUP AREA – I support the retention of this area. It is a very popular facility at the park.

Consideration should be given to enhancing this facility by providing a small basketball court such that youth could have unorganised games as one sees on USA television and films.

3. ASSOCIATES RUGBY CLUB – I support the proposal to improve the facilities in and around the Rugby Club for the following reasons:
 - An upgrade of the change rooms and storage area is long overdue
 - A new bush vegetation area at the rear of the change rooms is in keeping with the environmental plans for the Park
 - The provision of new formalised parking to the south of the existing parking area would satisfy much of the demand for this area.
 - The overflow parking area in Lime Burners Park is to be retained. This is used predominantly by the Rugby fans.
 - With the conversion of some of the grassed area to the west of the Associates facilities to New Bush Vegetation, there may be an additional need to extend the parking area in front of the Bridge Club to the north onto the land previously used for lawn bowls.
4. FOOTBALL CLUB – I am in favour of providing improvements for the football club.
 - The new change room building is great
 - Drainage from the building however causes damage to the grassed area on the south east corner of the building and this should be improved.
 - I believe the new electronic scoreboard is being installed in the wrong location. It should be moved away from the beautiful trees where the foundations have been dug. There is a better location further to the north.
 - New lighting will enhance the use of the oval and extend training times into the evening.
 - The lighting would also be a plus for late dog walkers on training nights
5. PROPOSED HOCKEY FIELDS – I am not in favour of a proposal to use the Beach Oval to provide two hockey fields for Westside Wolves Hockey Club.
 - Traffic volumes in Odern Crescent and Clement Street and elsewhere will be unacceptable - One can see the number of parking spots provided under the western hockey field and with games lasting an hour and 20 minutes there will be a changeover of vehicles every hour and half and this will occur day and night.
 - The existing oval is better used for community purposes, dog walking and other recreational purposes
6. SURF LIFESAVING – I support the proposal to improve the facilities for the Swanbourne Surf Club to improve functionality and facilities.
7. CRICKET – TURF WICKET ON LOWER OVAL. – The implications of a clay wicket in the centre of a football oval needs to be given careful consideration. It is hard enough maintaining the turf wicket on the Upper Oval and much of this is located between the two rugby fields. Young footballers and a clay wicket don't mix.

YOUTH

1. KIRKWOOD ROAD PLAYGROUND - I am very much in favour of an upgrade of the playground in Kirkwood Road.
 - The existing playground has an un-kept feel and grotty appearance.
 - The sand beneath is dirty and contaminated with dead vegetation and from surrounding soils.
 - The park facilities are old and present few challenges for the children that use it.
 - The protection from the sun needs improvement.
2. NEW NATURE PLAY AREA – I am in favour of this proposal to build a nature play area on the Beach Oval.
3. TABLE TENNIS ON NORTH SIDE OF THE SURF CLUB – Isn't an activity to be played when the sea breeze is blowing. And it blows over half of the day.
4. SKATE PARK – I am in favour of a Skate Park. Not sure where, but it needs to be in a well lit and open area – possibly utilising the fall of levels on the land to the north of the car park near for the lower oval.

DOG WALKING

Dog walking in the park is very popular. As one walker said to me "In my second life I hope that I am a western suburbs dog." Dog walking is perhaps the most popular recreational purpose of Allen Park. This purpose of the park should be retained

PREVIOUS MASTER PLAN – We should maintain the vision of the John Allen for the Park

WILDLIFE – The birds and reptiles and insects in the bushland surrounding Allen Park need special protection. I believe that the protection and enhancement to the native vegetation will benefit the wildlife in the park.

PATHS AND TRAILS

- WADJUK TRAIL – should be restored.
- The path from Clement Street down to the basketball ring area needs to be improved. It is asphalt on its Clement Street end and rough sand with roots protruding at the park end. It should be

BRIDGE CLUB – I believe the Bridge Club is a fantastic facility and that it should be retained.

Suggestions of using a bus to pick up the older players, thereby minimising traffic, sounds great, but old people like their independence and would prefer in most cases to make their own arrangements, which I fully understand.

HISTORIC PRECINCT – This area is a great facility.
It is possibly under utilised.

22 November 2017

Re: ALLEN PARK PRECINCT MASTER PLAN

Attention

Darren Monument, Jennie Brown, Pollyanne Fisher, Caroline Walker

As the President of The WA Bridge club I am authorized to offer you comments about the plan on behalf of the Club.

As you know we are very much part of the area and therefore directly affected by any proposed developments. We have nearly 1200 members and it is a very popular and busy club. Bridge sessions are conducted very day and evenings except Sunday. On congress days even Sundays are included. As a result the car park, which is also used for sporting events, is practically full every day.

Your plan shows that there will be a walkway in front of our premises between the club and the car park. For a number of reasons we object to this becoming a reality

- The path will encroach on our lease
- Pedestrians and dogs will cross paths with many elderly bridge players which may be a risk
- The proposed path crosses the car park which is a hazard

We therefore believe the path should be moved to the northern end of the car park and along the eastern side of the car park, thus avoiding the risks outlined and cutting through our lease

We would appreciate your attention to our concerns.

Yours Sincerely

Dymphna Elsey
WABC President

20 November 2017

Ms Pollyanne Fisher
Project Officer
Allen Park Master Plan

DRAFT REPORT, NOVEMBER 2017 – FEEDBACK

1. It is pleasing that the consultants have clearly rejected proposals for additional major sporting facilities, -e.g. a hockey complex and a club swimming pool. Hopefully, the City will accept this sensible recommendation.
2. Overall, it is disappointing that the focus is on providing evermore activities for Allen Park. (Although this is not surprising as this is ABV's "forte". Conservation of the natural resource base is always a secondary interest for ABV).
3. The Report lacks a clear vision for the future of Allen Park over the next five to ten years. What will Allen Park look like over this period and for the next generation? The Report is more about responding to the wish lists of various interest groups, rather than viewing Allen Park as the valuable natural resource base that it is, and should continue to be in the future.
4. The Report fails to adequately assess the capacity limits of Allen Park to meet the wish lists of all pressure groups. Calls for expansions by clubs such as the WA Bridge Club, Associates Rugby Club and Allen Park Tennis Club will continue in the future because these clubs pursue self-interests and not the overall sustainability of Allen Park. The City should be seriously addressing this matter and moving to cap the memberships of these clubs which can just free-load of the facilities provided. Or, will these clubs be permitted to expand for ever?
5. The City is on notice that the water supply to parks and gardens is to be significantly reduced in the near future. The Report notes this development but fails to engage with this coming reality in its various recommendations.
6. Public transport -- the Report notes Transperth's 102 service to Marine Parade and Swanbourne beach but appears to have little enthusiasm for public transport. The Report's recommendation is to provide more car parking at Swanbourne Beach Oval. So, more car parking in an already congested area and more congestion. Past experience is that more car parking space adds to, rather than reduces, the problem. Where is the vision in this? Additional car parking is opposed.
7. The "tag" on Swanbourne Beach Oval says "upgrade oval" and the text provides little information -just vague comments about more usage of the oval.
8. The "tag" on the former bowling club site says provide "nature-based" activities for all ages. What does this mean exactly?
9. Allen Park Tennis Club wants more courts and its simplistic suggestion is to provide them by cutting into the valuable vegetation and embankment adjacent to the existing courts. The only car parking for the existing courts is on the verge and street parking. Such poorly presented proposals should be rejected.
10. The proposal to provide new public toilets at Swanbourne Beach Oval adjacent to the proposed "new nature play" is an inappropriate location and risks behavioural problems.

Furthermore, there are public toilets nearby at Swanbourne Beach. (Consultants, of course, see no limits to ratepayer funding). This recommendation is opposed.

11. The few proposals in the Report which support conservation of the natural resource base are strongly supported.

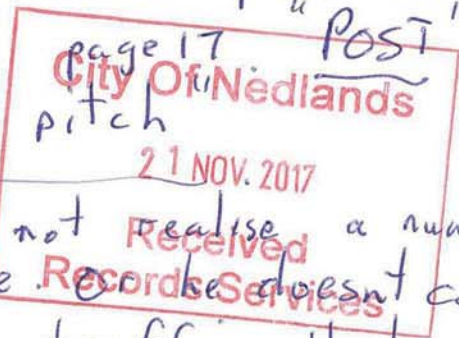
Ed O'Loughlin, 12 Walba Way, Swanbourne 6010

Member, Sustainable Nedlands Committee 2016 and 2017

Member, Friends of Allen Park; and Member of Swanbourne Coastal Alliance

Dear Mr Greg Trevaskis

Hello my name is Luigi and I live in Walba Way.
We have owned our current house since the mid 1970's.
Anyhow you probably already know what ^{our position is} concerning an article in the local post
"Hockey stars face off over beachfront pitch"



Dr Charlesworth does not realise a number of points that I will quickly outline. He has **NO** idea about the amount of traffic that has grown over the 40+ yrs that we (our family) have been in the area. Sorry I don't want to write too much so I will make dot points. Most of these you may already know.

- ① Yes I was against the restaurant "Shorehouse" from the beginning. It has made ^(cafe) our street even busier.
- ② Dr Charlesworth may not realise that we have a Rugby Club + Bridge Club + Junior Football club + Tennis club already co-existing. (He doesn't care) + SURF CLUB
 - The traffic from the Bridge Club has REALLY changed traffic in the area for the WORSE.
 - However I can live with that as its usually our senior citizens using the facility.
 - Does he realise that the beach use by nudists and others have skyrocketed over the yrs.
 - Does he realise that OVAL (formerly Rubbish tip) is used ALot by many many people walking to the beach from eastern sections of Swanbourne.
 - Also used extensively by DOGS and their owners and fitness clubs every DAY.

- Of course we are against development such as he has planned.
- He has not considered the amount of traffic ALready coming into the area.
- Dog owners have no choice but to walk/exercise their dogs here when Allen Pk is being used by other sporting clubs. i.e. AFL and Rugby + cricket ^{in summer}
- I played alot of junior sport on Allen Pk.
- Why take over free land for another Sporting club when it is ALREADY very Important for many people who have used these open spaces for a Long time.

As Mr Haselhurst says in article
 "Basically it would be a giant concrete slab with plastic grass on top of it" "Don't just take an oval that people use and turn it into a private facility." And he has a Hockey background.

"IT MAKES NO SENSE at all"

Sorry Greg. I have never felt so strongly about an Issue and I have never complained to the COUNCIL.

But for this I HAD to say something

All the Best Greg

Luigi

Luigi De Nard
 5 Walba Way
 Swanbourne Coll
 0407983863

Sorry its untidy but I as you can see I did this in haste.

Submission on the Draft Allen Park Precinct Masterplan
Swanbourne Coastal Alliance
22/11/17

As noted by SCA and currently the object of a formal request for extension, the public comment period of two weeks on the 150 pp. Plan is grossly inadequate. SCA has not had time to prepare a considered submission on the whole document nor has it had time to consult with its membership and other stakeholders and community members.

The submission below represents the bare minimum that could be put together in such a short time and is by no means an exhaustive submission on the whole of the Plan. In the absence of an extension, there is strong risk that the Plan may not be supported by the community and would require some substantial changes in the future.

A copy of SCA's email sent to the CEO, the Mayor and the Elected Council of the City of Nedlands is appended to this submission.

We note that no executive summary is provided in the Plan: this would have been the first port of call for all readers to get a feel for the content of the Plan.

Corrections

Map No. 1: add "Support Swanbourne Coastal Alliance" for Bush Forever area (north of surfclub/carpark) and coastal dunes strip

Map No. 3: 'Bush Precinct': replace "Support Swanbourne Coastal Alliance" by "Support Friends of Allen Park Bushland"

P. 40 replace SNC by SCA (twice)

p.74 SCA looks after bushland areas from North Street in the south to the Defence land boundary in the north, including the Bush Forever site no. 315 (total of about 5 ha)

Comments

1. SCA strongly opposes the extension of the Allen Park Tennis Club to the west (construction of four new hard courts) that would result in the removal of a very special and important area of mature eucalypt and acacia forest. This type of forest is at least 30 years old, has got no equivalent in the whole of Allen Park and creates a beautiful shady environment along the track that goes from Clement St down to the ovals. Although the eucalypts are not native to Perth, they are a widespread species planted along the coast. This bushland is in very good health, contrary to what has been suggested by some, and provides a valuable corridor and wildlife habitat that does not exist nearby.

Several residents have voiced their concerns at the removal of that patch of vegetation which is part of local environment and is well liked by the people who use the track.

SCA calls for a joint party to be formed of local residents and members of the APTC to look for alternative options for the extension of the club that is acceptable to all. **An option would be to create an annex of the club at the former bowling club**, a level area well suited to the construction of new courts and easily accessible with parking close by. **Another option would be to transform all existing grass courts to hard courts accredited by Tennis**

Australia, an option encouraged by Tennis Australia for which subsidies are immediately available and that would make all courts available to all tennis players at all times.

Please note that the APTC would have 16 courts after the extension, a number of courts well above the number of 12 courts available in many clubs in Perth.

2. We support the rejection in the plan of additional hockey and water polo facilities. These were completely unacceptable to the community.

3. SCA would like the zoning of the Bush Forever site No. 315 to be changed from “Freehold” to “A class Reserve” as a matter of priority. Although no current development proposal exists for this site, the current “Freehold” status means that there is no protection afforded to this very valuable piece of bushland that has been the focus of rehabilitation for at least 15 years by the City of Nedlands and SCA.

4. No measure of the carrying capacity of the Allen Park precinct is provided in the Plan. We believe that the carrying capacity has already been exceeded, with the surf club, the bridge club and the cafe already attracting hundreds of cars to the area and contributing to a saturation in terms of traffic and parking. We believe any additional use by sports club or other users would create a bottle neck, especially in summer.

5. To alleviate parking and traffic issues, especially over summer, the Plan should investigate the provision of additional public transport. The possibility of a shuttle between the train line (Swanbourne/Grant Street train stations and the Cottesloe and Swanbourne beaches could be looked at in partnership with the Town of Cottesloe.

6. several proposed options in the Plan are vague and ill-defined: “upgrade oval” above Swanbourne Beach and “nature-based activities” at the former bowling club site should be specified more clearly.

Jean-Paul Orsini
Convenor, Swanbourne Coastal Alliance Inc.
15 Hooley Street - Swanbourne
Email: jporsini@bigpond.net.au

Copy of email sent by SCA to the CEO, the Mayor and the Elected Council of the City of Nedlands on 22/11/17

To: CEO, Mayor, Elected Council, City of Nedlands
Re. Urgent request for extension of public comment period - Draft Swanbourne Masterplan

The Swanbourne Coastal Alliance, after being approached by various members of the community, wishes to request an extension to the draft Swanbourne Masterplan public comment period.

Granting a two-week public comment period on a 150pp. document is treating the community with contempt. In such a short time it is simply not possible to examine such a complex document that is going to drive the future of Swanbourne in the foreseeable future.

It is essential that the final document has the legitimate overall support of the community. Therefore community members need to have adequate time to not only examine the document, but consult each other and their representative organisations to come up with a proper submission and be satisfied that what goes to council has broad community support.

With the Festive Season approaching fast, an acceptable extension to the public comment period would need to be between three to six weeks. It is also essential that the consultants make themselves available for additional enquiries and clarifications.

Within the existing two-week public comment period, SCA won't be able to provide a full and detailed commentary on the draft document, only some scant remarks. In such a short time, we have not been able to consult our membership base or even convene a meeting of our committee to discuss the issues at stake.

After such a lengthy process it would be unfortunate that the Swanbourne Masterplan be rushed at the final stage. We trust that common sense will prevail.

Yours sincerely

Jean-Paul Orsini

--

Convenor, Swanbourne Coastal Alliance Inc.

jporsini@bigpond.net.au, 0405 006 720

<http://www.bushlandperth.org.au/member-groups/3-north-of-the-river/173-swanbourne-coastal-alliance>

Tim Tucak Provided the following articles in support of his comments on the Your Voice Guest Book:

Advocates Olympic Pool At Swanbourne

Mr. J. Allen, a member of Nedlands Road Board, said to-day that he again intended to bring before the board a proposal for the establishment of an Olympic or swimming pool at Swanbourne.

He emphasised that the project would be subject to an approved plan to be carried out when it did not interfere with the West Ward's requirements in roads, paths, etc.

In the West or Swanbourne Ward of the board's territory were 20 acres of freehold land fronting surveyed roads.

He suggested that when conditions became normal the land should be sold at the best advantage to that ward which had, after many difficulties, obtained the right to it through purchase and grants in a general scheme of "betterment of reserves."

Included in the freehold land were ten chains fronting Marine Parade from the corner of North Street northwards. At the foot of North Street was situated a large hollow, making an ideal site for a pool with a wading pool for children.

Then, those people who were unwilling or unable to bathe in the rougher water of the ocean could enjoy bathing.

If properly planned on the best example elsewhere and approved in the general scheme before the land was sold it would be advantageous to the district. Every use should be made of the natural contours.

Site for Olympic Pool.

That an Olympic Pool might be established in the Swanbourne ward of the Nedlands road district after the war was mentioned by the member for the ward (Mr J. Allen) on Saturday night at the annual reunion of the Swanbourne Surf Life-saving Club. He told members that the board had a reserved area in the ward which was a natural amphitheatre and suitable for the construction of an Olympic Pool.

From: surferbears [<mailto:surfer.bears@bigpond.com>]
Sent: Wednesday, 22 November 2017 3:32 PM
To: allenparkswanbourne@gmail.com
Cc: Pollyanne Fisher <pfisher@nedlands.wa.gov.au>; 'Bartholomew Hart' <bart@metrohardware.com.au>; Alex Salvaris (President) <alex.salvaris@wsrlaw.com.au>; marcnicholas@iinet.net.au
Subject: Allen Park Master Plan - Last chance to send your comments
Importance: High

Good Afternoon,

Please accept the following as feedback from Associates RUFC on the Allen Park Master Plan.

1. The recommendations re ARUFC suggestions are welcomed, including disability access from the car park above and improved roadway from the lower oval car park.
2. We noted that some people are against the roadway onto the top oval but would like to strongly point out that it is required for emergency access for ***ALL*** sport on the oval as well as any other functions that may be held there. It should also be noted that it is the only access way for refuse collection, council grounds maintenance, deliveries and maintenance to/on the top clubhouse etc.
3. An additional point we would like to bring to the plan is the possibility of erecting a retaining wall of some sort to be built at the Western end of the top oval where there is currently a grass bank/hill. This would stop erosion of that area and reduce the risk of people falling on dangerous and sloping grass. It would also create a flat access to the current pathway and allow for better viewing of sport on the oval as well.

Kind regards

Ellen

ELLEN TOLMIE
ASSOCIATES RUFC
0422 935 740

Hi Claire Paparo,

Thanks for visiting Your Voice Nedlands and signing the guestbook.

“

Dear Nedlands City Council and Consultants, I grew up in the Allen Park area and now return with my family on a regular basis to walk in the bushland and use the playgrounds with my small children. I support the draft Master Plan in principle and believe it is very important to safeguard Allen Park from piecemeal development that could happen

without such a plan in place. I would like to emphasise the importance of the following recommendations in the report:

1. Tenure issues: My family and I use the walkway (Lot 353) on a regular basis to walk between Wood Street and Sayer Street. As a level pathway, it is ideal an ideal accessway, particularly for my pram and toddlers' trikes. The bushland - much of it lovingly regegenerated by the community over many years - also makes this a very special place of natural beauty. I understand that there is a threat to retaining the whole of Lot 353 and therefore i support the recommendation about the Council working to negotiate with the appropriate agencies to secure the whole of the Lot 353 and Lot 139 for future generations to enjoy. Any development in the northeast corner of Lot 353 would destroy about 50% of the level walkway and would incur great expense and destroy beautiful bushland for the City of Nedlands to dig into the adjoining hillside to build a new level path. Many elderly people also use the walkway and would not be able to use alternative paths with steps and hills, if this path was lost.
2. Play areas for older children: I support the recommendation about developing nature play areas and an adventure playground for older children. My children love the small children's playground in the south east corner of the park, and the Jones Park playground but there is nothing much in the way of unstructured play for older children and teenagers other than the organised sporting club play at the park. A skate ramp was mentioned during my school years but still has not eventuated. This is an opportunity for my children to enjoy one.
3. Keep the green areas, reduce the amount of bitumen: I would not like to see any more bitumen used for car parking. Overflow parking should be available on grassed areas with trees for shade. Those areas can then be used for other purposes (eg kicking a soccer ball, dog walking) when not being used for parking in peak periods.
4. Retain and enhance the Heritage Precinct but do not add to the built environment in Allen Park: the feeling of space and nature is what contributes to the beauty of Allen Park. There are already a number of buildings and any more would diminish this special place. Gently lit bush paths are much more in keeping with the ambience of Allen Park.

