

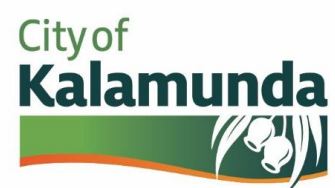


# Kalamunda Advancing: Strategic Community Facilities

“Big Picture” Supporting Report

Prepared by the City of Kalamunda

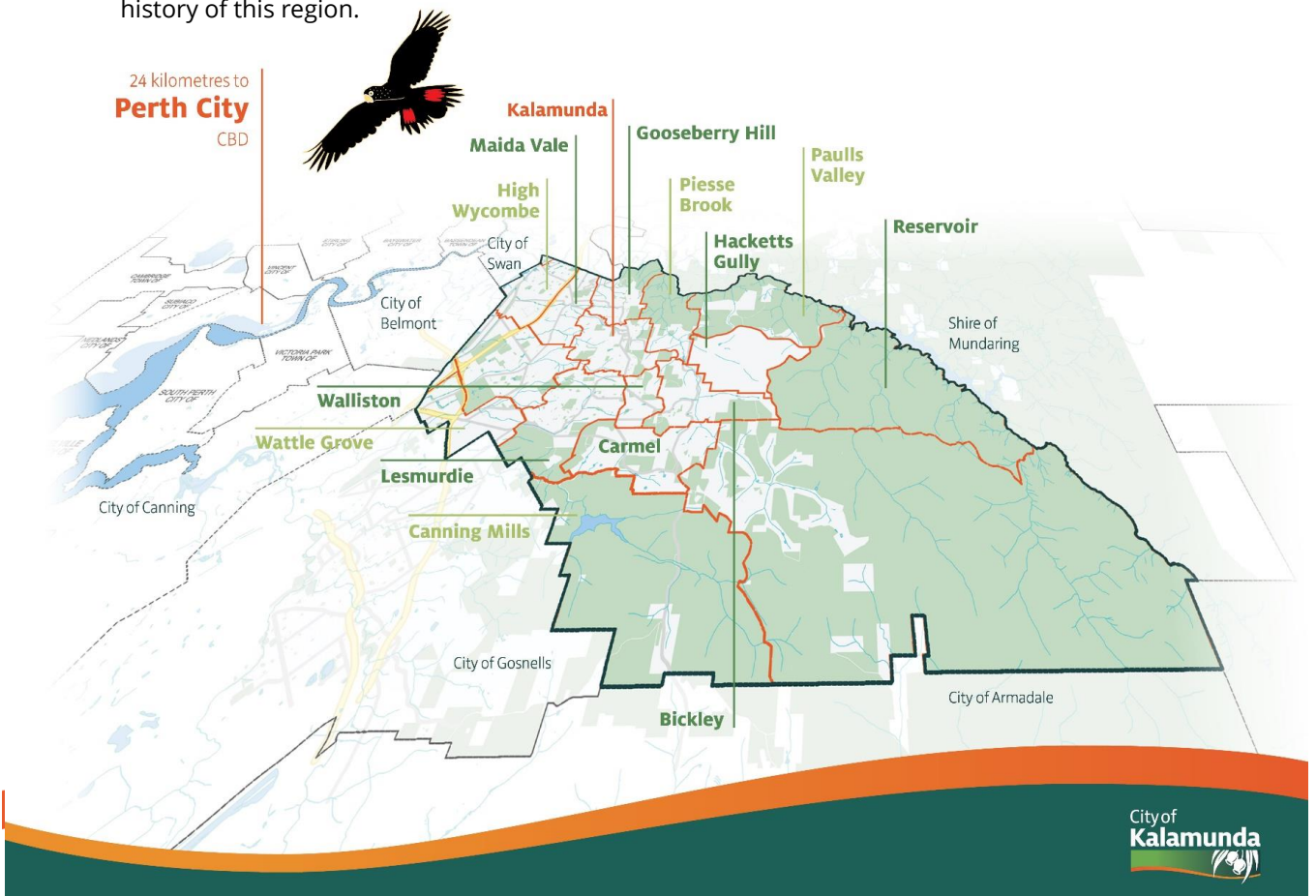
November 2022





**Acknowledgement of Country**

We respectfully acknowledge the Traditional Owners, the Whadjuk Noongar People as the Custodians of this land. We also pay respect to all Aboriginal community Elders, past, present and future who have and continue to reside in the area and have been an integral part of the history of this region.



### Message from the Mayor

It is with great pleasure that I can announce on behalf of the Council, the City of Kalamunda's (City) Vision for strategic community facilities that will transform the City with progressive and modernised 21<sup>st</sup> century facilities.

The City has been developing masterplans and strategic development initiatives over the past decade and we have now reached a point where we wish to share our ideas and vision with the community.