Thank you for considering my views. Claire Paparo

 [Allen Park Master Plan](#)

I attended the public viewing of the Draft Master Plan for the Allen Park Precinct recently. I was not surprised to see how many people feel passionately about this precious asset, particularly about preserving its peaceful green ambience whilst a great deal of built development occurs elsewhere around it.

I grew up in the Allen Park area, and frequently return to it to enjoy the natural bushland and open spaces, which are increasingly rare in the western suburbs. The Masterplan is important to preserve the whole precinct and prevent the possibility of 'ad hoc' development over time. In particular, I would like to emphasize the importance of the following aspects:

A) Tenure issues: My family and I use the walkway (Lot 353) on a regular basis to walk between Wood Street and Sayer Street. It is ideal for my prams, toddlers, tricycles bikes, and particularly the elderly.

I have heard that there is a threat to retaining the whole of Lot 353 and therefore I support the recommendation about the Council working to negotiate with the appropriate agencies to secure the whole of the Lot 353 and Lot 139 for future generations to enjoy. Any development in the northeast corner of Lot 353 would destroy about 50% of the level walkway and would incur great expense and destroy beautiful bushland for the City of Nedlands to dig into the adjoining hillside to build a new level path. I understand there are many mature trees and other ecologically valuable plant species in this area that would be threatened. Many elderly people also use the walkway and would not be able to use alternative paths with steps and hills, if this path was lost.

It provides a natural flow to connect the southern part of Swanbourne to the north, including the West Coast Highway underpass.

B) Keep the green areas, reduce the amount of bitumen: I would not like to see any more bitumen used for car parking. Overflow parking should be available on grassed areas with trees for shade. Those areas can then be used for other purposes (eg kicking a soccer ball, dog walking) when not being used for parking in peak periods. Further bitumen would be a 'heat sink'.

C) Play areas for older children: I support the recommendation about developing nature play areas and an adventure playground for older children. My children loved the small children's playground in the south east corner of the park, and the Jones Park playground when they were small, but there is nothing much in the way of unstructured play for older children and teenagers other than the organised sporting club play at the park.

Areas of accessible nature -trees for them to clamber on and chat in the shade, together with other purposely designed nature play zones would mean there was something for this teenage age group that is often overlooked.

Thank you for your consideration.

Kind regards

Catherine Jackson

I would like to add my sentiments to the discussion regarding the Allen Park Master Plan.

I support the development of nature play areas and an adventure playground for older children. There is nothing much in the way of unstructured play for older children and teenagers other than the organised sporting club play at the park. A skate ramp was mentioned during my school years but still has not eventuated. This is an opportunity for my children to enjoy one. The skate park at Carine Open Space is well utilised and a friendly, safe and popular place for a wide range of ages-a great example of a facility for youth.

Keep the green areas, reduce the amount of bitumen: I like the idea of overflow parking being available on grassed areas with trees for shade. Those areas can then be used for other purposes (eg kicking a soccer ball, dog walking) when not being used for parking in peak periods.

Retain and enhance the Heritage Precinct but do not add to the built environment in Allen Park: the feeling of space and nature is what contributes to the beauty of Allen Park. There are already quite a few club buildings in Allen Park. Surely the various sports can share the existing facilities, which often appear unused during off seasons. Gently lit bush paths are much more in keeping with the ambience of Allen Park. Allowing toilets to be available to the public would also be great - once again the Carine Open Space toilets have an automatic locking system to avoid misuse after dark.

We need to fight to maintain open spaces and natural undeveloped bush spaces, particularly when infill and development is on the rise, as there will be more people to enjoy the limited offerings.

Regards

Melissa Roberts
0412 325 463

From: Mike Dobson [<mailto:mikedobson@hotmail.com>]
Sent: Tuesday, 21 November 2017 8:40 AM
To: Council <council@nedlands.wa.gov.au>
Subject: Allen Park Master Plan feedback attn: Pollyanne Fisher

Hi Polyanne,

I have reviewed the Allan Park Masterplan draft and have a few comments as a regular user of Swanbourne beach and facilities.

The beach precinct is less detailed than I had hoped to see with some opportunities missed in the draft plan.

1) the concept of linking Swanbourne beach with a raised sustainable walk / cycle path in front of the army barracks, connecting the missing link of the coastal path between Fremantle and Hillaries. there is precedent of these paths north of city beach and would increase use and surveillance of a beautiful and overlooked part of the coastline.

2) the northern side of the beach precinct requires much deeper thought and design to truly activate it to its potential, the basketball court appears to be a generic insert to fill the unused area. I suggest a more detailed plan is commissioned, particularly for youth focused activities including basketball such as, permanent fitness equipment, upgraded playground equipment, skateboarding, parkour, shaded picnic, showers and drink fountains etc. It is possible to use subtle native planting, landscaping and design to allow these sometimes conflicting activities to function close to one another. Fremantles 'Esplanade youth plaza' is a fantastic example of well designed, contextually appropriate multi use facilities. There is also great opportunity to tie in with the proposed Swanbourne surf club redevelopment.

please give me a quick call at your leisure to discuss on 0467 074 381, particularly on point 1) as I have been curious as how such a proposal would need to be approached especially with the army barracks.

many thanks,

mike

Thanks for the reminder Polly.

Just to reiterate - a good plan and thank you to you and the team for all the good work.

It's imperative for the community that the plan is adopted in its entirety this time - we have been here before!

Of particular importance is the integrity of the park as a whole and ensuring that land issues are resolved within the City and with Government so that everything within the envelope of the park has the highest status of Reserve. This process, consistent with the vision for the park, was highlighted in 1998 with commitments Council formally made at that point and which have not been completely followed through.

We also need to safeguard the integrity of the Bushland Cottage - the original and oldest cottage in the Heritage Precinct - which itself is much appreciated by the Community.

Best wishes

Rod Griffiths
0417 992 049

From: CHRIS LALOR [<mailto:cjlalor@bigpond.com>]
Sent: Wednesday, 8 November 2017 7:49 AM
To: Mayor <mayor@nedlands.wa.gov.au>; darren@abvconsultants.com.au; jennibrown.projects@icloud.com; Pollyanne Fisher <pfisher@nedlands.wa.gov.au>; Your Voice <yourvoice@nedlands.wa.gov.au>
Cc: Councillor Kerry Smyth <bkerphil@bigpond.net.au>; Cr Nikola Horley <cr.horley@nedlands.wa.gov.au>; Cr Leo McManus <cr.mcmanus@nedlands.wa.gov.au>
Subject: Allen Park Draft Master Plan .

Dear All,

My name is Chris Lalor and I live at 47 Wood Street, Swanbourne.

I am unable to attend today's Community Drop In Session to view the draft Master Plan but make these comments in lieu of attending in person.

All parts of the Plan are important but this note centers on the so-called Walkway (Lot 353) and the situation regarding the ongoing discussions with the Department of Lands regarding the possible excision of the North East corner of Lot 353 for housing.

My understanding is that the City of Nedland's Consultants, ABV Consultants are aware of the discussions with the Department of Lands and these discussions are included in the scope of the draft Master Plan.

May I point out that the excision proposed by the Dept is approximately 1000 sq. ms of Lot 353's 4000 sq. ms total area. However, the 1000 sq. m accounts for at least 50% of the pathway that traverses the whole of Lot 353 and will effectively remove access to the public. In addition, the excision would result in the removal of existing bush land.

I and many others (the aged and infirm, joggers, parents with prams, toddlers, school children and dog walkers etc.) use the safe and accessible Walkway on a regular basis for access to Allen Park, the Heritage and Writers' Precinct and the beach. The Walkway is recognized as an important link in the North-South coastal cycle route for cyclists from northern suburbs to Fremantle and the southern suburbs.

A cursory walk over, and view of, Lot 353 clearly demonstrates the potential damage that such an excision would have.

I have lived in the area for 30 years and have witnessed, on numerous occasions the passionate views of the Community responding to any suggestion that the Walkway will be removed, damaged or developed. Local residents of the Allen Park Precinct and Allen Park users from much further afield including all parts of the City of Nedlands have expressed their views in the past to save the area of the Walkway and its environs .

As this process is Community driven I wish to try and make sure that this issue is clearly brought to the Community's notice. I am certain that there would be very few people, if any, who live in the City who would ever approve the Department's proposed excision.

Accordingly , I urge the City's Consultants to firmly state in the draft Master Plan that the Community rejects any notion of an excision or subdivision of the Walkway .

Sincerely ,

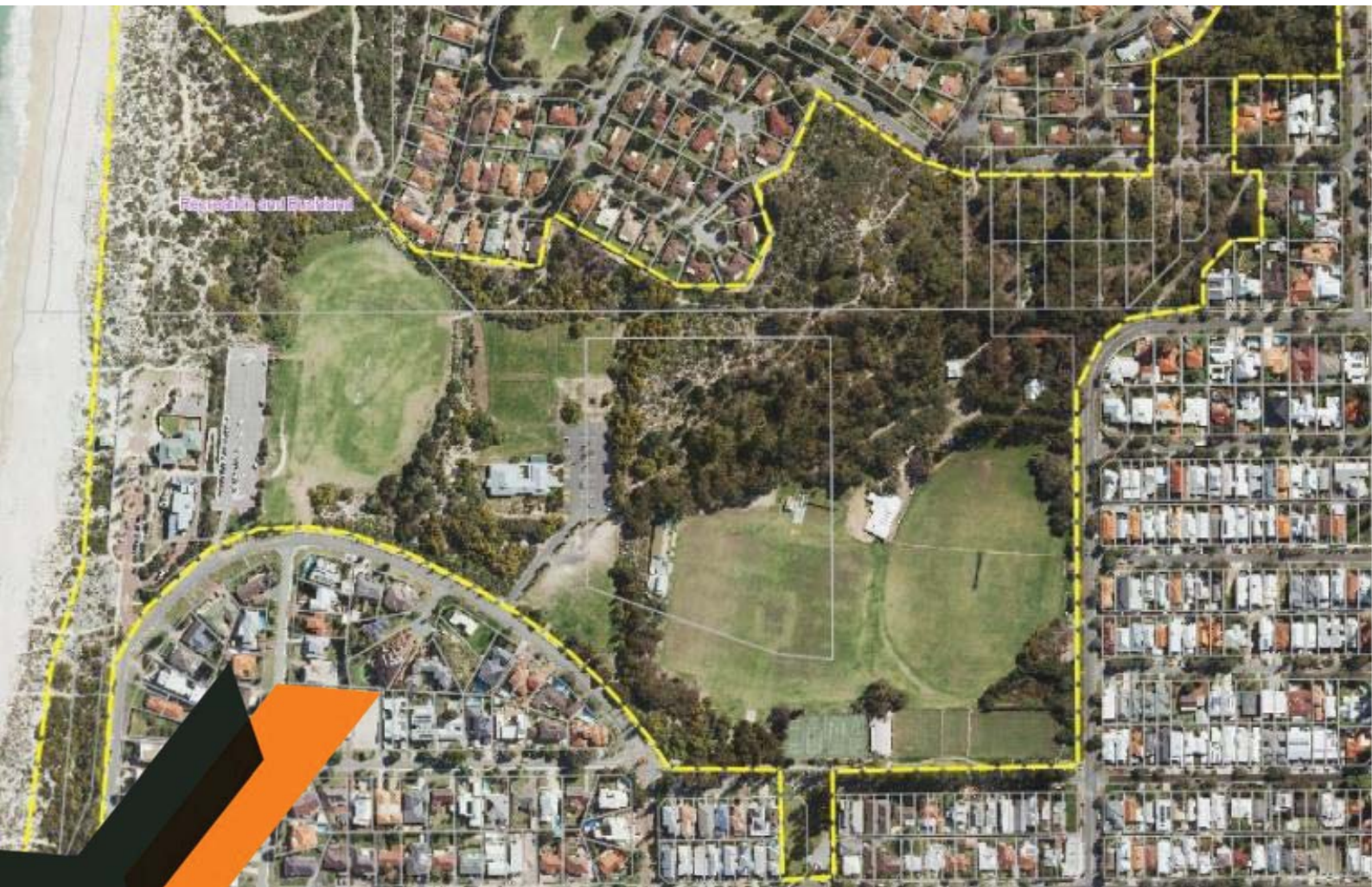
Chris Lalor.

20 APPENDIX 5 – TRAFFIC IMPACT ASSESSMENT





flyt



Transport, Access and Parking Report

ALLEN PARK MASTER PLAN

PROJECT	81113-238 Allen Park Master Plan – Transport, Access and Parking Report			
Revision	Description	Originator	Review	Date
0	Draft	MDR / CS	CAS	27/10/17
1	Issued	MDR / CS	CAS	31/10/17
2	Final	MDR / CS	CAS	01/11/17
3	Revised Final	MDR / CS	CAS	28/11/17



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1. INTRODUCTION AND BACKGROUND

1.1 Transport, Access and Parking Report

This Transport, Access and Parking Report has been completed by Flyt Transport Planning Consultants, in support of the Allen Park Precinct Master Plan developed by the Consultant Team of ABV Leisure Consultancy and TPG Town Planning.

The Allen Park Precinct Master Plan project has sought to develop a comprehensive master plan for the Allen Park Precinct area, the process has included:

- Development of a conceptual master plan layout for the precinct to guide future growth;
- Consideration of proposals, analysis and recommendations for the precinct;
- Community and stakeholder input, planning initiatives, existing development, physical characteristics and social conditions; and
- Development of a master plan that is in line with Council's strategic direction.

This Transport, Access and Parking Report will provide context as to the existing access and parking arrangements across the precinct, the report identifies opportunities to enhance access and parking within the precinct, and considers any issues required to be addressed in order to deliver the conceptual master plan for the precinct.

1.2 Location of the Allen Park Precinct

The Allen Park Precinct area is located in the suburb of Swanbourne, located approximately 9km south-west of central Perth and is an established residential, parkland and army barracks area. Key land uses within the suburb include Cottesloe Golf Club, Campbell Barracks (Australian Army), Swanbourne Beach, North Swanbourne Beach, Swanbourne Reserve, Allen Park and Swanbourne Primary School.

The location of the Allen Park Precinct is shown in Figure 1 and covers the area of Allen Park and Swanbourne Reserve, as well as Swanbourne Beach foreshore to the west of Swanbourne Reserve, and surrounding bushland to the north/northeast of Allen Park. The precinct is bounded by:

- Bushland/Campbell Barracks to the north;
- Kirkwood Road/Wood Street to the east;
- Odern Crescent/Clement Street to the south; and
- Swanbourne Beach Foreshore to the west.

Figure 1 Allen Park Precinct location plan (source: Allen Park Precinct Master Plan - Community Workshop Presentation, Aug 2017)



1.3 Relevant Previous Studies

The following previous studies with transport, access and/or parking related content in relation to the Allen Park Precinct were provided to the Flyt team at the commencement of this master plan project:

- Swanbourne Precinct Master Plan (February 2010) – City of Nedlands;
- Allen Park Traffic Assessment (October 2011) – Cardno; and
- Allen Park Traffic Study (March 2015) – WorleyParsons.

A summary of each of these studies is provided in the following sections of this report.

1.3.1 Swanbourne Precinct Master Plan (February 2010)

The City of Nedlands released the Swanbourne Precinct Master Plan Elements report in February 2010. The purpose of the 2009/10 master planning process was to guide the City's future development, recreation allocation and conservation activities within the precinct. The master plan encompassed opportunities and constraints which the existing uses posed along with identifying a list of feasible options for any vacant/free land within the study area. The 2010 master plan was never adopted by Council and as such not all options identified within the plan have been subsequently acted upon. The following transport, access and/or parking related matters are discussed in the City's master plan report.

Car Movements

The master plan report proposed changes to the following traffic infrastructure:

- "Re-alignment of the entrance/exit to the upper Swanbourne Beach car park. Currently there are separate entrance and exits. It is proposed to re-align this into one access to ensure traffic is directed back down Marine Parade instead of potentially illegally turning right up the one-way Odern Crescent.

- Re-alignment of the west running one-way access street of Odern Crescent to ensure curbing is only 1 car wide. This will ensure that cars are not encouraged to try and speed up the one-way area illegally”.

Having reviewed aerial images from 2008-2017, it appears that neither of these two proposed infrastructure changes have been acted upon.

Car Parking

The master plan proposed four upgrades to car parking facilities. These were:

- “Swanbourne Oval Overflow Car Parking – this area serves as an overflow area for the Upper Swanbourne Beach car park. It is proposed to retain the status-quo in size and keep it as an informal car park all year round. It is recommended that the turf and surface of this car park is upgraded so that the oval retains its green aspect.
- WA Bridge Club Formal Car Park – this car park is now in poor condition and requires a re-seal and new line-marking. The size of the car park is anticipated to be increased to approximately over the site of the former lawn bowls club rooms. This extension will ensure that the overflow car park is relieved of its pressures.
- WA Bridge Club Overflow Car Parking – this area currently is used in an ad-hoc manner and requires turf upgrade and stabilisation of levels. The size of this area will not change.
- It is anticipated that a significant portion of the parking which will be generated from the proposed Multi-Use development will be contained in that area through the construction of a new car park adjacent to the cricket practice nets as well as parallel parking on the Upper Allen Park Oval access Road”.

Having reviewed aerial images from 2008-2017, it appears that the only proposed upgrades to car parking (as set out above) that have been acted upon are the re-seal and new line markings of the WA Bridge Club formal car park and minor turf upgrade/stabilisation of the WA Bridge Club overflow car park.

1.3.2 Allen Park Traffic Assessment (October 2011)

Cardno were engaged by the City of Nedlands to conduct a Traffic Assessment of the Allen Park area with a focus on Kirkwood Road and Wood Street, which run along the eastern boundary of Allen Park. It was noted in the Traffic Assessment that the study was driven by community concerns regarding three primary traffic related issues in the local area:

- Speed of traffic through the area;
- Volume of traffic on the local roads; and
- Noise of traffic in the area.

The Traffic Assessment stated that in 2011 the morning peak hour traffic along Kirkwood Road and Wood Street was approximately 50% higher than would be expected along an Access Street. It is argued in the report that the anticipated driver for the higher than expected level of traffic on Clement Street, Kirkwood Road and Wood Street was a result of the difficulty (vehicle delay) associated with travelling through the West Coast Highway and North Street traffic signal controlled intersection from the North Street leg.

The results of the Traffic Assessment analysis showed that in 2011 the North Street leg of the West Coast Highway and North Street intersection was operating with an average delay of approximately 180 seconds (3 minutes) and a queue length of about 400m (approximately 70 vehicles), which extended well beyond the left turn auxiliary lane of 45m. The report states that extending the left turn auxiliary lane to 100m would result in the average delay reducing to 45 seconds and a queue length of about 170m (approximately 30 vehicles).

The Traffic Assessment also highlighted that whilst the speed limit along Kirkwood Street was 50km/h, the survey results showed that around 40% of drivers along Kirkwood Road were exceeding the speed limit. As such this was an issue that the report sought to address through the development of a series of local area traffic management options.