In July 2022, the City issued a community perceptions survey to seek feedback about City services and performance over the past 2 years. What struck the Council was the responses for two questions being:

1. Has the City developed and communicated a clear vision for the area. Only 27% of respondents agreed we had done this.
2. When asked if the City was progressive, innovative, and forward thinking only 17% of respondents agreed.

Whilst the City has been working hard to develop the master plans needed to create a modern progressive City this vision has never been articulated within one plan and hence the message has not been effectively shared with the Community. Council wishes to rectify this by sharing with the community all the strategic projects we have planned that will form the foundations for a revitalised City.

The Big Picture is being presented not only in words but in pictures and a video so that every member of our community will be able to find a communication medium that assists them in understanding what the Big Picture is seeking to achieve.

It is through the Big Picture Report that I hope the community will see the vision that we have created and will recognise how the projects being outlined will transform our City into a progressive, innovative, and visionary City.

I look forward to hearing your feedback as we embark on a yearlong engagement campaign across the City.

Margaret Thomas JP

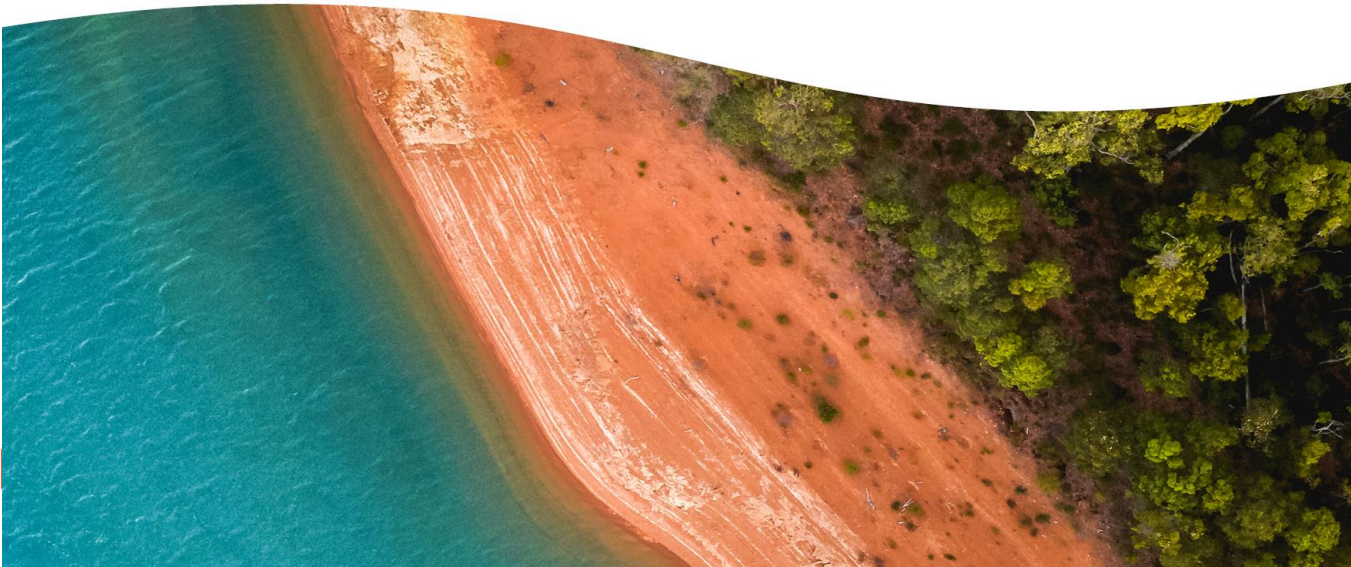
Mayor



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### The Big Picture

#### Hills Advancing

- Stirk Park \$3M **FUNDED**
- Hills Trails Loop
- Kalamunda Tourism
- Kalamunda Cultural Hub
- Kalamunda Streetscape Upgrade
- Zig Zag Scenic Drive Tourism Development
- Maida Vale Reserve Master Plan \$12.4M **PARTIALLY FUNDED**
- Scott Reserve \$7.4M **PARTIALLY FUNDED**
- Fleming Reserve Development \$1.65M **FUNDED**
- Ray Owen Master Plan \$29M Lesmurdie Hall Expansion \$2M **PARTIALLY FUNDED**
- Whistlepipe Gully Tourism Development
- Whistler Reserve & Aged Care \$7M **FUNDED**
- Cambridge Reserve & Aged Care \$7M **FUNDED**
- Woodlupine Hub \$16M
- Living Stream Forresterfield \$1.7M
- Hartfield Park Stage 2 \$15M **PARTIALLY FUNDED**
- City-wide Cycle Infrastructure Upgrade \$17M
- Walliston Waste Hub \$10M **PARTIALLY FUNDED**
- Pickering Brook Hub \$8M
- Lions Lookout Tourism Development

#### Foothills Advancing

- Kalamunda Road Upgrade \$17M
- High Wycombe Community and Aquatic Node \$60M **FUNDED**
- Civic Facility \$18M

**Disclaimer:** Cost estimates as at 2021/22 Financial Year. All details subject to change. Costs subject to escalation at delivery date.

## 1 Introduction

The City of Kalamunda (City) has been cognisant of the ageing community facilities that exist in the district as well as changing needs of the community who use these facilities. The communities of the Foothills are rapidly expanding as subdivisions facilitate population growth and diversification. The demand being created for new modern community facilities in the Foothills is a significant challenge for the City of Kalamunda and one that the City has been exploring for the past decade as growth was in its planning stage. Likewise, the Hills district of the City also have an increasing demand for new upgraded community facilities given the historical nature of the Hills district was largely developed over 50 years ago. As such many the existing facilities have now reached the end of their useful lives. It is evident that a revised approach is required to meet the needs of current and future generations across the entire City of Kalamunda.

The City's community have been asking for new facilities for the past decade, evidenced through the many strategic community engagement processes the City has undertaken. The City has also realised the only way to fund new facilities is by effective advocacy. The City has evolved its advocacy approach to a very sophisticated level and has attracted over \$100m in recent years in grant funding for the development of such facilities.

To complement the City's advocacy program, work has been undertaken in developing a set of proposed new community facilities aligned to known needs of the community, forecast growth in population and long-term financial plans of the City.

This "Big Picture" thinking is driven by two key factors:

- a) To provide modern 21st Century facilities that are effective, efficient and serve the needs of current and future generations.
- b) To reduce, over time, the cost burden to ratepayers from the City operating, maintaining and renewing poorly utilised ageing facilities, and to remove duplication of services.

In developing this thinking regarding community facilities (especially sporting facilities), the following key drivers exist:

- a) Regard for existing facilities that have significant barriers to allowing expansion or redevelopment.
- b) Where possible, consideration to co-locating user groups to maximise utilisation of the facility rather than underutilised (and thus more expensive) single use facilities.
- c) Regard for upcoming major capital renewal needs in existing facilities within the City's Long Term Financial Plan.
- d) Regard for the increasing impact of depreciation upon the capacity of the City's operating budget.
- e) Accessibility and equity need, especially with the growth of female participants in sports and those less abled.
- f) Meeting the expectations of the broader community that sustainable and carbon neutral outcomes become imbedded in works.
- g) Providing over time financially prudent cost of provision of these facilities that are borne by ratepayers and users alike.

Whilst it may be possible to redevelop and expand some existing facilities to achieve some of the outcomes in this report, assessment suggests that this is a suboptimal outcome in terms of cost, amenity, and functionality.

The framework of the Plan has been developed with the input of the Council, notably with the City of Kalamunda Advocacy Reports in 2018 and 2021, along with at the annual Council Strategic Retreat undertaken in March 2021 and 2022.

The City has developed its thinking along two main themes, recognising the differing needs of the foothills and the hills communities and the outcomes that will be delivered. These themes will be referred to as:

1. "City of Kalamunda – Foothills Advancing"
2. "City of Kalamunda – Hills Advancing"

To assist in navigating this report, it's broken into several categories:

- a) Foothills Advancing
- b) Hills Advancing
- c) Funding Strategies
- d) Building and Land Rationalisation
- e) Resourcing Implications

Where possible, cost estimates for the various initiatives are provided within this report. It's important to note that these estimates are current day (2022) dollars. Actual project costs will need to be revised at the time of each project proceeding closer to implementation.

There are several new projects still awaiting conceptual design and as the Plan evolves new projects will come to light and be incorporated in future iterations.

This Plan however is starting point for a City-wide conversation for a journey that will span 10-20 years as we plan, consult, design and build for the future generations to come.



## 2 Foothills

The City has established an overarching vision for the development of the Kalamunda Foothills to facilitate a lifestyle and environment that will provide community facilities to achieve social, economic and environmental sustainability goals to meet the needs of the current and emerging populations.

The City's "Big Picture" goal is to ensure our community members have a lifestyle that is healthy, sustainable, connected to services, nature and provides for their social, physical, and emotional needs.

The Kalamunda foothills is recognised for its connectivity, sense of community, lifestyle options and diversity. Surrounded by glorious natural areas comprising a mixture of fragmented and elongated parks and reserves that protect highly valued habitats and remnant vegetation including banksia woodlands, heath, wetlands, and waterways with high levels of diversity and endemism of flora and fauna. The area is also a part of the Swan Coastal Plain.

The foothills of Kalamunda are nourished by the freshwater flows from the hills that filter through the foothills and replenish the Swan River. The significance of this area cannot be underestimated especially as the area continues to transition through residential infill and greenfield residential development, it is incumbent upon us all to ensure the valuable natural areas are protected and celebrated.