The Traffic Assessment recommended that the local area traffic management Option 7 or Option 9 would best address the issues of local traffic 'rat running' along Clement Street, Kirkwood Road and Wood Street, as well as address the speeding issues along Kirkwood Road. Both Option 7 and Option 9 required road closures to ensure the required outcomes. Option 7 is shown in Figure 2 and Option 9 is shown in Figure 3.

Figure 2 Local area traffic management Option 7 (source: Allen Park Traffic Assessment, Cardno 2011)



Figure 3 Local area traffic management Option 9 (source: Allen Park Traffic Assessment, Cardno 2011)



Following the 2011 Cardno report the City completed works in September 2014 to extend the left turn auxiliary lane of the North Street approach to the West Coast Highway and North Street intersection from 45m to 125m.

1.3.3 Allen Park Traffic Study (March 2015)

WorleyParsons were engaged by the City of Nedlands to investigate traffic issues in the Swanbourne/Allen Park Precinct, and undertake a Traffic Assessment to determine if traffic is avoiding the West Coast Highway and North Street traffic signal controlled intersection and travelling through residential streets instead.

From the analysis of February 2015 traffic count data, the report concluded that:

- Recent changes to the West Coast Highway and North Street traffic signal controlled intersection (specifically the extension of the eastbound left turn auxiliary lane in September 2014 from 45m to 125m) had substantially improved the operation of the intersection in the AM peak hour. Although the report noted that queueing still occurs in the AM peak hour on the western approach, the queueing was seen to diminish quickly.
- There appeared to be no excessive delays at the West Coast Highway and North Street traffic signal controlled intersection which might cause traffic to divert to use Seaward Avenue instead using the Kirkwood/Wood Street/Langoulant Road alternative route.
- Traffic volumes on Kirkwood Road and Wood Street were well below the maximum recommended daily traffic volume for an Access Road C as recommended in the Western Australia Planning Commission's (WAPC) Liveable Neighbourhoods guidelines of 3,000 vehicles per day.
- There was no evidence of excessive speeding traffic on Kirkwood Road or Wood Street where the median and 85th percentile speeds were below the legal speed limit of 50 km/hr.

As a result of the findings above, the report recommended that:

- Additional Local Area Traffic Management (LATM) devices do not appear to be required in the Allen Park Precinct at the present time (March 2015).
- Traffic volumes in the area should continue to be monitored as well as the performance of the West Coast Highway and North Street traffic signal controlled intersection. The report stated that If traffic volumes increase significantly in the future, these recommendations should be reviewed in the light of new data.

Without any major local redevelopment or any significant change to the local road network since early 2015, it is considered unlikely that traffic volumes and traffic movement patterns have materially changed between early 2015 and late 2017. As such the report findings and recommendations above are considered to still reflect local traffic conditions in late 2017.

1.4 Report Structure

This introduction and background section forms the first of five sections in this Transport, Access and Parking Report. The remaining sections cover:

- Overview of master plan proposals;
- Existing movement network – transport, access and parking;
- Master plan movement network – transport, access and parking; and
- Conclusions.



2. OVERVIEW OF MASTER PLAN PROPOSALS

The Allen Park Master Plan has split the site into three broad precincts, these are:

- Beach Precinct;
- Sports Precinct; and
- Bush Precinct.

The indicative master plan proposals for the three precincts are shown in Figure 4 (Beach Precinct), Figure 5 (Sports Precinct) and Figure 6 (Bush Precinct).

2.1 Beach Precinct – Indicative Master Plan Proposals

The Beach Precinct broadly covers the area from Swanbourne Beach to Swanbourne Reserve Oval, including the Swanbourne Nedlands Surf Life Saving Club and the Shorehouse Restaurant. The indicative master plan proposals for this precinct which have potential to influence transport (movement), access or parking within the local area, include the following:

- 01 – New natural pathway around the northern perimeter of the Swanbourne Reserve Oval;
- 02 – Rehabilitation of the Swanbourne Reserve Oval;
- 04 – Removal of overflow car parking on the Swanbourne Reserve Oval and extension by approximately 60 car parking bays, of the existing at-grade car park between the Swanbourne Nedlands Surf Life Saving Club and Swanbourne Reserve Oval; and
- 06 – Upgrade of Swanbourne Beach facilities, including a coffee kiosk and 3-on-3 basketball court.

The anticipated impacts of each of these proposals is discussed in detail in section 4 of this report.

2.2 Sports Precinct – Indicative Master Plan Proposals

The Sports Precinct broadly covers the area from the former lawn bowls club rooms site through to Kirkwood Road, including the WA Bridge Club, the Associates Rugby Union Football Club Pavilion (upper oval), the Allen Park Lower Pavilion (lower oval), the Allen Park Tennis Club and playground adjacent to Kirkwood Road. The indicative master plan proposals for this precinct which have potential to influence transport (movement), access or parking within the local area, include the following:

- 07 – Installation of a raised pedestrian crossing at the entrance to the at-grade car park adjacent to the WA Bridge Club;
- 08 – Realignment of the Wadjuk Trail path to provide a sealed footpath between the existing sealed footpath alongside the Associates Rugby Union Football Club Pavilion and the marked gravel path to the north of the WA Bridge Club;
- 09 – Formalise the existing open grass area that can be parked on to the south of the WA Bridge Club car park;
- 19a – Improvement of the existing gravel track that enables vehicle access between the Allen Park Lower Pavilion car park (adjacent to lower oval) and the upper oval facilities (Associates Rugby Union Football Club);
- 19b – Provision of disabled access and parking to upper oval facilities adjacent to the cricket practice nets facility;
- 20 – Provision of disability access through the top car park (see 09 above) to the Associates Rugby Union Football Club facility;
- 22-26 – Provision of a range of new facilities to the north of the WA Bridge Club/WA Bridge Club car park – to include nature play area, all ages exercise area, community active space with BBQ's and table tennis, toilet and water fountain;
- 27 – Potential to expand the Allen Park Tennis Club from 11 courts to 12-16 courts; and

- 29 – Retention of the Limekiln Field Reserve (accessed off Clement Street (opposite Allen Park Tennis Club tennis courts), as a facility that can be used for overflow car parking.

The anticipated impacts of each of these proposals is discussed in detail in section 4 of this report.

2.3 Bush Precinct – Indicative Master Plan Proposals

The Bush Precinct broadly covers the area of bushland to the north of Allen Park Lower Pavilion car park up to Sayer Street and Seaward Avenue to the north, including Melon Hill look-out, Mayo Community Garden, heritage precinct and historic local houses and Jones Park playground. The indicative master plan proposals for this precinct which have potential to influence transport (movement), access or parking within the local area, include the following:

- 33 – Improvements to the trails throughout the bushland precinct; and
- 35 – Upgrade of the playground to the north of the site (off Jameson Street), to include nature play area.

The anticipated impacts of each of these proposals is discussed in detail in section 4 of this report.



Figure 4 Allen Park Master Plan – Beach Precinct – Indicative Proposals (source: TPG Town Planning, 2017)



Figure 5 Allen Park Master Plan – Sports Precinct – Indicative Proposals (source: TPG Town Planning, 2017)

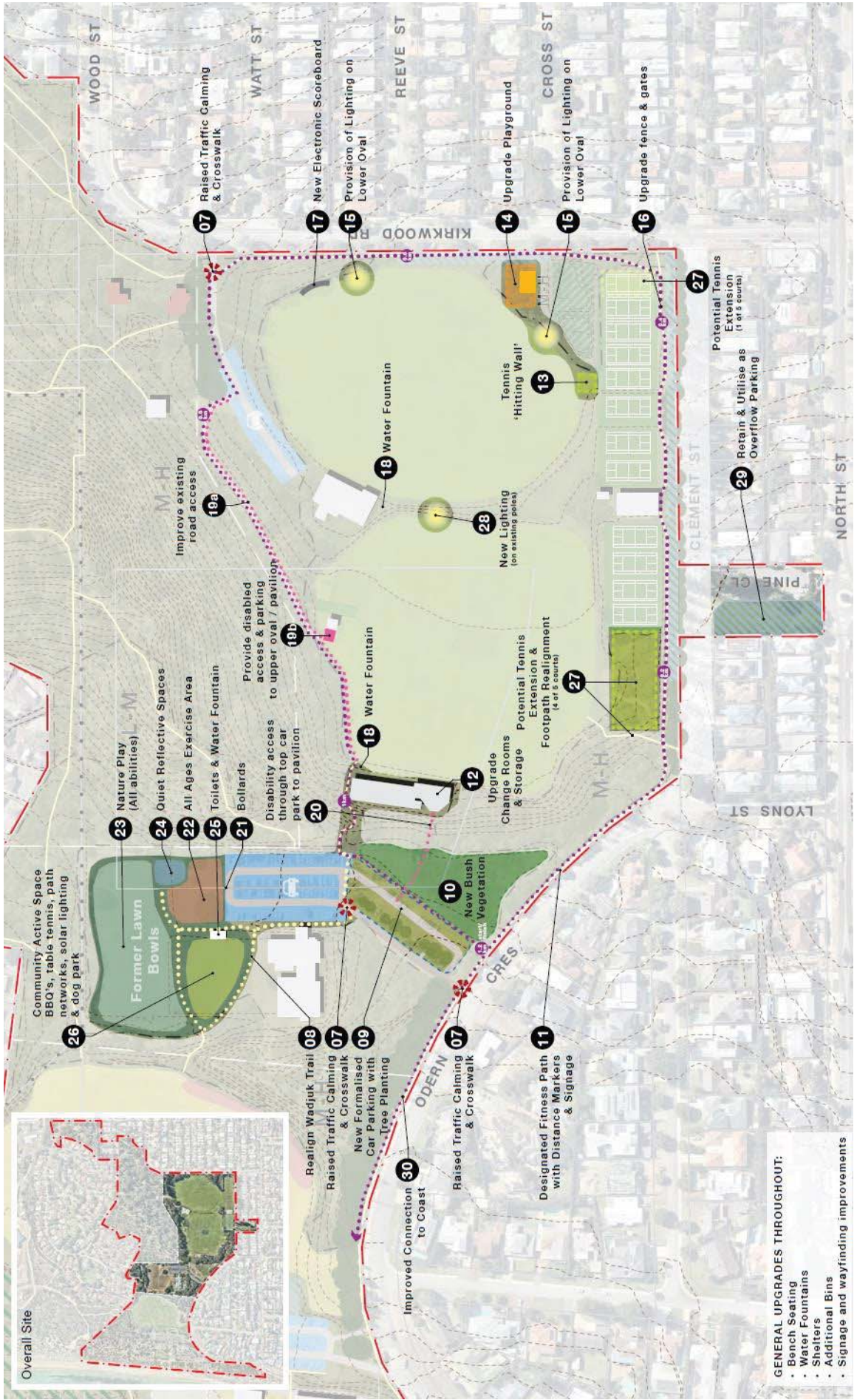
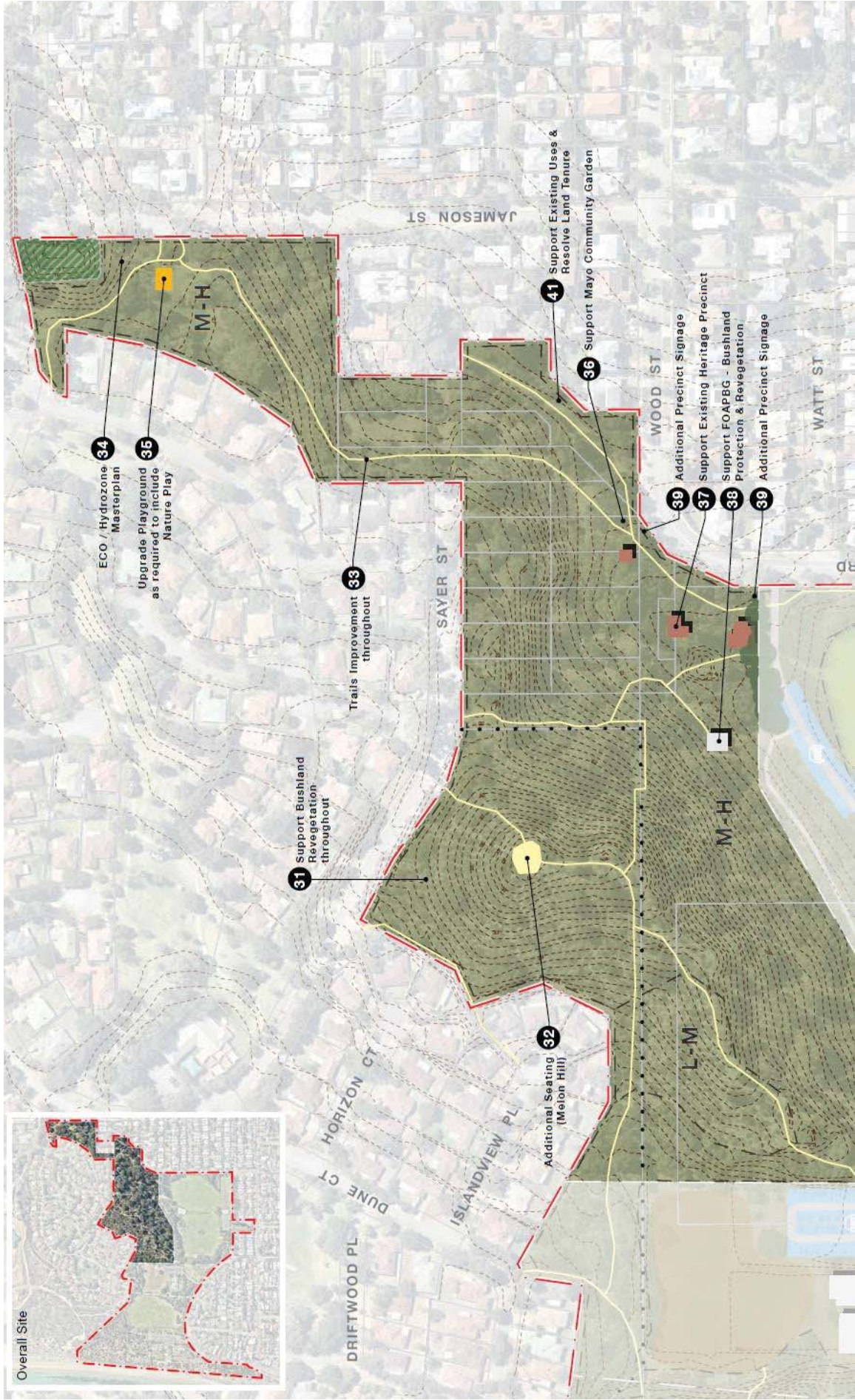


Figure 6 Allen Park Master Plan – Bush Precinct – Indicative Proposals (source: TPG Town Planning, 2017)



3. EXISTING MOVEMENT NETWORK – TRANSPORT, ACCESS & PARKING

3.1 Allen Park Existing Facilities

3.1.1 Community Facilities

The Allen Park Precinct Master Plan area contains a range of community facilities, these include:

- Swanbourne Beach and beachfront facilities (BBQ and picnic facilities);
- Swanbourne Nedlands Surf Life Saving Club;
- The Shorehouse Restaurant;
- Swanbourne Reserve Oval;
- Former lawn bowls club rooms site (open recreation site);
- WA Bridge Club;
- Associates Rugby Union Football Club Pavilion and upper oval;
- Allen Park Lower Pavilion and lower oval;
- Allen Park Tennis Club;
- Playground facilities in the southeast corner of the precinct (adjacent to Clement Street/Kirkwood Road) and the northeast corner of the precinct (Jones Park – adjacent to Jameson Street);
- Heritage precinct and associated historic houses; and
- Melon Hill look-out.

All of the above facilities are located on land controlled by the City of Nedlands with leases and/or management licenses with the users of the facilities.

3.1.2 Car Parking Facilities

There are four main car parking areas within the Allen Park Precinct, these are:

- Swanbourne Beach lower car park (19 bays);
- Swanbourne Beach upper car park plus seasonal overflow car parking (122 bays plus 55 overflow bays);
- WA Bridge Club/Associates RUFC car park plus overflow car parking (92 bays plus 55 overflow bays); and
- Allen Park Lower Pavilion Car Park (48 bays).

There are a range of secondary car parks and car parking within and surrounding the Allen Park Precinct, these are:

- Marine Parade – North Street to Odern Crescent (20 bays);
- Odern Crescent – Marine Parade to Swanbourne Beach upper car park entrance (9 bays);
- Odern Crescent – Walba Way to WA Bridge Club/Associates RUFC car park entrance (27 bays);
- Odern Crescent – WA Bridge Club/Associates RUFC car park entrance to Clement Street (17 bays);
- Clement Street – Odern Crescent to Kirkwood Road (42 bays); and
- Kirkwood Road – Clement Street to Clare Copse (32 bays).

In total there are 538 car parking bays within or immediately surrounding the Allen Park Precinct. The location of the car parking bays is shown in Figure 7 and the type of car parking bay is shown in Table 1.

Figure 7 Allen Park Precinct – Car Parking Locations (map source: Nearmaps)

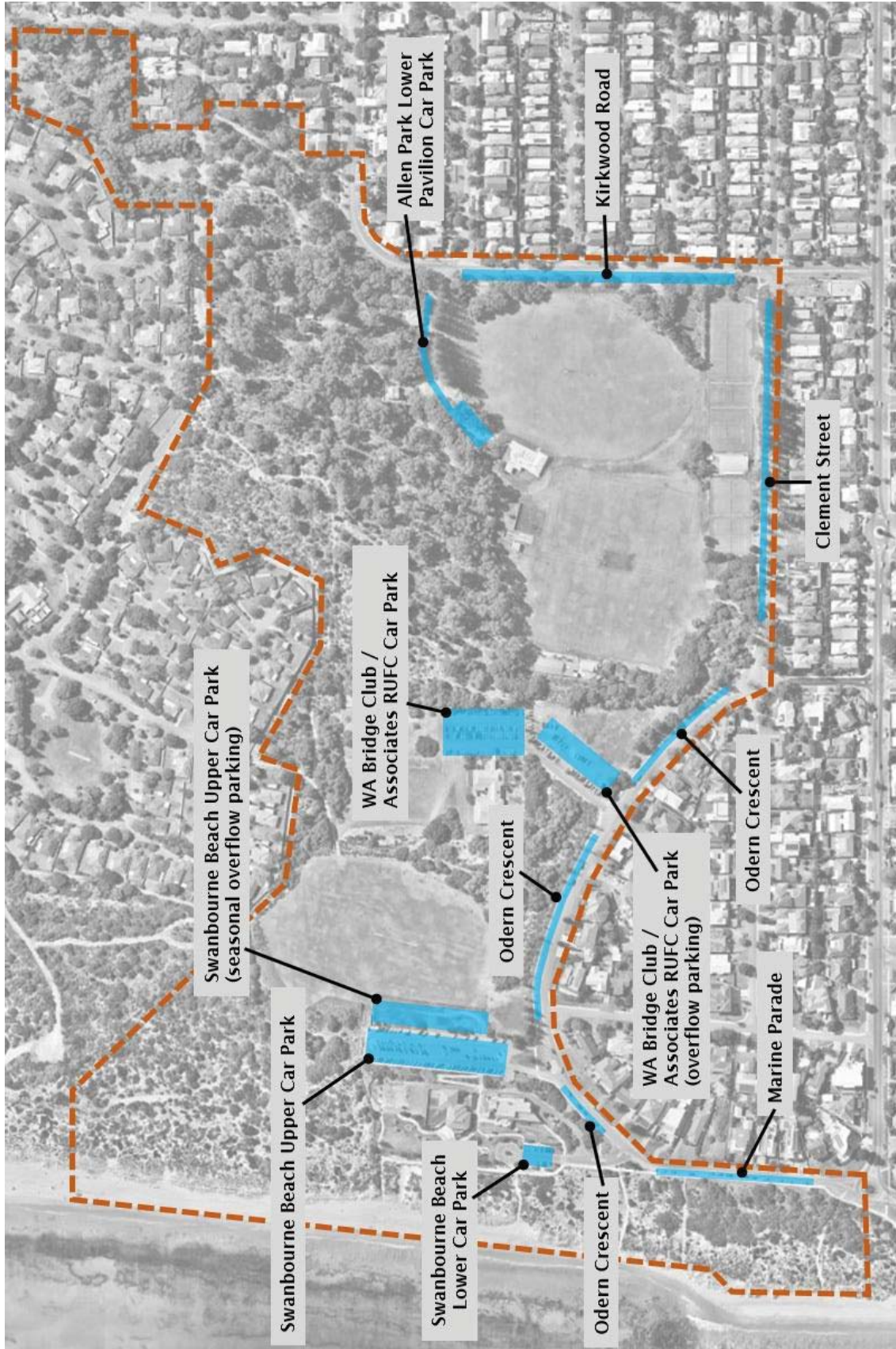


Table 1 Allen Park Precinct – Car Parking Details

Car Parking Location	On-Street (marked bays)	On-Street (un-marked bays **)	Verge Parking	Car Park	Total Parking	Notes
Marine Parade	6	14	-	-	20	80m of unmarked kerb parking
Swanbourne Beach lower CP	-	-	-	19	19	
Odern Crescent	7	2	-	-	9	12m of unmarked kerb parking
Swanbourne Beach upper CP	-	-	-	122	122	12 motorcycle bays
Swanbourne Beach upper CP (seasonal overflow parking *)	-	-	-	55	55	
Odern Crescent	-	27	-	-	27	155m of unmarked kerb parking
WA Bridge Club/Associates RUFC CP entrance	-	-	-	92	92	
WA Bridge Club/Associates RUFC CP entrance (overflow parking)	-	-	-	55	55	
Odern Crescent	-	17	-	-	17	95m of unmarked kerb parking
Clement Street	-	-	42	-	42	
Kirkwood Road	-	8	24	-	32	45m of unmarked kerb parking
Allen Park Lower Pavilion Car Park	-	-	9	39	48	
TOTAL	13	68	75	382	538	

* car park open 6am-9pm on weekends and public holidays (during October to April)

** based on 5.75m per bay

3.1.3 Existing Use of Car Parking Facilities

In order to understand the utilisation of existing car parking across the Allen Park Precinct, high-resolution Nearmaps aerial images of the Allen Park Precinct were reviewed for ten (10) days between April 2017 and February 2015. The aerial images reviewed represented a mix of days of the week and months of the year, thus are a snap shot of usage. Details of the aerial image dates are provided below, and the aerial images are contained in Appendix A:

- Monday 24 April 2017;
- Tuesday 28 February 2017;
- Monday 16 January 2017;
- Monday 10 October 2016;
- Tuesday 12 July 2016;
- Friday 4 March 2016;
- Sunday 22 November 2015 (Swanbourne Beach upper car park overflow area open);
- Sunday 28 June 2015;
- Saturday 7 March 2015 (Swanbourne Beach upper car park overflow area open); and
- Sunday 8 February 2015 (Swanbourne Beach upper car park overflow area open).