The foothills are blessed with a community that exemplifies cultural diversity. Many of the new residents moving into the area are from many places from all over the world and this cultural diversity is enhancing the social fabric of the area. The foothills have been home to many sporting groups and our local community reserves are amongst the best in the metropolitan area. Whilst sport is an integral part of this community, there is a need to also cater for those who want to pursue other endeavours.

The foothills area needs new modern community facilities and amenities. The City has commenced this journey by developing a program of works to deliver two major regional community hubs.

The High Wycombe Aquatic and Recreational Centre will be a state-of-the-art facility providing the foothills with much needed access to water leisure and recreational activities.

The new proposed Woodlupine Community Hub will provide a state of art library, a technology centre, and facilities for youth, families, seniors, and our multicultural and indigenous communities. Set against the backdrop of the Woodlupine Brook, adjacent to the Forrestfield shopping centre, the Woodlupine Community Hub will become a central piece of community infrastructure to take the foothills into its new and bright future.

The opportunity that lays before us in creating new facilities and developing existing facilities is a very big challenge and it will require the community to engage and tell us what they think about the vision that has been designed by the City and if it will meet all the needs of the emerging community of the foothills.

The City has over the past decade invested in redeveloping the major sporting grounds of Hartfield Park and Scott Reserve as well as several parks including Kalari park, Lenihan Corner – Wattle Grove Nature Playground, Fleming Reserve, Lincoln Reserve, Gladys Newton park, Meloway Reserve, and Elmore Way Dog park. Some of the new public open spaces have been created through new developments such as the Hales, Wattle Grove and Jacaranda Springs. There are more to create, with the City investing significant effort into public open spaces, with works planned for a new all abilities playground at Magnolia Way in Forrestfield and the Woodlupine Brook Living Steam project and a redevelopment of Fleming Reserve into a district level park.

The City in progressing the 'Big Picture' vision for the foothills also acknowledges that many of the old ageing facilities have reached their end of life, with new facilities required. The building of new multipurpose community hubs will see the relocation of some groups and the removal of old facilities. This will lead to more efficient use of ratepayer funds for ongoing operational costs and maintenance of facilities.

This process may be challenging for some members of the community who are connected to existing facilities and have grown attachments to them. The Big Picture vision seeks the community to rise to a greater common cause that will enable the way for a new future for community facilities to emerge across the foothills. A future that meets the needs of the current and future populations in a more meaningful way. The foothills deserve newer, modern facilities on par with other parts of the Perth metropolitan area.

There are 12 strategic projects for the foothills and are outlined as follows.

## 2.1 High Wycombe Community Node

Council considered the outcomes of community consultation on the future needs for aquatic facilities within the City at the April 2022 Ordinary Council Meeting. It determined (OCM 39/2022), in summary, that it would adopt a model for a new Aquatic and Fitness facility to be located at High Wycombe.

The new High Wycombe Train Station officially opened on 9 October 2022. Allied to this significant improvement for City commuters, the surrounding area is designated as a Transit Oriented Development (TOD) area under the planning control of the then Metropolitan Redevelopment Authority (now Development WA). Integral to the TOD planning, is provision of land for a significant community node. It is envisaged that the Aquatic and Fitness Centre would be located as part of this Community Node.

The City has considered the needs in this area and proposes that the Community Node will comprise the following core elements:

- a) Outdoor 50m lap pool, Indoor 25m lap pool, Indoor learn to swim pool, Indoor hydrotherapy pool, spa pool and family orientated indoor leisure water pool / play space – all heated to appropriate temperature.
- b) Pool Slides
- c) Gymnasium and fitness facility

- d) Indoor multipurpose courts (badminton, indoor soccer, netball, basketball etc).
- e) Multiple community use rooms and halls, with a mix of 'hall for hire' areas and dedicated community leased areas.
- f) Potential commercial spaces for allied health and similar purposes.
- g) Support spaces for the facilities including kiosk, change rooms, staff areas, creche, car / bus parking and plant.
- h) Allocation of land for a commercial childcare centre, serving primarily the commuter needs.
- i) Public Open Space including picnic areas, seating, possible performance areas and gardens.
- j) Consideration (subject to further study) of commercial opportunities such as restaurant / café / function space.
- k) Consideration (subject to further study) of leisure attractors such as climbing wall, ropes courses and the like.

The State Government will have significant input, through the State Design Review Panel, into the proposed built form outcomes. The State Government undertook some visioning studies into how they envisaged the community node may 'look and feel'. Some of the early imagery is replicated below.





(These images courtesy of Department of Planning, Lands and Heritage.)

Funding of \$60m towards the development of the Community Node has been jointly pledged by the State and Federal Governments. Over the next six months or so, it's anticipated that allocation of budgets will be undertaken, and a funding agreement provided to the City. The City can then undertake the necessary tasks to bring this project to life including design, consultation, approvals, and construction.