Table 2 shows the full details of the car parking utilisation data collected from the aerial images, the trends that this data suggests is described in more detail below:

Note: due to tree canopy coverage it is not possible to use aerial images to determine the use of verge parking along Clement Street or Kirkwood Road, nor the use of Allen Park Lower Pavilion Car Park.

- Swanbourne Beach upper car park (122 bays):
 - o The weekday aerial image data suggests that the Swanbourne Beach upper car park is only operating at between 50%-80% utilisation. It is likely that this represents the average weekday demand for visitors to the Swanbourne Beachfront area.
 - o The summer weekend aerial image data suggests that the Swanbourne Beach upper car park is operating at 100% utilisation on these days.
- Swanbourne Beach upper car park seasonal overflow area (55 bays):
 - o The summer weekend aerial image data suggests that the Swanbourne Beach upper car park seasonal overflow area is operating at 100% utilisation when this facility is open.
- WA Bridge Club/Associates RUFC car park (92 bays):
 - o The weekday aerial image data suggests that the WA Bridge Club/Associates RUFC car park is operating at between 70%-90% utilisation. It is likely that this high level of weekday use is consistent with continuous level of weekday activity associated with the WA Bridge Club.
 - o The summer weekend aerial image data suggests that the WA Bridge Club/Associates RUFC car park is only operating at between 10%-50% on these days. This is likely to be representative of less activity associated with the WA Bridge Club and Associates RUFC not playing games during the summer months.
- WA Bridge Club/Associates RUFC car park overflow area (55 bays):
 - o The weekday aerial image data suggests that the WA Bridge Club/Associates RUFC car park overflow area is only operating at between 20%-40% utilisation. It is likely that this level of overflow parking use is as a result of the high weekday activity associated with the WA Bridge Club and the WA Bridge Club car parking being full at times of the day.
 - o The summer weekend aerial image data suggests that the WA Bridge Club/Associates RUFC car park overflow area is only operating at between 0%-5% on these days. This is likely to be representative

of less activity associated with the WA Bridge Club and Associates RUFC not playing games during the summer months and there being plenty of available car parking within the WA Bridge Club/Associates RUFC car park and therefore the overflow car parking not being required.

- Odern Crescent on-street parking east of Swanbourne Beach upper car park (44 bays):
 - o The weekday aerial image data suggests that there is virtually no use of Odern Crescent on-street parking during the week.
 - o The summer weekend aerial image data suggests that the majority of Odern Crescent between Swanbourne Beach upper car park and the WA Bridge Club/Associates RUFC car park access road (27 bays), is utilised on these days. The aerial image data also shows that there is no use even on summer weekend days of available on-street parking along Odern Crescent between the WA Bridge Club/Associates RUFC car park access road and the Clement Street/Lyons Street roundabout.
- Overview of Weekday Car Parking Utilisation
 - o The average utilisation of all parking across the Allen Park Precinct (only those parking bays that are visible from the aerial images) is 52% on weekdays.
 - o The WA Bridge Club/Associates RUFC car park operates at near capacity during the weekdays, but there is significant capacity within the remaining car parking across the Precinct.
- Overview of Summer Weekend Car Parking Utilisation
 - o The average utilisation of all parking across the Allen Park Precinct (only those parking bays that are visible from the aerial images) is 52% on summer weekends.
 - o All car parking within the vicinity of Swanbourne Beach (including Swanbourne Beach upper car park and seasonal overflow car park) operate at 98%-100% utilisation on summer weekends.
 - o It should be noted that the high weekend summer utilisation of parking within the vicinity of Swanbourne Beach, only extends to on-street parking along Odern Crescent as far as the access road to the WA Bridge Club/Associates RUFC. The WA Bridge Club/Associates RUFC car park and associated overflow car park do not get used during these high demand summer weekend periods – even though the beach is only a 450m walk from these car parks.

Table 2 Allen Park Precinct – Existing Car Parking Use

Car Parking Location	Total Parking	Mon 24 Apr 2017	Tue 28 Feb 2017	Mon 16 Jan 2017	Mon 10 Oct 2016	Tue 12 Jul 2016	Fri 4 Mar 2016	Sun 22 Nov 2015	Sun 28 Jun 2015	Sat 7 Mar 2015	Sun 8 Feb 2015
Marine Parade	20	13	5	10	9	16	17	20	2	20	20
Swanbourne Beach lower CP	19	13	8	8	12	14	17	19	5	19	19
Odern Crescent	9	5	2	7	3	5	4	9	0	9	9
Swanbourne Beach upper CP	122	80	46	50	45	55	74	122	9	122	122
Swanbourne Beach upper CP (seasonal overflow parking *)	55	~	~	~	~	~	~	55	~	55	55
Odern Crescent	27	0	0	2	1	0	0	27	1	27	13
WA Bridge Club/Associates RUFC CP	92	75	92	65	85	58	79	10	54	8	10
WA Bridge Club/Associates RUFC CP entrance (overflow parking)	55	43	27	17	36	3	19	1	2	5	3
Odern Crescent	17	1	3	4	0	0	0	3	0	0	1
Clement Street	42	~	~	~	~	~	~	~	~	~	~
Kirkwood Road	32	~	~	~	~	~	~	~	~	~	~
Allen Park Lower Pavilion Car Park	48	~	~	~	~	~	~	~	~	~	~
TOTAL PARKING OCCUPANCY		538	183	163	191	151	210	266	73	265	252
TOTAL PARKING UTILISATION		64%	51%	45%	53%	42%	58%	64%	20%	64%	61%
TOTAL BEACH PARKING UTILISATION ON SUMMER WEEKENDS								100%			94%

~ seasonal overflow car park not open OR parked cars not visible off aerial images

3.1.4 Bushland and Path Network

The Allen Park Precinct has a significant amount of bushland throughout the site. The bushland is identified as being of high quality with some sections of the Precinct being listed as a Bush Forever Site.

A system of pathways and access-ways exist throughout the Precinct. However, very few pathways link up together to allow a clear track from one side of the Precinct to the other.

3.2 Surrounding Land Uses

The Allen Park Precinct is surrounded by the Campbell Barracks Defence Housing estate known as Seaward Village to the north, residential areas in the east and south, and the coastline (beach and ocean) to the west.

The Allen Park Precinct is used by a range of local residents, community groups, sporting teams and those travelling from further afield to access the beachfront and associated facilities, as well as those from further afield competing against the sporting teams that call Allen Park home.

3.3 Road Network and Vehicular Site Access

3.3.1 Road Hierarchy

The Allen Park Precinct can be accessed from the east and south via the surrounding road network but cannot be accessed from the north (Campbell Barracks) or west (beach/ocean). The primary road corridors that provide vehicular access into the Allen Park Precinct area from the east is via West Coast Highway-North Street-Kirkwood Road or Marine Parade. The primary road corridors that provide vehicular access into the Allen Park Precinct area from the south is via Marine Parade or Broome Street or Marmion Street, each of which run north-south through the residential areas of northern Cottesloe.

The overall functional hierarchy map from the Main Roads WA Road Information Mapping System is shown in Figure 8. Main Roads WA criteria for the various hierarchy of roads are detailed below:

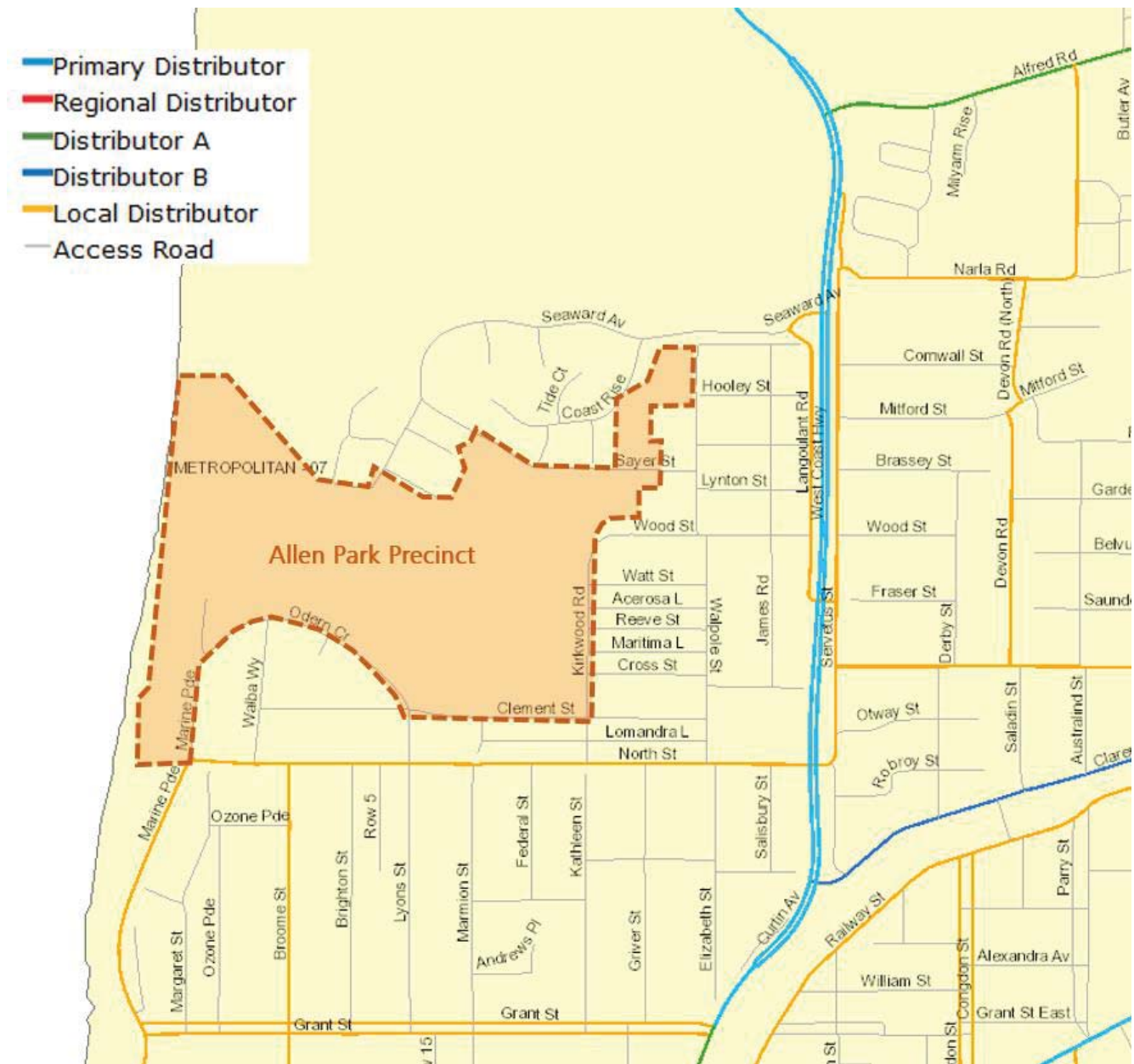
Primary Distributor Roads: Provide for major regional and inter-regional traffic movement and carry large volumes of generally fast moving traffic. Some are strategic freight routes and all are State Roads. They are managed by Main Roads WA and typically carry above 15,000 vehicles per day. Within the vicinity of the Allen Park Precinct only West Coast Highway is classified as a Primary Distributor.

Distributor A Roads: Carry traffic between industrial, commercial and residential areas and generally connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining property. They are managed by local government and typically carry between 8,000-15,000 vehicles per day. Within the vicinity of the Allen Park Precinct Curtin Avenue and Alfred Road are classified as Distributor A roads.

Local Distributor Roads: Roads that carry traffic within a cell and link District Distributors or Regional Distributors at the boundary, to Access Roads. The route of Local Distributors should discourage through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to, or serving the area. These roads should accommodate buses, but discourage trucks. They are managed by local government and typically carry between 3,000-6,000 vehicles per day. Within the vicinity of the Allen Park Precinct North Street, Marine Parade, Broome Street, Grant Street and Langouant Road-Servetus Street are all classified as a Local Distributor roads.

Access Roads: Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by local government and typically carry less than 3,000 vehicles per day. Within the vicinity of the Allen Park Precinct Odern Crescent, Walba Way, Clement Street, Kirkwood Road, Wood Street and Clare Copse are all classified as Access Roads.

Figure 8 MRWA Functional Hierarchy within the vicinity of the Allen Park Precinct (Source: MRWA)



3.3.2 Posted Speed Limits

All other local roads (Access Roads) within the vicinity of the Allen Park Precinct operate with a 50km/h speed limit, which is the standard approach to speed limit controls across the local road network within metropolitan Perth.

The higher order roads of Alfred Road and Curtin Avenue operate with a 60km/h speed limit, and West Coast Highway operates with a 70km/h speed limit.

Figure 9 shows the posted speed limit on the road network within the vicinity of the Allen Park Precinct.

Further details in relation to the intersection arrangements and road corridors are provided in the remainder of this section of the report.

Swanbourne Beach Lower Car Park Access

The Swanbourne Beach lower car park is accessed via a no through road which provides access to the car park as well as Swanbourne Nedlands Surf Life Saving Club and The Shorehouse restaurant. The car park contains 19 bays.

The car park access road forms a priority controlled intersection with Marine Parade-Odern Crescent, with the car park access road forming the minor leg of the intersection. The car park access road, Marine Parade and Odern Crescent are single carriageway roads, with one lane in each direction (see Figure 10).

There is no kerb-side parking along the car park access road, and the car park is configured with 19 marked 90-degree parking bays. Both Marine Parade and Odern Crescent have kerb-side parallel parking bays along the western side of the road either side of the intersection with the car park access road.

Figure 10 Swanbourne Beach lower car park access intersection with Marine Parade-Odern Crescent (Source: Google Streetview)



Swanbourne Beach Upper Car Park Access

The Swanbourne Beach upper car park is accessed via a one-way no through road which provides access to the car park. The car park contains 122 bays and an additional 55 bays within an overflow area that is only open from 6am-9pm on weekends and public holidays during October-April.

The one-way no through road car park entry is accessed via Odern Crescent. Immediately to the north of the car park entry, Odern Crescent has a section of road that operates as one-way southbound. As such all traffic driving northbound on Odern Crescent must drive into the car park at this location (see Figure 11).

The car park has a one-way exit road, which exits onto Odern Crescent. All vehicles must turn right when exiting the car park, and travel southbound along Odern Crescent (see Figure 12). This is due to the section of Odern Crescent between the car park entry road and Walba Way operating as one-way southbound.

There is no kerb-side parking along the car park entry or exit road and the car park is configured with 122 marked 45-degree parking bays and a grassed overflow parking area accommodating approximately 55 vehicles. Odern Crescent has kerb-side parallel parking bays along the western side of the road to the south of the intersection with the car park entry road, and Odern Crescent has unmarked kerb-side parallel parking along the northern side of the road to the east of the intersection with the car park exit road.

Figure 11 Swanbourne Beach upper car park entry intersection with Odern Crescent (Source: Google Streetview)



Figure 12 Swanbourne Beach upper car park exit intersection with Odern Crescent (Source: Google Streetview)



WA Bridge Club/Associates RUFC Car Park Access

The WA Bridge Club/Associates RUFC car park is accessed via a no through road which provides access to the car park as well as WA Bridge Club and Associates RUFC Pavilion. The car park contains 92 bays and an additional 55 bays within an overflow area that is available at all times.

The car park access road forms a priority controlled intersection with Odern Crescent, with the car park access road forming the minor leg of the intersection. The car park access road and Odern Crescent are single carriageway roads, with one lane in each direction (see Figure 13).

There is no kerb-side parking along the car park entry road and the car park is configured with 92 marked 90-degree parking bays and a grassed overflow parking area accommodating approximately 55 vehicles (see Figure 14). Odern Crescent has unmarked kerb-side parallel parking along the northern side of the road to the east and west of the intersection with the car park exit road.

Figure 13 WA Bridge Club/Associates RUFC car park access intersection with Odern Crescent (Source: Google Streetview)



Figure 14 WA Bridge Club/Associates RUFC car park (Source: Google Streetview)



Clement Street Verge Parking

Along the northern side of Clement Street verge parking is available adjacent to Allen Park Tennis Club. There is capacity for approximately 42 vehicles to park along the Clement Street verge between Odern Crescent and Kirkwood Road.

Clement Street is a single carriageway road with one lane in each direction. The road features semi-mountable kerbs along the northern side of the road, enabling verge parking between the mature street trees (see Figure 15).

Figure 15 Clement Street verge parking (Source: Google Streetview)



Kirkwood Road Verge Parking

Along the western side of Kirkwood Road verge parking is available adjacent to Allen Park lower oval/playground. There is capacity for approximately 32 vehicles to park along the Kirkwood Road verge between Clement Street and Clare Copse.

Kirkwood Road is a single carriageway road with one lane in each direction. The road features semi-mountable kerbs along the western side of the road, enabling verge parking between the mature street trees (see Figure 16).

Figure 16 Kirkwood Road verge parking (Source: Google Streetview)



Allen Park Lower Pavilion Car Park Access

The Allen Park Lower Pavilion Car Park is accessed via a no through road (Clare Copse) which provides access to the car park as well as Allen Park Lower Pavilion and the heritage precinct and historic local houses. The car park contains 48 bays.

The car park access road (Clare Copse) forms a priority controlled intersection with Kirkwood Road, with the car park access road (Clare Copse) forming the minor leg of the intersection. The car park access road (Clare Copse) and Kirkwood Road are single carriageway roads, with one lane in each direction (see Figure 17).

There is no kerb-side parking along the southern side of the car park access road (Clare Copse) but there is verge parking available on the northern side of the car park access road (Clare Copse) – Figure 18.

The car park is configured with 39 marked 90-degree parking bays and capacity for approximately 9 vehicles to park on the verge. Kirkwood Road has verge parking on the western side of the road to the south of the intersection with the car park entry road (Clare Copse), but there is no kerb-side parking along Kirkwood Road to the north of the intersection with the car park exit road (Clare Copse).

Figure 17 Allen Park Lower Pavilion Car Park access intersection with Kirkwood Road (Source: Google Streetview)



Figure 18 Allen Park/Associates RUFC car park (Source: Google Streetview)



Wood Street No Through Road Access

A no through road access off Wood Street provided vehicular access to parts of the heritage precinct and historic local houses.

The no through road forms a priority controlled intersection with Wood Street, with the no through road forming the minor leg of the intersection. The no through road and Wood Street are single carriageway roads, with one lane in each direction (see Figure 19).

Figure 19 Wood Street no through road access intersection with Kirkwood Road-Wood Street (Source: Google Streetview)



3.4 Pedestrian Network and Site Access by Foot

The extent and quality of the existing pedestrian infrastructure within and surrounding the Allen Park Precinct is of a standard that is commensurate with the nature of the recreational and leisure land uses across the Precinct. The existing local pedestrian infrastructure within vicinity of key land uses across the site is discussed in more detail below.

3.4.1 Swanbourne Beachfront Area – Pedestrian Infrastructure

There is an extensive footpath network within the Swanbourne Beachfront area, as shown in Figure 20. There is a footpath along the western side of Marine Parade and northern side of Odern Crescent, which provides direct footpath access to the on-street parking. There is a wide pedestrian zone along the beachfront area in front of the Swanbourne Nedlands Surf Life Saving Club and The Shorehouse restaurant. In addition, there is a footpath along the western side of the Swanbourne Beach upper car park, with pedestrian ramp access to the beachfront at the southern end of the car park and stepped pedestrian access to the beachfront at the northern end of the car park.

Figure 20 Swanbourne Beachfront area pedestrian infrastructure (Source: Google Maps)



3.4.2 WA Bridge Club/Associates RUFC Pavilion Area – Pedestrian Infrastructure

There is a limited footpath network within the WA Bridge Club/Associates RUFC Pavilion area, as shown in Figure 21. There is a footpath along the northern side of Odern Crescent, which provides direct footpath access to the on-street parking. There is no formal footpath alongside the WA Bridge Club/Associates RUFC car park access road, nor within the car park. However, the Whadjuk Trail path (see section 3.4.6) runs along the northern perimeter of the Allen Park upper oval, to the north of the Associates RUFC Pavilion, across the WA Bridge Club car park, the formal lawn bowls club rooms site and the Swanbourne Reserve Oval.

Figure 21 WA Bridge Club/Associates RUFC Pavilion area pedestrian infrastructure (Source: Google Maps)



3.4.3 Allen Park Lower Pavilion Area – Pedestrian Infrastructure

There is a good footpath network within the Allen Park Lower Pavilion area, as shown in Figure 22. There is a footpath along the eastern and western sides of Kirkwood Road, with the footpath on the western side providing direct footpath access to the verge parking. There is no formal footpath alongside the Allen Park Lower Pavilion car park access road (Clare Copse), however pedestrians if they wish could walk along the Allen Park lower oval to the south.

Figure 22 Allen Park Lower Pavilion area pedestrian infrastructure (Source: Google Maps)



3.4.4 Allen Park Tennis Club Area – Pedestrian Infrastructure

There is a good footpath network within the Allen Park Tennis Club area, as shown in Figure 23. There is a footpath along the northern side of Clement Street, which provides direct footpath access to the verge parking.

Figure 23 Allen Park Tennis Club area pedestrian infrastructure (Source: Google Maps)



The pedestrian crossings on Kirkwood Road either side of the Clement Street intersection feature median islands to provide for safe pedestrian refuge and the option for pedestrians to cross the road in two stages.

Figure 24 Kirkwood Road pedestrian crossing to the north of the Clement Street intersection (Source: Google Streetview)



3.4.5 Allen Park Bushland Area – Pedestrian Infrastructure

Bush access paths have been formalised, however the condition that these paths are in is generally poor, with some paths within the Department of Defence land not being trafficable. With several of the paths having sections within City landholding and sections on Crown Land controlled by the Department of Defence, it makes maintenance difficult.

3.4.6 Whadjuk Trail Path

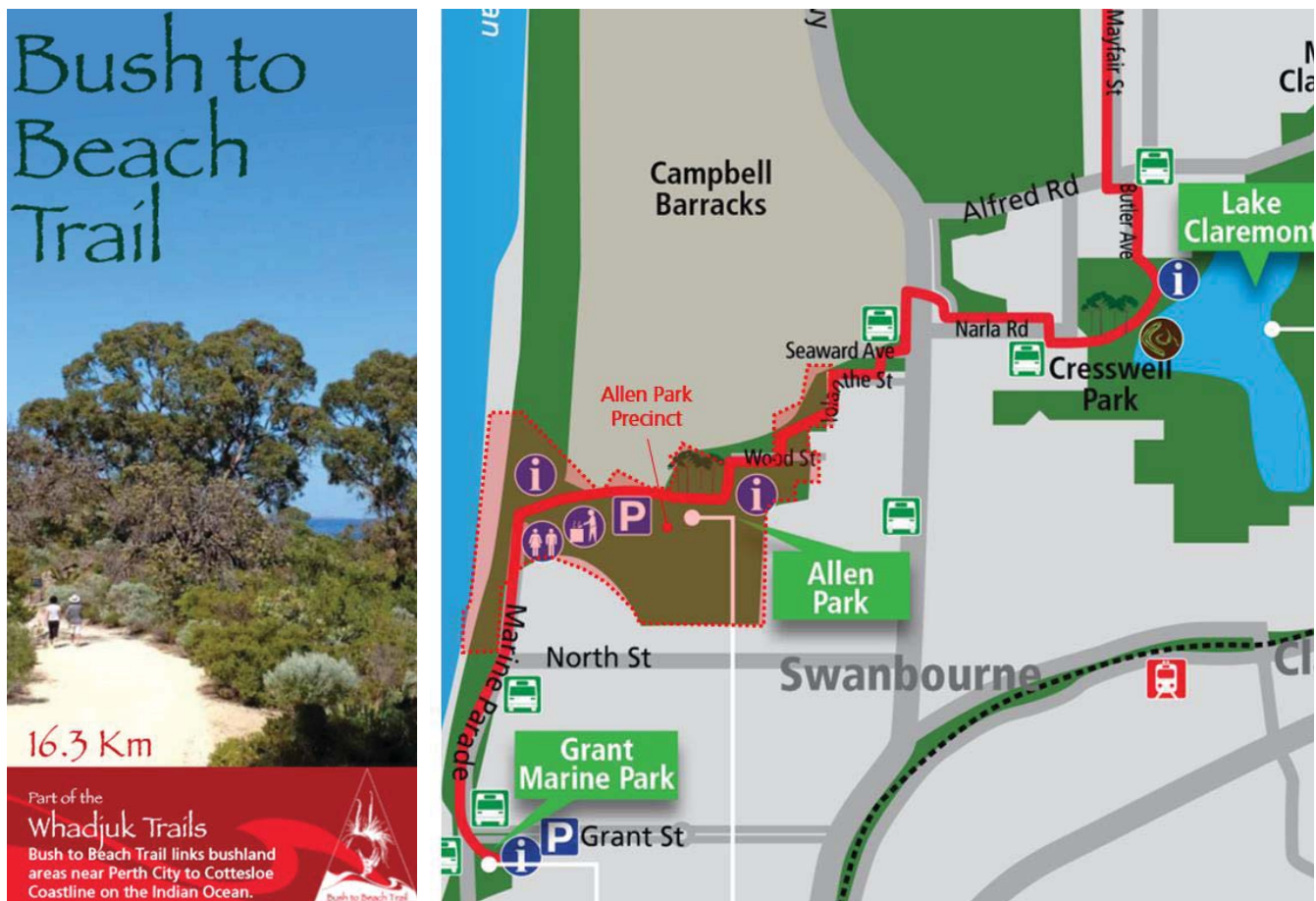
The 'Bush to Beach' trail passes through the Allen Park Precinct. The trail is part of the wider and significant Whadjuk Trail Network. The Bush to Beach trail is 16.3km long and has a defined route linking bushland and other local heritage trails, the route has been designed to be walked in sections from numerous access points.

The Bush to Beach trail starts in Kings Park and ends at Grant Marine Park, the trail passes Lake Jualbup, Shenton Bushland, Perry Lakes Reserve, Bold Park, Lake Claremont and Allen Park.

Within the Allen Park Precinct the sign posted Bush to Beach trail is via Wood Street, Allen Park bushland, past Associates RUFC Pavilion, across WA Bridge Club car park and then across the former lawn bowls club rooms site, across Swanbourne Reserve Oval to access Swanbourne Beachfront.

The route of the Bush to Beach trail in relation to the Allen Park Precinct is shown in Figure 25.

Figure 25 Bush to Beach Trail route in relation to the Allen Park Precinct (Source: Whadjuk Walking Trails)



3.4.7 Site Pedestrian Accessibility

One tool to measure the pedestrian accessibility of a given site is to use the commercial product Walkscore, which provides a geographical based rating score for a given location based on the availability of services within a walking catchment. Whilst this is typically used when assessing the pedestrian accessibility of a residential development site, there are merits in utilising this product to give an indication of the broader Precinct accessibility.

The Walkscore rating for a central location within the Allen Park Precinct is 47 out of 100 (the address used for the purposes of this analysis was 7 Odern Crescent (WA Bridge Club address)). Walkscore measures the walkability of a location based on the distance to nearby places and pedestrian facilities, the overall scoring is ranked as follows:

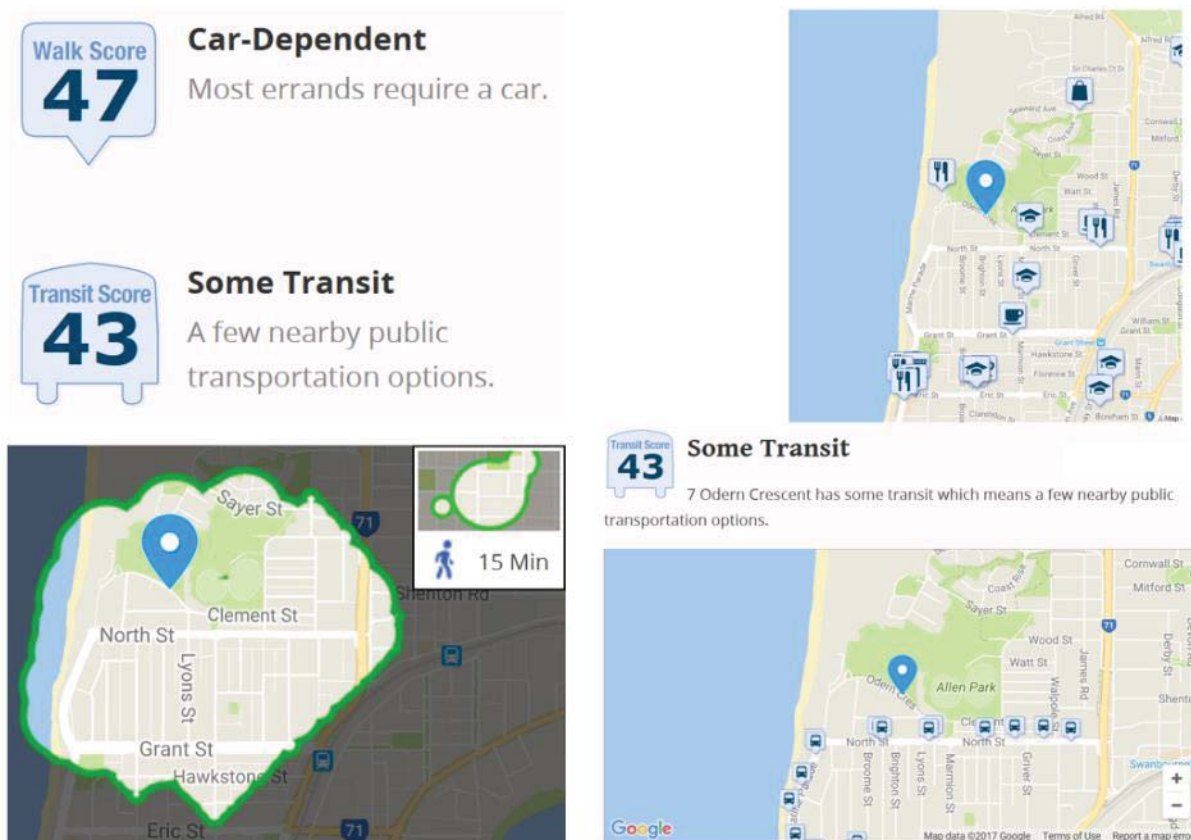
- 90–100 Walker's Paradise: Daily errands do not require a car
- 70–89 Very Walkable: Most errands can be accomplished on foot
- 50–69 Somewhat Walkable: Some errands can be accomplished on foot
- 25–49 Car-Dependent: Most errands require a car
- 0–24 Car-Dependent: Almost all errands require a car

As such the central area of the Precinct is considered on the Walkscore ranking system to be 'Car Dependent – with most errands requiring a car'. Whilst the site benefits from good access to schools and parks, the site is less well situated to access culture and entertainment, shopping, dining and drinking and errands.

The central area of the Precinct scores a below average 43 out of 100 in terms of access to transit services (public transport services). The score of 43 is within the Walkscore banding '25-49 – Some Transit – a few nearby public transportation options'. The Transperth bus network provides services along the North Street-Marine Parade corridors to the south of the Allen Park Precinct via bus route no. 102. This bus route operates between Elizabeth Quay Bus Station and Cottesloe Station via UWA, Claremont, Claremont Station, Swanbourne and Cottesloe Beach.

The Walkscore ratings for a central location within the Allen Park Precinct are summarised in Figure 26.

Figure 26 Walkscore rating for a central location within the Allen Park Precinct (Source: Walkscore.com)



3.5 Cycle Network and Site Access by Bike

There is limited formal cycling infrastructure or signed bike routes within the immediate vicinity of the Allen Park Precinct. The Perth Bicycle Network Map extract in Figure 27 shows that the Perth Bike Network (PBN) continuous signed route NW2, which runs from Swanbourne Beach to Burns Beach, passes through the Allen Park Precinct via a shared path along the northern side of Odern Crescent, northern side of Clement Street and western side of Kirkwood Road. In addition, Kathleen Street to the south of Kirkwood Road/North Street is identified as a 'good on-road riding environment'.

Figure 27 Bicycle network within the vicinity of the Allen Park Precinct (Source: Department of Transport)



Across the Allen Park Precinct bike parking is provided adjacent to key land uses. Bicycle parking takes the form of 'dolphin racks' as shown in Figure 28. The bike racks appear to be relatively new and in good condition.

Bike parking racks are located at:

- Swanbourne Beachfront area;
- Allen Park Tennis Club; and
- Allen Park Lower Pavilion (pictured).

Figure 28 Bike parking within the Allen Park Precinct

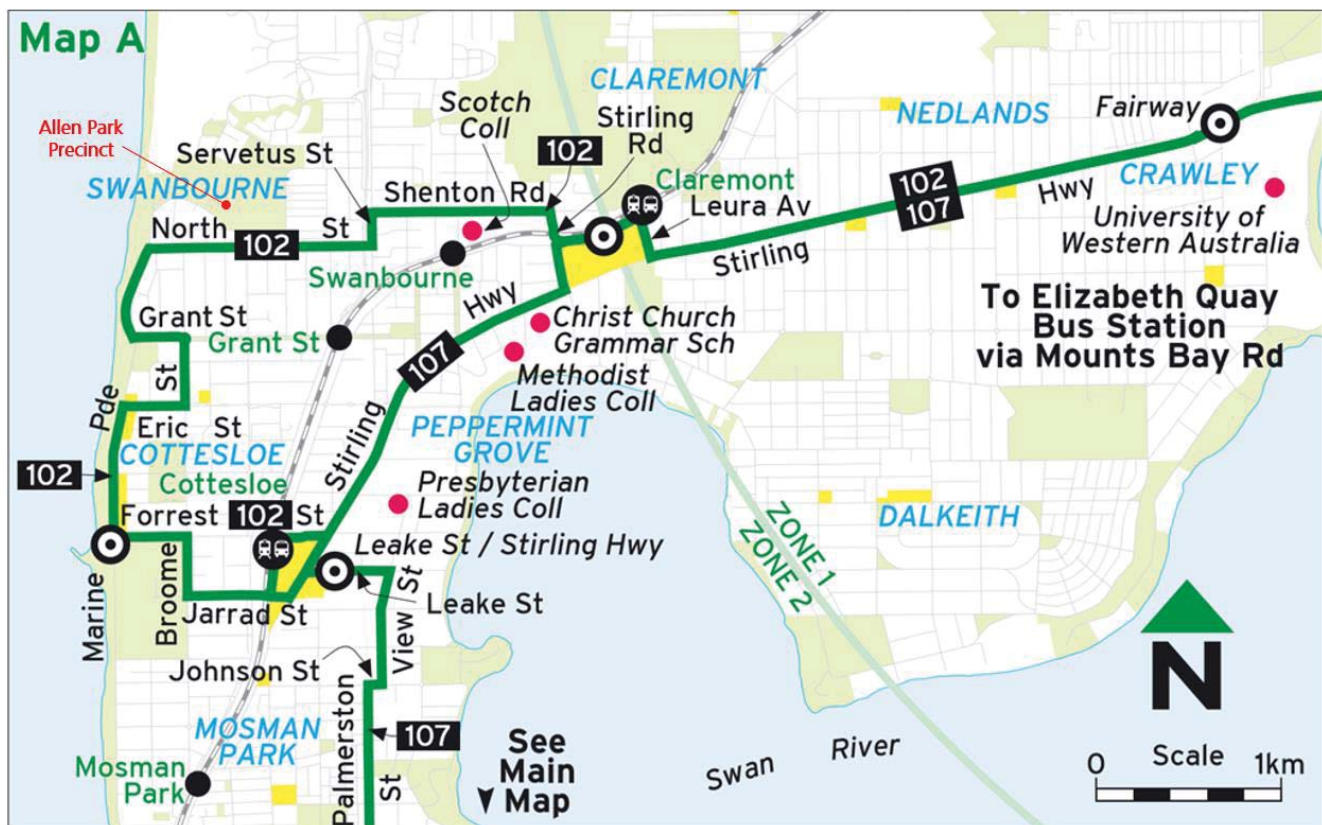


3.6 Public Transport Network and Site Access by PT Modes

Access to the Allen Park Precinct by public transport is considered to be below average, with the address of 7 Odern Crescent (WA Bridge Club located in the center of the Precinct) scoring 43 out of 100 in terms of access to transit services (public transport services) from Walkscore. The score of 43 is within the Walkscore banding '25-49 – Some Transit – a few nearby public transportation options'.

The Transperth bus network provides services along the North Street-Marine Parade corridors to the south of the Allen Park Precinct via bus route no. 102. This bus route operates between Elizabeth Quay Bus Station and Cottesloe Station via UWA, Claremont, Claremont Station, Swanbourne and Cottesloe Beach, as shown in Figure 29.