## 2.2 Potential Future Civic and Administration Facility

In discussions with the State Government, it's been identified that there would be significant benefits if early activation of the High Wycombe TOD could be achieved. In this regard, investigations are underway to explore the potential of the City's Civic and Administration facility being located as part of a future mixed use (civic / residential) development in proximity of the new High Wycombe station.

Whilst only exploratory at this stage, the benefits to the City in having a new Civic and Administration building developed are significant and avoids the impending need for the City to heavily invest in the existing building at 2 Railway Road, Kalamunda due to its age and condition. A new facility would also address significant amenity and equitable access shortcomings in the existing building. It also provides staff better access options to public transport for commuting which has long term environmental benefits.

If this proposal is developed further, fundamental requirements would be that the City would maintain a customer service presence in Kalamunda and that the name and that the City of

Kalamunda name would be retained, despite potentially being in the suburb of High Wycombe. Customer Services would continue to be offered from various City facilities, with a place-based approach to customer servicing.

It is not unusual for local government administration centres to be in suburbs other than where they're named after. Some examples include the City of Melville located in the suburb of Booragoon, the Shire of Serpentine – Jarrahdale is in Mundijong and the Shire of Dandaragan located in the Jurien Bay townsite.

**NOTE:** At the time of drafting this report, this project is considered an exploratory and opportunistic project only. There is currently no formal commitment from the City or State Government. At this very early stage of investigations, it is anticipated that the possible cost of a new Building (including fit out) would be in the order of \$14 to \$18m.

### 2.3 Scott Reserve Masterplan

The Scott Reserve Masterplan adopted in 2020 requires review in the context of the recent commitments to the High Wycombe TOD Community Node outcomes which will see a duplication of facilities. The Masterplan will be updated to reflect the changing need and the community centre will be incorporated with the High Wycombe Community node which has been funded.

The adopted Masterplan is shown as Appendix 1.

In detail, the proposed sporting pavilion within the masterplan is shown within Appendix 1.

It's proposed that Scott Reserve facilities will focus solely on active sporting and associated playground areas. It is proposed that the community space (shown in the Master Plan) is not developed at Scott Reserve due to the new facilities being created within the High Wycombe community node opposite the train station.

The City is progressing design leading up to construction of the new Scott Reserve Sporting Pavilion. This \$4m project will be fully funded and would be due for completion in 2023/2024. As part of this detailed design process, a revision to the facility requirements will be undertaken to remove the community space and ensure the proposed concept layouts meeting user requirements.

Scott Reserve, through the upgrades to the facility, would then become a centre for sporting clubs in High Wycombe. The remaining cost to complete the other works (excluding the deleted community space) in the Master Plan is in the order of \$3.4m. The City has established a funding strategy to raise the additional \$3.4m so design can commence in 2023/2024.

### 2.4 Kalamunda Road Streetscape and Upgrades – Roe to Abernethy

In August 2020 (OCM 169/2020), Council endorsed a master plan for improvements to Kalamunda Road between Roe Highway and Abernethy Road.

These improvements are aimed at creating a main street local access road, with heavy vehicles encouraged to use the higher capacity highways and improvements underway by Main Roads WA. The streetscapes will be improved including pedestrian and cycling amenity. Key intersections would also be modified to improve road safety. The estimated cost of this project is \$17m.

Stage 1 (from Roe Highway to east of Cyril Road) of this project is currently under detail design and subject of a funding application under the Main Roads WA Road Improvements Grants Scheme. If successful, construction will occur over 2024/25 and 2025/26.

Stages 2 (Cyril Road to Wittenoom Road) and 3 (Wittenoom Road to Abernethy Road) will be subject to subsequent grant funding outcomes.

The concept layouts are included as Appendix 2.

## 2.5 Fleming Reserve District Park

Fleming Reserve is a reserve that contains a modicum of playground amenity, BMX / Skate Facility and some picnic / BBQ facilities. It adjoins both a turf playing field and an area of native bushland.

The City is investing through 2021/22 and 2022/23 in improvements to the bushland space and play areas, however these measures are an interim step in the overall intent for Fleming Reserve.

As population growth comes to bear, Fleming Reserve will need to grow into a District Level Park with a higher level of amenity and facilities. To facilitate this a masterplan will be required.

It would be expected that a further investment of \$1.65m is required to further improve playground spaces, youth areas and the BMX / Skate Area. Indicative images of the intent are shown below:



The redevelopment of Fleming Reserve will require consultation in the design phase with the community. This process is yet to be scheduled.

## 2.6 Woodlupine Community Hub

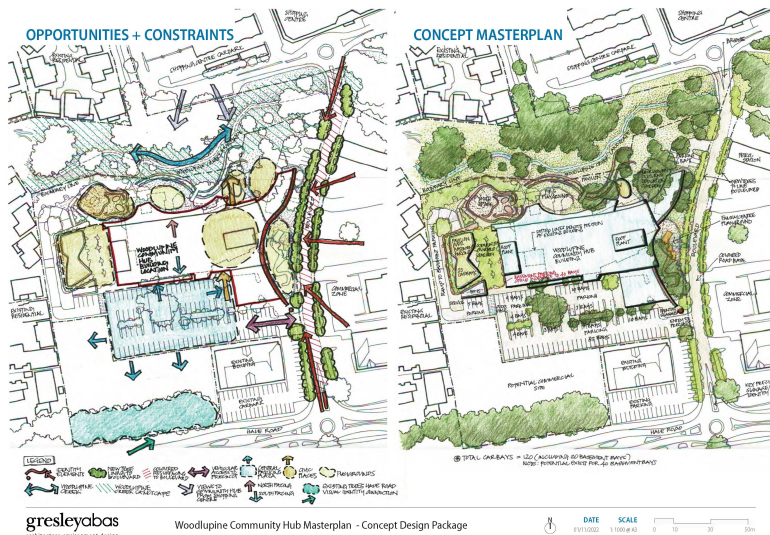
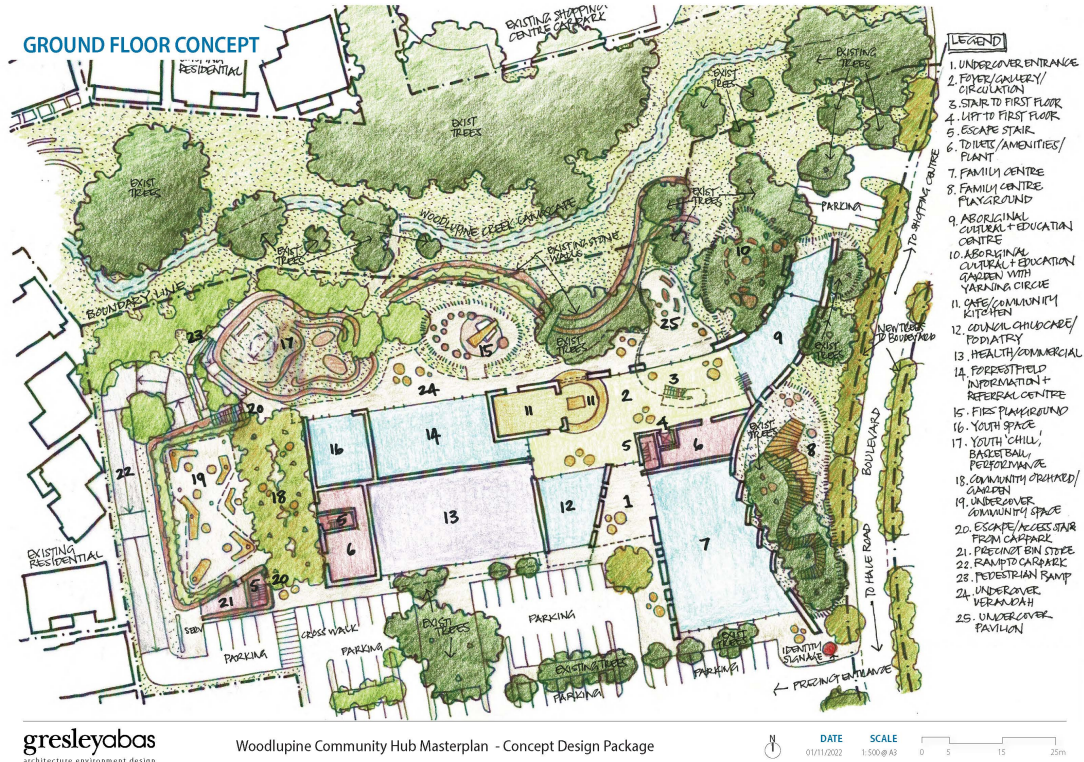
This project brings together City owned community facilities and non-government community service organisations with an opportunity for the commercial sector to provide allied health services to the community.

The City has been advocating for funding for the Woodlupine Hub for the past decade. Given the scale and nature of the project, it is envisaged that the existing Woodlupine Community Centre would be demolished, and the new Community Hub be located on an expanded footprint in this area. Existing users of the Community Centre would be temporarily relocated elsewhere during construction works. The existing Community Centre is of such an age and condition that it would not be feasible to redevelop and expand the building to suit the needs of the new Hub.

In terms of community facilities, the Hub seeks to provide:

- a) New Forrestfield Library with City Customer Service offerings once the existing lease for library space in the adjacent shopping centre reaches its end.
- b) Digital Technology hub for community education
- c) Existing Family Centre.
- d) Youth Centre.
- e) Aboriginal Cultural and Educational Centre.
- f) Seniors centre
- g) New home for the Forrestfield Information and Referral Service (FIRS).
- h) A series of community spaces of various room sizes and main hall with flexibility to be broken into two smaller halls.
- i) Café
- j) Commercial areas for health and/or community services which may include a Super GP, specialist medical suites and diagnostic facilities (e.g. MRI) that are not readily accessible in the area or community service providers such as home care support.
- k) Outdoor Playground and Youth spaces attached to the relevant indoor area.
- l) Strong linkages to Woodlupine Brook for passive recreation.