Figure 29 Transperth Bus Route No. 102 Route Map (Source: Transperth)



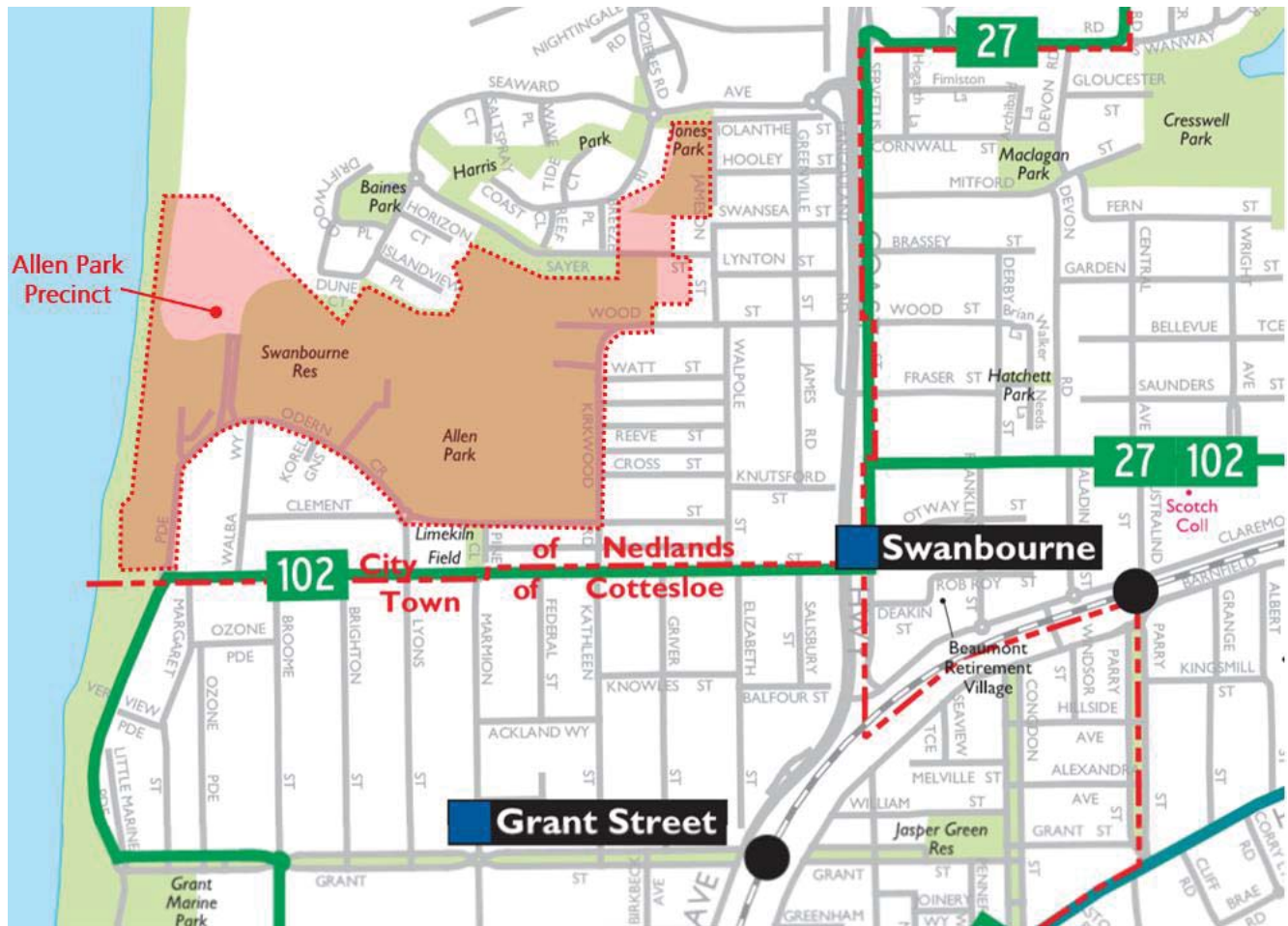
Bus route no. 102 operates from bus stops along North Street between West Coast Highway and Marine Parade, as shown in Figure 30. Bus route no. 102 operates at the following frequency:

- Weekday frequency: 30 mins (6am-6pm) / 60 mins (6pm-10pm);
- Saturday frequency: 30 mins (6am-6pm) / 60 mins (6pm-10pm); and
- Sunday frequency: 30 mins (8am-6pm) / 60 mins (6pm-9pm).

The following bus stops are used by bus route no. 102 and can be utilised to access a range of facilities across the Allen Park Precinct:

- North Street bus stops either side of Kirkwood Road:
 - o 300m to Allen Park Tennis Club
 - o 350m to Allen Park lower oval
 - o 425m to Allen Park Lower Pavilion
- North Street bus stops to the east of Lyons Street:
 - o 300m to Allen Park upper oval
 - o 350m to Associates RUFC Pavilion
 - o 425m to WA Bridge Club
- Marine Parade bus stops south of North Street:
 - o 400m to Swanbourne Beach
 - o 425m to Swanbourne Nedlands Surf Life Saving Club
 - o 550m to Swanbourne Reserve Oval

Figure 30 Public transport network within the vicinity of the Allen Park Precinct (Source: Transperth)



4. MASTER PLAN MOVEMENT NETWORK – TRANSPORT, ACCESS & PARKING

As discussed in section 2 of the report, the Allen Park Master Plan has split the site into three broad precincts; Beach Precinct, Sports Precinct and Bush Precinct. The indicative master plan proposals for the three precincts are shown in Figure 4 (Beach Precinct), Figure 5 (Sports Precinct) and Figure 6 (Bush Precinct).

Within this section of the report each of the indicative master plan proposals, which have the potential to influence or impact upon transport (movement), access or parking within the local area, are examined in more detail.

4.1 Beach Precinct – Impacts of Indicative Master Plan Proposals

The Beach Precinct broadly covers the area from Swanbourne Beach to Swanbourne Reserve Oval, including the Swanbourne Nedlands Surf Life Saving Club and the Shorehouse Restaurant. The indicative master plan proposals for this precinct which have potential to influence or impact upon transport (movement), access or parking within the local area are detailed in the following sections.

4.1.1 Proposal No. 01: New Path Around Swanbourne Reserve Oval

Proposal: It is proposed to provide a new natural pathway around the northern perimeter of the Swanbourne Reserve Oval. This new pathway will connect with an existing pathway which runs through bushland to the north of the former lawn bowls club rooms site, then pass between the oval and proposed new bushland vegetation to the north and ultimately connect to the existing pathway along the northern side of the Swanbourne Beach upper car park that provides stepped access to Swanbourne Beachfront.

Transport Impact: The new pathway will provide additional formal footpath connectivity around Swanbourne Reserve Oval, but is very unlikely to generate any additional trips to the Allen Park Precinct in its own right. As such this proposal will have no impact upon the existing transport, access and parking infrastructure.

4.1.2 Proposal No. 02: Rehabilitation of Swanbourne Reserve Oval

Proposal: It is proposed to rehabilitate the playing surface of the Swanbourne Reserve Oval. This would return the oval surface to a safe facility to be used for community events or family recreation/sports.

Transport Impact: The rehabilitation of the Swanbourne Reserve Oval playing surface would enable the oval to be used to host a range of community events or simply be used for family recreation/sports. The transport impact would be markedly different if the oval were to regularly host community events such as weekend markets, compared to simply being used for family recreation/sports. If the oval were to host community events, it would be recommended that sufficient notice was given by the event organiser to ensure any event was scheduled when there is limited activity at the WA Bridge Club and Associates RUFC, to ensure the maximum availability of the WA Bridge Club/Associates RUFC car park and overflow parking area for patrons attending the community event.

4.1.3 Proposal No. 04: Replace Overflow Parking at Swanbourne Beach Upper Car Park

Proposal: It is proposed to remove the overflow car parking on the Swanbourne Reserve Oval and extend the existing Swanbourne Beach upper car park by approximately 60 car parking bays. The existing grass overflow car parking area on Swanbourne Reserve Oval can accommodate approximately 55 vehicles (based on observations from aerial images), but the use of the overflow car park is often inefficient with the use of space subject to driver willingness to park close to other vehicles. A more efficient use of space would be to extend the Swanbourne Beach upper car park toward Swanbourne Reserve Oval to create an additional aisle of parking within the car park and provide approximately 60 marked car parking bays.

Transport Impact: Given that the proposal is to replace the existing seasonal overflow parking area that accommodates 55 vehicles, with an extension to the existing car park to accommodate an additional 60 bays, there is a net increase of approximately 5 car parking bays. It should be noted that whilst there is a net increase of 5 car parking bays when you include the seasonal overflow parking area, there would be a net increase of 60 bays during winter months and summer month weekdays when the seasonal overflow parking area is currently not available. The modest 5 bays increase in car parking capacity to accommodate the high demand for parking on summer weekends, this would have no material impact on the local transport network. The 60 bays increase in weekday/winter weekend car parking capacity could be used to facilitate access to any community events that are held on Swanbourne Reserve Oval.

4.1.4 Proposal No. 06: Upgrade of Swanbourne Beach Facilities

Proposal: It is proposed to upgrade the Swanbourne Beachfront facilities including a coffee kiosk and a 3-on-3 basketball court.

Transport Impact: The provision of a coffee kiosk and 3-on-3 basketball court is unlikely to materially change the offering at Swanbourne Beach to attract new trips to the Precinct that were not already being made. These upgraded facilities would simply enhance and supplement the existing beachfront offerings for existing users of the Precinct.

4.2 Sports Precinct – Impacts of Indicative Master Plan Proposals

The Sports Precinct broadly covers the area from the former lawn bowls club rooms site through to Kirkwood Road, including the WA Bridge Club, the Associates Rugby Union Football Club Pavilion (upper oval), the Allen Park Lower Pavilion (lower oval), the Allen Park Tennis Club and playground adjacent to Kirkwood Road. The indicative master plan proposals for this precinct which have potential to influence or impact upon transport (movement), access or parking within the local area are detailed in the following sections.

4.2.1 Proposal No. 07: Install Raised Pedestrian Crossing at WA Bridge Club Car Park

Proposal: It is proposed to install a raised pedestrian crossing at the entrance to the car park access road to the WA Bridge Club/Associates RUFC car park. The raised crossing would be located at the entrance to the car park access road off Odern Crescent with the existing Odern Crescent footpath being raised. In addition, it is proposed to install a raised pedestrian crossing at the entrance to the WA Bridge Club at-grade car park. The raised crossing would be located at the northern end of the car park access road and provide for a raised crossing that accommodates the realigned Wadjuk Trail (see Proposal No. 8 below).

Transport Impact: The proposed raised pedestrian crossings would slow vehicles entering or exiting the car park access road to/from Odern Crescent. Reduced vehicle speeds in these locations would improve safety for all vehicles entering or exiting the car park area, improve pedestrian safety within the car park and improve pedestrian safety for those walking along the Odern Crescent footpath across the car park access road or the realigned Wadjuk Trail path around the southern and western sides of the WA Bridge Club car park (see Proposal No. 08).

4.2.2 Proposal No. 08: Realignment of Wadjuk Trail Path Around WA Bridge Club Car Park

Proposal: It is proposed to realign the Wadjuk Trail path to provide a sealed path from the existing footpath alongside the Associates RUFC Pavilion and the marked gravel path to the north of the WA Bridge Club, which leads across Swanbourne Reserve Oval and down to Swanbourne Beachfront area. It is proposed that the Wadjuk Trail, which currently crosses through the WA Bridge Club car park, is realigned with a sealed path to run along the southern and western sides of the WA Bridge Club car park.

Transport Impact: The proposed realignment of the Wadjuk Trail path around the southern and western sides of the WA Bridge Club car park (to replace the existing Wadjuk Trail that is signposted across the car park with no pedestrian pathway to provide safe refuge from moving vehicles), would provide a dedicated safe pedestrian path around rather than across the car park. The crossing of the car park access road in the southwest corner of the car park would be facilitated by the proposed raised pedestrian crossing (see Proposal No. 07), which would slow vehicles entering and exiting the car park.

4.2.3 Proposal No. 09: Formalise the Overflow Car Park at WA Bridge Club Car Park

Proposal: It is proposed to formalise the existing open grass area to the south of the WA Bridge Club car park that can be parked on, into an at-grade car park with a tarmac surface but with internal tree planting to ensure the car park retains a degree of tree canopy coverage. Observations of aerial images show that the open grass area currently accommodates a maximum of 55 vehicles. Many more vehicles could park on the open grass area, but the aerial images show that the sloping topography of the southeastern half of the open grass area is a sufficient deterrent to drivers parking in that part of the site.

Transport Impact: It is envisaged that the existing overflow car park would be formalised into an at-grade car park with a like-for-like capacity of approximately 55 parking bays. If this was the case, no additional traffic would be generated by a like-for-like replacement of existing car parking provision.

4.2.4 Proposal No. 19a: Upgrade of Gravel Track to Allen Park Upper Oval

Proposal: It is proposed to upgrade the surface of the existing gravel track that provides vehicle access between the Allen Park Lower Pavilion car park (adjacent to the lower oval) and the Associates RUFC facilities located on the upper oval. The upgrade of the gravel track is required to facilitate disabled access and parking as set out in Proposal No. 19b below.

Transport Impact: The existing gravel track is currently used by delivery vehicles to access the Associates RUFC Pavilion on the western side of the upper oval. The resurfacing and upgrading of the existing gravel track would improve the safety for delivery vehicles accessing the Associates RUFC Pavilion and facilitate disabled access and parking as set out in Proposal No. 19b below.

4.2.5 Proposal No. 19b: Provision of Disabled Access and Parking to Allen Park Upper Oval

Proposal: It is proposed to provide disabled access and parking on the upper oval adjacent to the cricket practice nets facility. Vehicular access to the location adjacent to the cricket practice nets would be facilitated by the proposed upgrades to the surface of the existing gravel track detailed in Proposal No. 19a above. The number of disabled parking bays required would be determined by the City in discussions with the relevant sporting clubs. In addition, a formal sealed path would be required leading from the parking area to the Associates RUFC pavilion site to facilitate access to club rooms etc.

Transport Impact: The provision of disabled access and parking adjacent to the upper oval via the upgraded gravel track (see Proposal 19a above), would provide access to the upper oval and Associates RUFC Pavilion facilities, which are very difficult to access by those with universal access requirements. It is possible that the provision of 2-3 disabled access bays adjacent to the upper oval could generate 2-3 additional vehicle trips, made by those that can more easily access these facilities for the first time. The generation of 2-3 additional vehicle trips would have no material impact on the local transport network.

4.2.6 Proposal No. 20: Provision of Disabled Access and Parking to Associates RUFC Facility

Proposal: In combination with the proposed formalisation of overflow car park to the south of the WA Bridge Club car park (Proposal No. 09), it is proposed to provide disability access from this new sealed car park to the Associates RUFC Pavilion – this would be in combination with pavilion upgrade works to provide additional change rooms and storage. Due to the topography in this area of the site, the access between the new sealed car park and Associates RUFC Pavilion would have to be raised and connect into a new upper level within the pavilion with an internal lift providing access to the upper oval rugby pitches.

Transport Impact: The potential provision of disabled parking within any new formalised car park to the south of the WA Bridge Club car park and disabled access across from this car park to an upgraded Associated RUFC Pavilion, is likely to generate 2-3 additional vehicle trips at the most and would have no material impact on the local transport network.

4.2.7 Proposal No. 22-26: New Community Facilities to north of WA Bridge Club

Proposal: It is proposed to provide a range of new facilities to the north of the WA Bridge Club/WA Bridge Club car park on the site of the former lawn bowls club rooms. It is proposed to provide a new nature play area, an all ages exercise area, a community active space, BBQ's, outdoor table tennis table, a water fountain and toilet facility.

Transport Impact: It would be expected that the provision of a range of new facilities located together on a single site (the former lawn bowls club rooms site), including a nature play area, all ages exercise area, a community active space, BBQ's and toilets, would attract additional visitors to the Precinct and place additional pressure on car parking. The profile of traffic generated from this area would depend largely on the type of facility ultimately provided and scale of facilities.

It would be expected that these new facilities would be most popular at times after school during weekdays, during school holidays and on weekends. On weekends, the WA Bridge Club/Associates RUFC car park is underutilised and there is available car parking capacity. Between the WA Bridge Club/Associates RUFC car park and the formalised overflow parking area, it is expected that there would be sufficient car parking to accommodate these new facilities.

During weekday post school time, the additional trips and vehicles associated with using this proposed facility would not result in a material impact on the overall transport network. For school holiday periods, the additional vehicle trips resulting from the facility (in particular during popular late morning and early afternoon times for families) would potentially impact on existing facilities and the provision of parking in the entire precinct. This impact would be most obvious when there are events on at the adjacent sites.

Provision of new nature play areas and playground facilities in Perth is generally followed by high visitation rates in the immediate aftermath of the opening as parents are more likely to travel longer distances by car to access them and stay for longer periods of time as a result. This has been evident at Kings Park and Bibra Lakes. Specific examination of the impact of any new facility in this location would need to be completed once more detailed plans are formalised for the type and scale of playground facility.

4.2.8 Proposal No. 27: Expansion of Allen Park Tennis Club Facilities

Proposal: It is proposed to expand the Allen Park Tennis Club from the existing 11 courts to a total of between 12 to 16 courts (1-5 additional courts). It is proposed that all additional courts would be provided alongside the existing courts fronting Clement Street.

Transport Impact: The potential to expand the Allen Park Tennis Club from 11 courts to 12-16 courts would generate additional trips to the tennis club and into the precinct and place further pressure on the verge parking along the northern side of Clement Street. The scale of any impact would need to be addressed once more details become clear as to the number of courts that were being added.

However, the impacts are likely to be manageable given the nature of the land use and the fact that typically an additional tennis court would generate a maximum of 4 trips at any one time (if playing doubles), therefore 5 additional courts could generate a maximum of 20 additional trips at any one time (assuming all courts were hosting doubles matches). It's likely that not all 20 additional trips at any one time would be single occupancy car trips, it's possible that with tennis players sharing lifts (or bringing multiple children to play), walking or biking from the local residential catchment, that approximately 12 of these additional trips generate an additional vehicle trip. These additional vehicle trips would place pressure on the verge parking adjacent to the tennis club and could result in tennis related verge parking along both Clement Street and Kirkwood Road during peak time for tennis court use.

4.2.9 Proposal No. 29: Retention of Limekiln Field Reserve for Overflow Car Parking

Proposal: It is proposed to retain the occasional use of the Limekiln Field Reserve for overflow car parking. Limekiln Field Reserve is accessed off Clement Street and is located opposite Allen Park Tennis Club.

Transport Impact: The retention of Limekiln Field Reserve for overflow car parking would not generate any additional traffic than is currently the case when this overflow facility is used to facilitate car parking for any larger event within Allen Park.

4.3 Bush Precinct – Impacts of Indicative Master Plan Proposals

The Bush Precinct broadly covers the area of bushland to the north of Allen Park Lower Pavilion car park up to Sayer Street and Seaward Avenue to the north, including Melon Hill look-out, Mayo Community Garden, heritage precinct and historic local houses and Jones Park playground. The indicative master plan proposals for this precinct which have potential to influence or impact upon transport (movement), access or parking within the local area are detailed in the following sections.

4.3.1 Proposal No. 33: Upgrades to Bushland Trail Paths

Proposal: It is proposed to improve the surface and maintenance of the trails throughout the bushland within the Precinct. Many of the existing trails are in a poor condition and require upgrades and regular maintenance.

Transport Impact: Upgrades to the surface of the trails through the Precinct's bushland would improve the safety of the pathways but is unlikely to materially change the attractiveness of the destination to generate additional trips to the Precinct that were not already being made. The upgraded bushland trails would simply improve the use and safety of the pathways for existing users of the Precinct.

4.3.2 Proposal No. 35: Upgrade of Playground off Jameson Street

Proposal: It is proposed to upgrade the existing playground facility to north of the Precinct (off Jameson Street), to include a nature play area.