An indicative image of what may be able to be achieved is shown below:



At this early stage, an indicative project estimate would be in the order of \$12 to \$16m. Funding for this project will be raised through profits from land sales and grant funding.



The Woodlupine Hub remains as a current City of Kalamunda advocacy project, with the City actively seeking part funding for the new community facility.

The City has appointed an architect to develop concept designs and once completed, the City will commence community engagement processes in 2023.

## 2.7 Cambridge Reserve

The City has identified an opportunity for a portion of Cambridge Reserve to form part of an urban development that will deliver critical aged residential care, childcare, new diverse housing opportunities, as well as providing for significant improvements to the remaining reserved land.

Significant progress has been made in bringing this project to fruition, including assembling the various developable land tenures under City ownership and engagement of real estate marketing support for the engagement of the aged care industry providers to consider this opportunity

Below is an indicative concept plan of the possible site development.

The City anticipates that after investment of \$7.5m into land assembly, subdivision and marketing that a gross return of \$12.7m is feasible, providing a net return to the City for reinvestment in Community Facilities exceeding \$5.0m.



## 2.8 Hartfield Park Masterplan

The City adopted the Hartfield Park Masterplan in August 2010. The City was successful in attracting \$6m towards Stage 1 of the master plan and undertook works commencing in 2015 with the new Hockey / T Ball pavilion and associated playing fields, upgrades to sporting fields, change rooms, playgrounds, carparks, pathways, and lighting. The project included implementation of the Managed Aquifer Recharge to enable an alternative water supply for site irrigation.

In August 2021, it adopted Stage 2 of the Hartfield Park Master Plan specifically aimed at improving facilities for the various sports clubs in the Park focussing on a co-location strategy of differing sports into common building facilities where it made sense.

The City has been successful in its advocacy campaigns in recent years to achieve funding for most of the Stage 2 works.

The following Stage 2 Projects are funded (or subject to some minor grant funding applications in train) and will commence design and construction:

- a) New AFL Pavilion fronting John Reid oval with female change rooms.
- b) Little Athletics Long Jump area and pits.
- c) Rugby League pavilion redevelopment including female change rooms.
- d) Collocation of Tennis and Bowls club buildings (including 2 x courts and LED floodlighting).
- e) Initial phases of car parking expansion.
- f) Change Rooms and Public Toilets for Forrestfield United Football Club.

The following Stage 2 Projects form the remaining aspects of the current Hartfield Park Masterplan:

- a) Further Tennis Courts
- b) Synthetic Bowling Rinks
- c) Foothills Men's Shed
- d) New Rugby Union & Cricket Co-located Pavilion
- e) Improved Sports Field Lighting
- f) Tennis Court Lighting
- g) Car Parking Improvements
- h) Cricket nets

It's estimated that further funding of \$8m would be needed to complete the Stage 2 masterplan.

The overall scale and extent of the Stage 2 works is provided in Appendix 3.

It's also proposed that once the indoor courts and fitness facilities are open at the new High Wycombe TOD Community Node, consideration needs to be given as to whether Hartfield Park Recreation Centre is redeveloped to:

- a) Review the use of the existing indoor court and fitness facilities.
- b) Retain the squash courts in a 'self-service' booking / access system.
- c) Repurpose parts of unused space for expansion needs for Forrestfield United Football Club (FUFC) spaces and public toilets.
- d) Expand car parking capacity at Hartfield Park.

The City will be entering into discussion with the FUFC and any other relevant users to scope their views and better understand the future needs for any redevelopment of the existing Centre.

## 2.9 Woodlupine Brook Living Stream (Forrestfield)

Woodlupine Brook is a primary stormwater drainage system provided by Water Corporation to convey storm water from the suburbs of Forrestfield and Wattle Grove to beyond the City's boundary.

The Water Corporation and the City have been developing the concept of transforming what is a drainage channel into a "living stream" where through careful construction, new vegetation within the drainage channel and associated surrounding public open space would thrive and provide a home for a significant variety of plants and animals to improve the biodiversity of the area.

The Brook also travels through significant parcels of City managed reserves which are used as passive recreation spaces for residents.

The Forrestfield section of the Brook from Woolworths Drive to the Tonkin Highway is proposed to be progressively enhanced to implement Living Stream aspects and improved passive leisure amenity for the community to recreate within. The amenity improvements will include paths, seating, grassed areas and the like. The estimated cost of the works from Woolworths Drive to Dawson Avenue is \$700,000 and an early assessment would be a further \$1m would be required for the Dawson Avenue to Tonkin Highway section.