Transport Impact: Upgrades to the existing playground facility off Jameson Street with the inclusion of a nature play area, has the potential to attract additional local families to the Precinct to use the facility. It would be expected that the majority of the users of the site would come from the local residential area and they would access the Precinct on foot or bike. It is extremely unlikely that a new nature play area in this location would generate a substantial volume of new users that would wish to drive to/from the site.

5. CONCLUSIONS

The Allen Park Precinct Master Plan project has sought to develop a comprehensive master plan for the Allen Park Precinct area, the process has included:

- Development of a conceptual master plan layout for the precinct to guide future growth;
- The consideration of proposals, analysis and recommendations for the precinct;
- Based on community and stakeholder input, planning initiatives, existing development, physical characteristics and social conditions; and
- Development of a master plan that is in line with Council's strategic direction.

The Allen Park Master Plan has split the site into three broad precincts, these are:

- Beach Precinct;
- Sports Precinct; and
- Bush Precinct.

The indicative master plan includes a range of proposals within each of the three broad precincts. This report has examined the indicative master plan proposals which have the potential to influence or impact upon transport (movement), access or parking within the local area. This report concludes:

1. Swanbourne Reserve Oval: The rehabilitation of the Swanbourne Reserve Oval playing surface would enable the oval to be used to host a range of community events or simply be used for family recreation/sports. If the oval were to host community events, it would be recommended that sufficient notice was given by the event organiser to ensure any event was scheduled when there is limited activity at the WA Bridge Club and Associates RUFC, to ensure the maximum availability of the WA Bridge Club/Associates RUFC car park and overflow parking area for patrons attending the community event.
2. Raised Pedestrian Crossings: The proposed raised pedestrian crossings at the entrance to the access road to the WA Bridge Club/Associates RUFC car park and at the entrance to the WA Bridge Club at-grade car park would slow vehicles entering or existing the car park access road to/from Odern Crescent. Reduced vehicle speeds in these locations would improve safety for all vehicles entering or existing the car park area, improve pedestrian safety within the car park and improve pedestrian safety for those walking along the Odern Crescent footpath across the car park access road or the realigned Wadjuk Trail path.
3. Wadjuk Trail: The proposed realignment of the Wadjuk Trail path around the southern and western sides of the WA Bridge Club car park (to replace the existing Wadjuk Trail that is signposted across the car park with no pedestrian pathway to provide safe refuge from moving vehicles), would provide a dedicated safe pedestrian path around rather than across the car park. The crossing of the car park access road in the southwest corner of the car park would be facilitated by the proposed raised pedestrian crossing, which would slow vehicles entering and exiting the car park.
4. New Community Facilities: It would be expected that the provision of a range of new community facilities located together on a single site (the former lawn bowls club rooms site), including a nature play area, all ages exercise area, a community active space, BBQ's and toilets, would attract additional visitors to the Precinct and place additional pressure on car parking. It would be expected that these new facilities would be most popular at weekends, weekdays after schools and during school holidays. During certain times, the WA Bridge Club/Associates RUFC car park is underutilised and there is available car parking capacity. Between the WA Bridge Club/Associates RUFC car park and the formalised overflow parking area, it is expected that there would be sufficient car parking to accommodate these new facilities however more detailed analysis would be required when the scale and form of facilities on this site are defined.
5. Allen Park Tennis Club: The potential to expand the Allen Park Tennis Club from 11 courts to 12-16 courts would generate additional trips to the tennis club and into the precinct and place further pressure on the verge parking along the northern side of Clement Street. The scale of any impact would need to be addressed.

once more details become clear as to the number of courts that were being added. However, the impacts are likely to be manageable given the nature of the land use and the fact that typically an additional tennis court would generate a maximum of 4 trips at any one time (if playing doubles), therefore 5 additional courts would generate a maximum of 20 additional trips at any one time (assuming all courts were hosting doubles matches). It's likely that 12 of these additional trips would generate an additional vehicle trip. These additional vehicle trips would place pressure on the verge parking adjacent to the tennis club and could result in tennis related verge parking along both Clement Street and Kirkwood Road during peak time for tennis court use.

It can be concluded that the indicative proposals for the Allen Park Precinct Master Plan have limited impact upon the existing transport networks. In general, the proposed facilities and uses across the site are diverse in that they provide complementary facilities to those currently available within the Precinct.

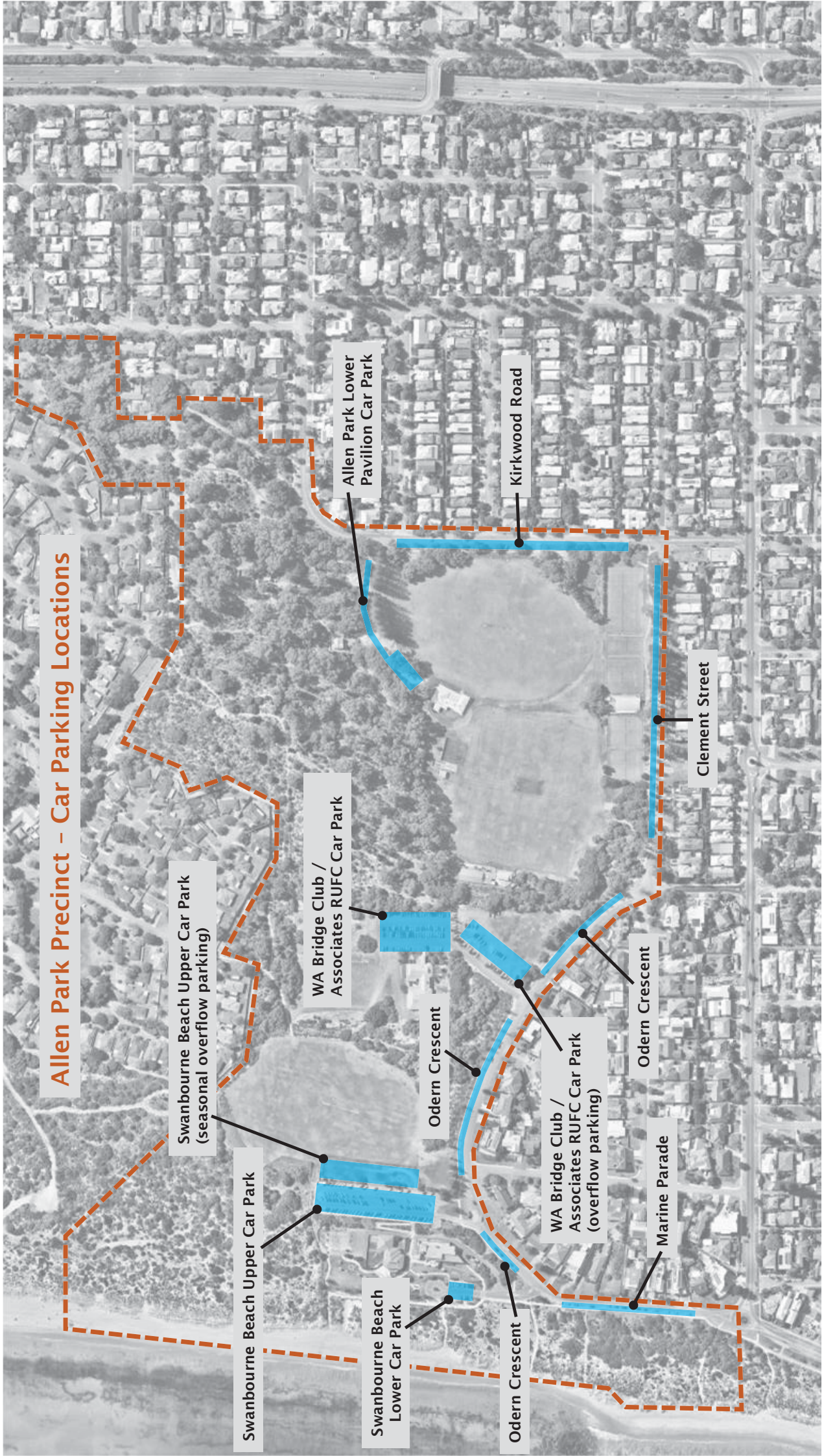
Aside from the potential impact of additional traffic generated by the new community facilities to the north of the WA Bridge Club, the proposals within the Allen Park Precinct Master Plan are not of a scale that would generate additional trips into the Precinct in their own right. Once the scale and detail around land uses in this area is progressed, more detailed examination of parking in that area can follow.

As such the existing transport network would be able to accommodate the proposed facilities and uses, noting the issues/points raised in items numbered 1-5 above.

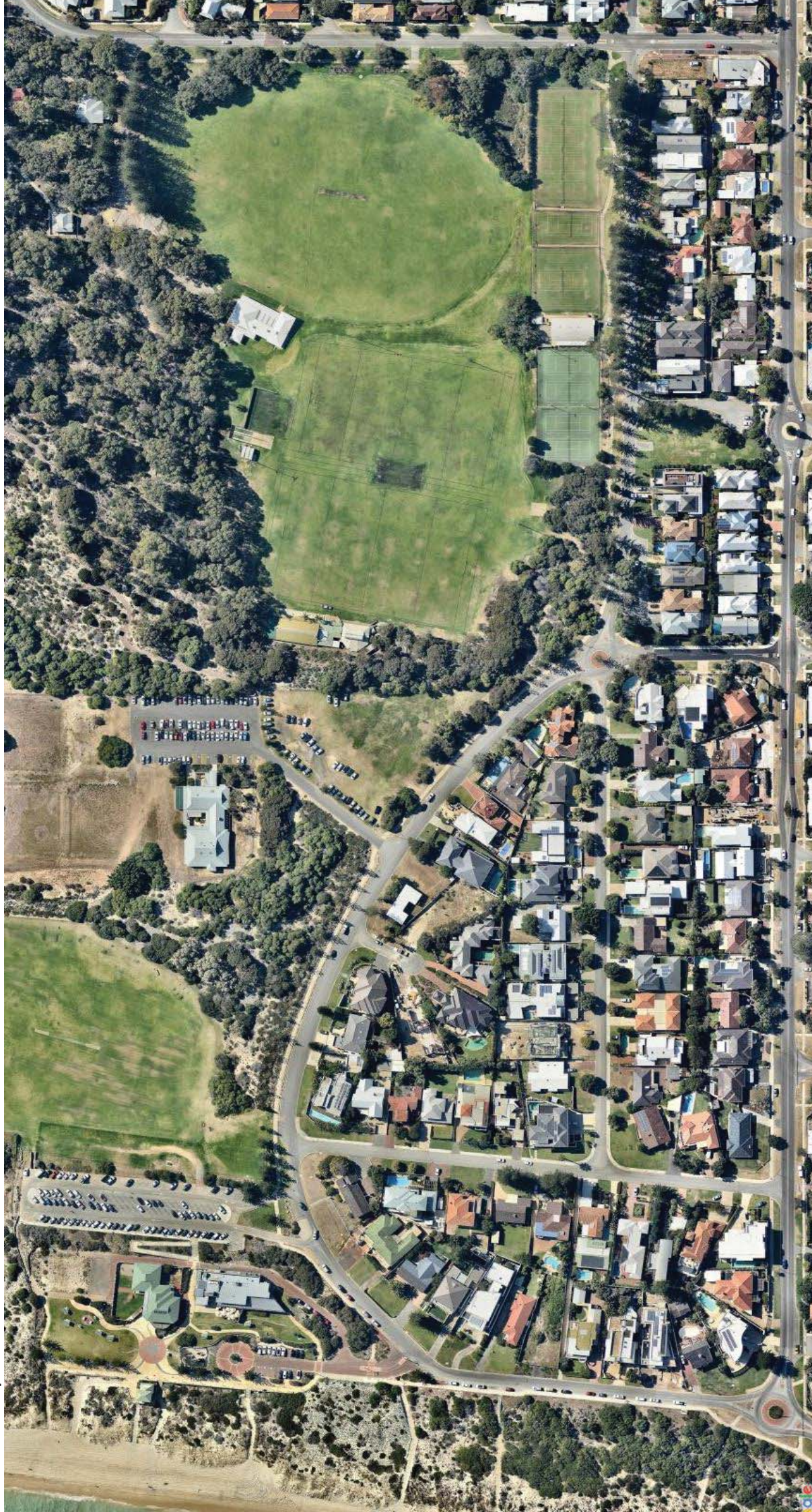


APPENDIX A – ALLEN PARK PRECINCT AERIAL IMAGES: CAR
PARKING OCCUPANY FEBRUARY 2015-APRIL 2017

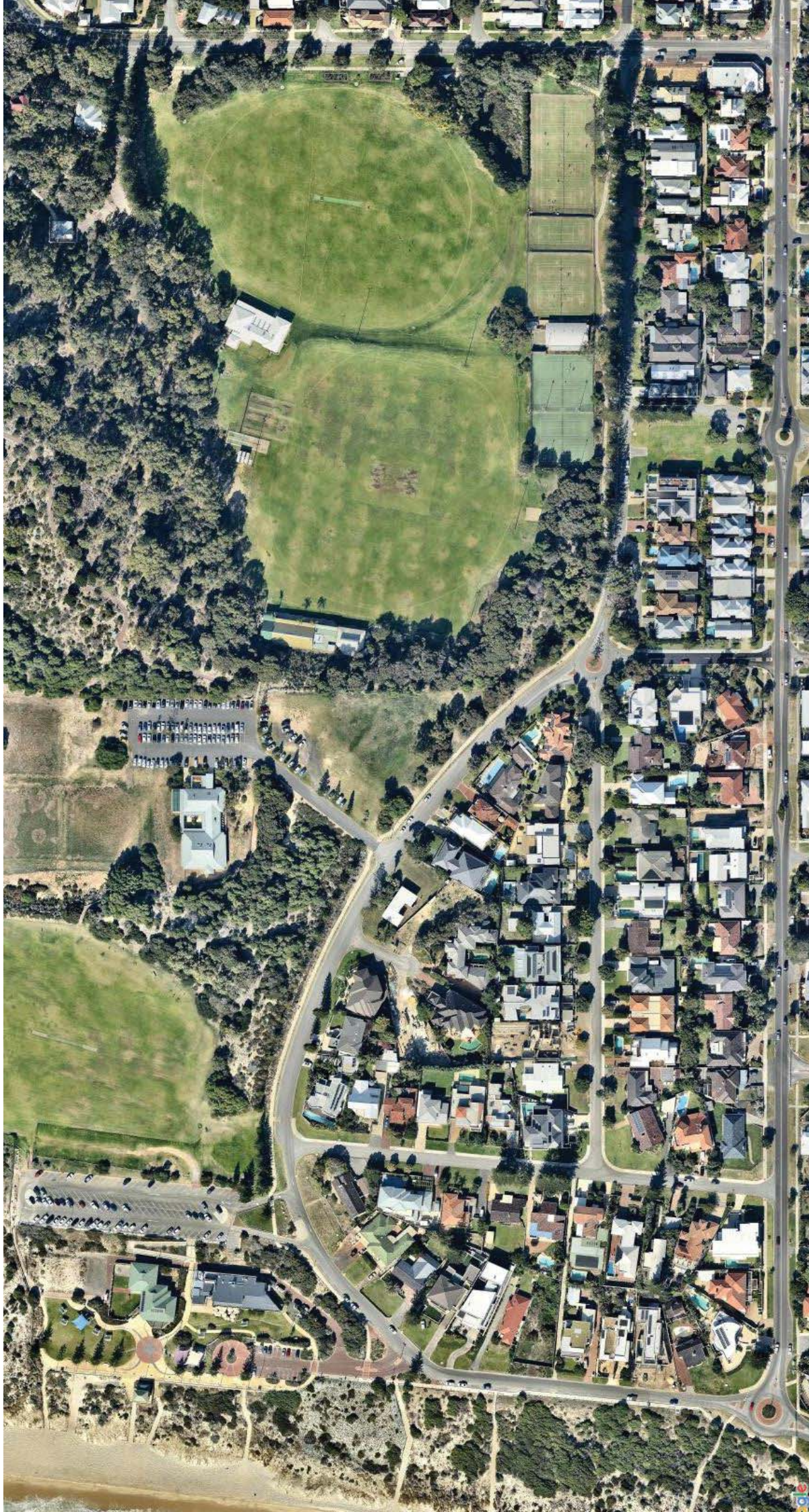




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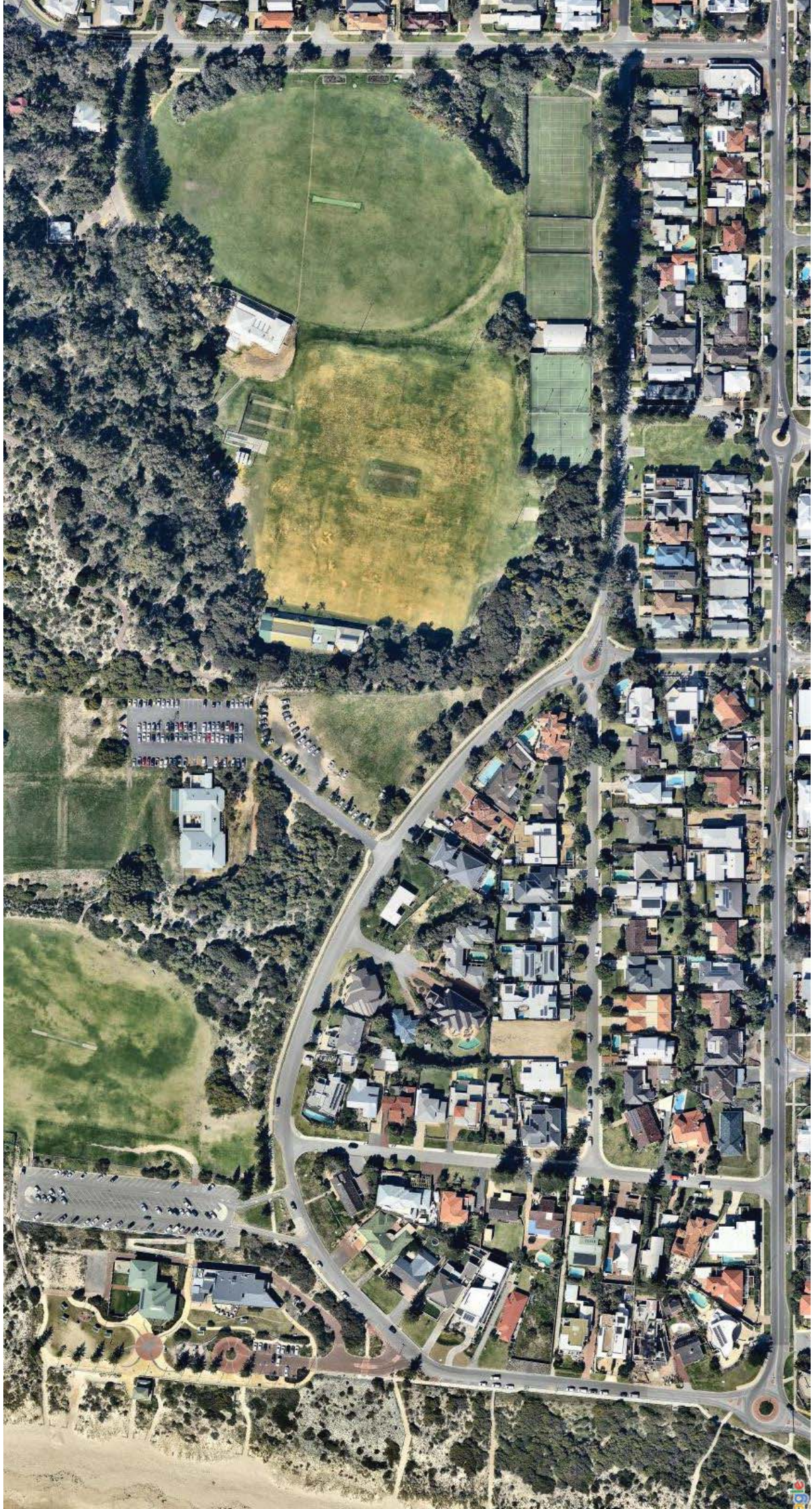
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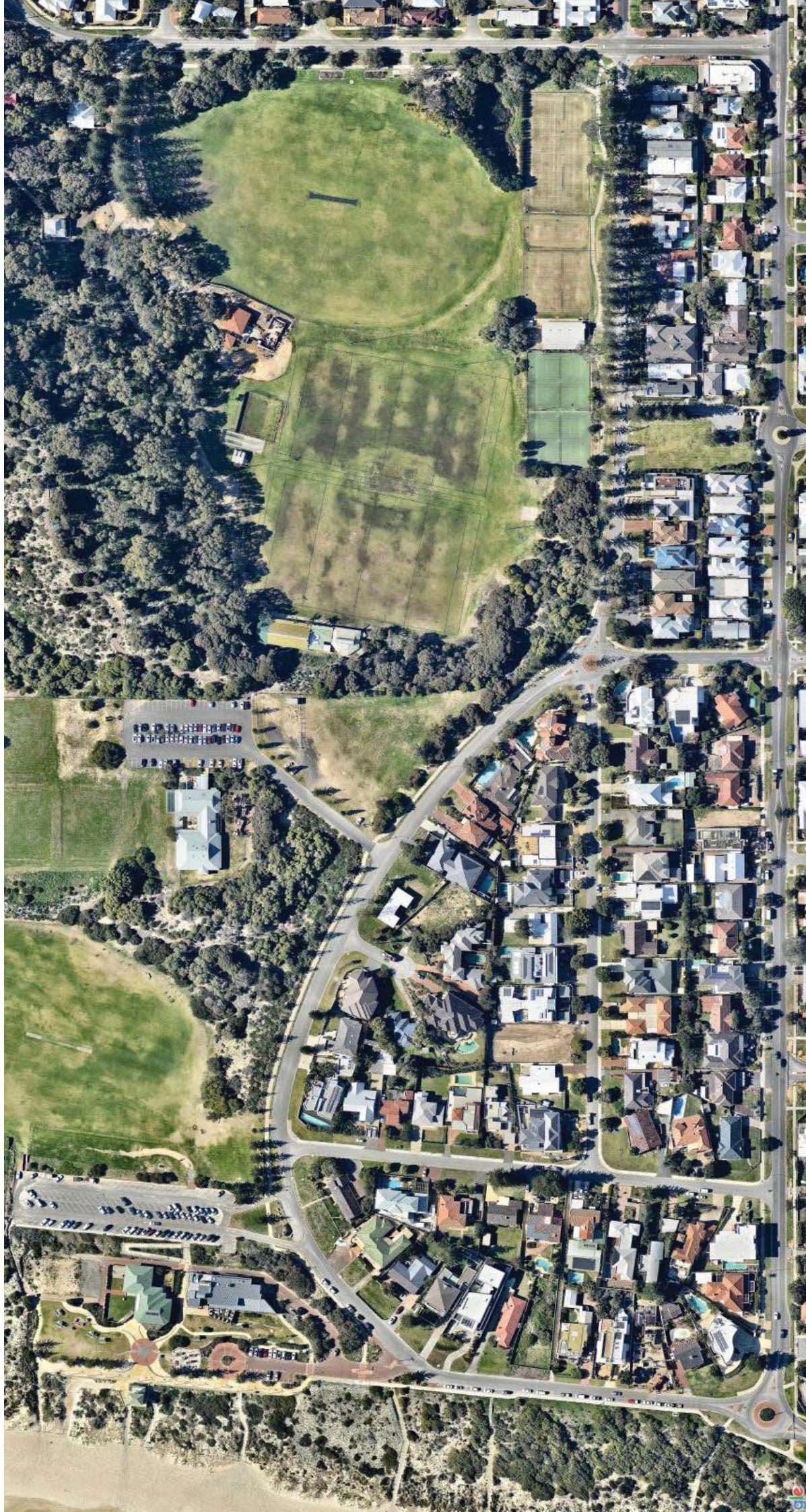
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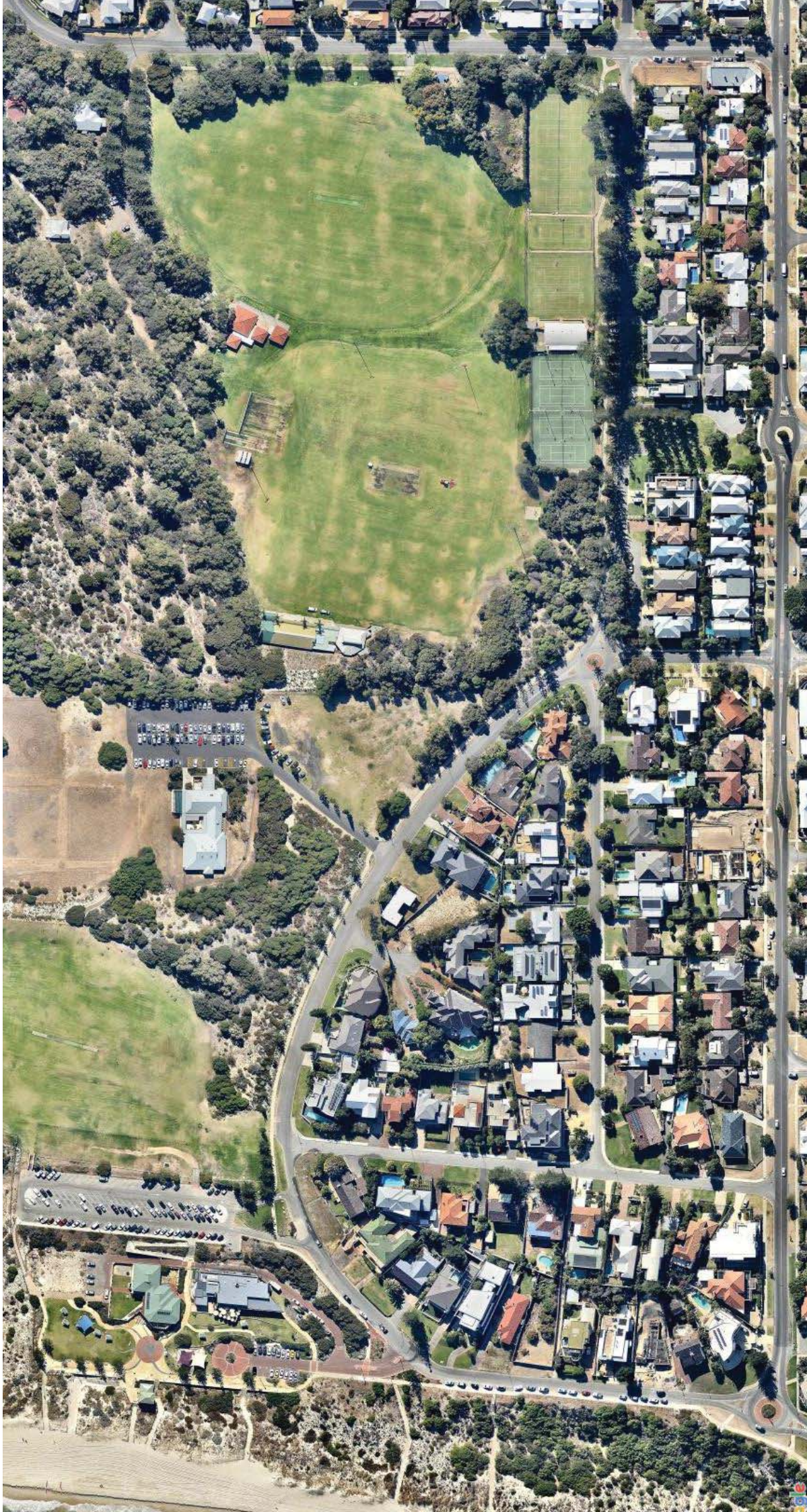
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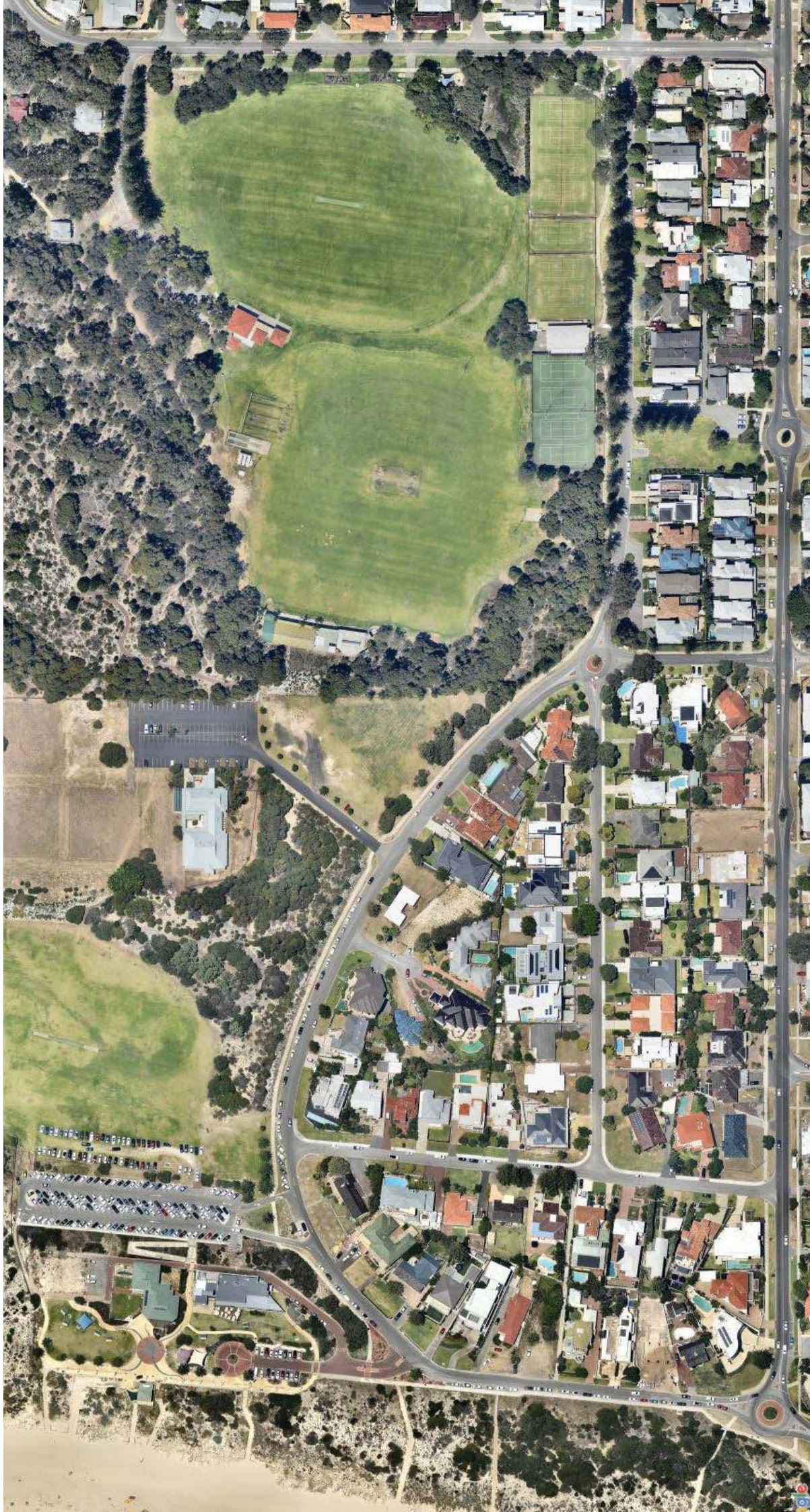
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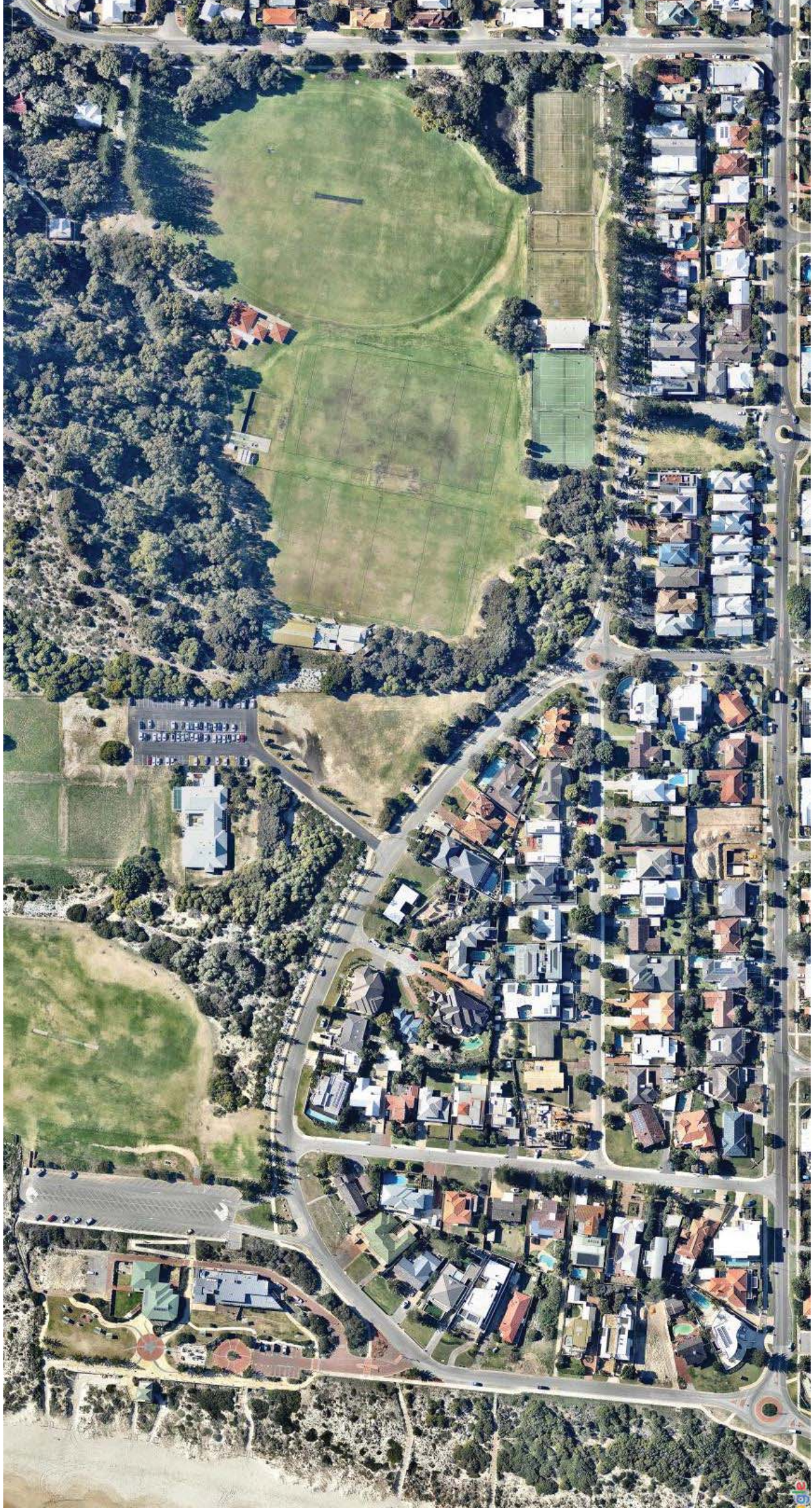
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Sun 28 Jun 2015



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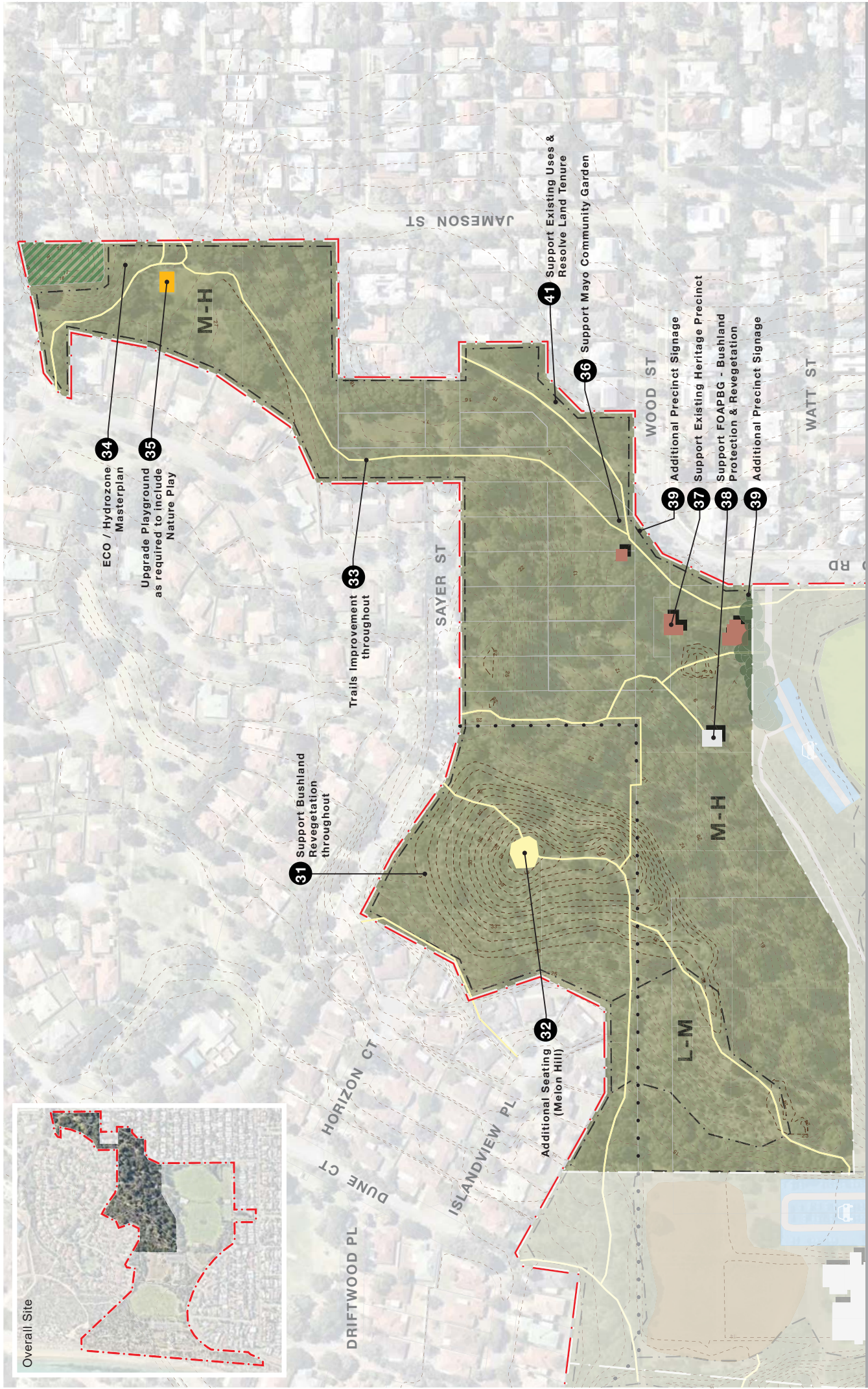


Beach Precinct - Allen Park Precinct Master Plan

Allen Park, Swanbourne

Date: 20 Oct 2017
 Scale: 1:2,000 @ A3
 Drawing No: 717-355 CP-1 A
 Staff: L.S. G.W.





Bush Precinct - Allen Park Precinct Master Plan

Allen Park, Swanbourne

Date: 20 Oct 2017
 Scale: 1:2,000 @ A3
 Drawing No: 717-355 CP-3
 Staff: LS_GW



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 Prepared for: Allen Park Precinct Master Plan
 Prepared by: The Planning Group Pty Ltd
 The Planning Group Pty Ltd
 ABN 18 097 273 222



tpg + PLACE MATCH