The following concept plans have been developed for the section of the Brook from Woolworths Drive to Dawson Avenue shown in Appendix 4

## 2.10 All Abilities Playground

The City has a strong focus on access and inclusion and with the support of the State Government, the City will be embarking on the design and construction of an All-Abilities Playground to be in part of Magnolia Reserve, Forrestfield.

The \$1.1m facility is fully funded and will provide safe and inviting facilities for children of all abilities. The playground is currently in concept development and design phase with community consultation planned to take place over the coming months.

Some of the indicative features of this playground are shown below:



## 2.11 National and Regional Parks – Visitor Amenity

The City is home to Kalamunda National Park, Gooseberry Hill National Park, Mundy Regional Park, Helena National Park, Beelu National Park, Lesmurdie Falls National Park, Banyowla Regional Park and Korung National Park. Whilst these National parks show off the grandeur and splendour of the natural environment, heavy visitation rates do impact nearby residents in terms of traffic, parking, and overall amenity.

The City has commenced an advocacy campaign with the State Government for investment in these areas that provides suitable facilities for both the local community and visitors to the region, whilst providing residents with satisfactory levels of amenity.

The walking trails which are also water ways in this area are very popular, funding is sought for improvements at the Lower Lesmurdie Falls and Whistlepipe Gully areas in Forrestfield.

There is a significant opportunity to improve car parking, walking trails, wayfaring signage, facilities, and amenity at these sites. The vision for the City's unique natural assets is ensure sites are protected from overuse whilst also enhancing them to be a destination for families and visitors.

## 2.12 City of Kalamunda Cycling Masterplan

In 2018, the City adopted its Bicycle Plan which set out an overarching vision of making the City easily accessible from Perth City and to provide movement in and around the City

The goals of the Bicycle Plan are:

- a) To improve safety for the cycling environment through cycling paths, shared paths and road treatments.
- b) To expand the network of cycling friendly paths.
- c) To support increased use of public transport by having paths linked to public transport interchanges.
- d) To promote and educate the community of the benefits of cycling.
- e) To continually seek out funding opportunities for roll out of the cycling plan.

Within the Foothills, the priority cycling improvements are seen as:

- a) Linking primary routes such as Principal Shared Paths along Roe and Tonkin Highways and the rail corridor.
- b) Secondary connection routes to High Wycombe Rail Station.
- c) Local routes through Forrestfield, High Wycombe and Wattle Grove including safe active streets.
- d) Connection of a Hills Cycle Training Route via Welshpool Road.

The estimated funding required for the Foothills portion of the Cycle Plan would be in the order of \$1m.

### 3 Hills

The history of Perth Hills and specifically Kalamunda, espouses a place originally steeped in tradition of a rural village serving nearby agricultural and forestry communities where people came to socialise, breathe fresh air, seek respite, and enjoy natural attractions. These attributes are as applicable today, possibly even more given the state of the world and the levels of stress society is feeling, as they were a 100 years ago. The City has been establishing a vision for the development of the Kalamunda Hills region to facilitate a lifestyle environment that will provide facilities that achieve sustainability goals.

The City's key big picture goal is to ensure residents maintain a lifestyle that is healthy, sustainable, and connected to services, nature and social infrastructure. It recognises that the Kalamunda Hills is a hinterland region which is not capable of facilitating large scale urban development and meeting the needs of any large growth in population.

The purpose of this Plan is to outline the concepts for the development of the Kalamunda Town Centre and surrounding hills areas which build on its strengths and creates a vibrant thriving hub for the hill's community.

Over recent decades, the facilities in the hills area have aged and the community have told us through many iterations of the strategic community planning that we need to enhance the hills as a tourism destination whilst also providing modern facilities for our community to enjoy. The current context for the hills region contains four key elements that need to be strategically addressed. These areas include but are not limited to:

#### 1. Replacing ageing facilities

The City has over the past 100 years built and maintained many community buildings. Many of these are now aged and at the end of their useful lives. These buildings require extensive budgets to repair and maintain. The City and its community must face the fact that these facilities need to be replaced with new modern facilities that meet building codes (especially accessibility requirements) and standards and are fit for purpose from a user and safety perspective.



## 2. Financial sustainability

The City's asset base is now approaching \$600m dollars. The asset base undertakes annual depreciation and the impact from depreciation is now eroding the City's operating budget capacity. In the past year alone, depreciation increased by \$3m dollars to \$13.6m per year and this cost must be found at the expense of reducing other services or increasing rates.

Whilst it is understood that some members of the community become attached to these ageing facilities and will lobby hard to keep everything in situ, this is not a sensible and viable path for the future of the City's financial sustainability.

## 3. Growing the economy of the hills

The economy of the hill's region is largely limited to the service, agricultural and tourism sectors of the economy. There's no scope nor apparent community desire to grow general industrial pursuits due to land limitations and constraints such as bushfire, sewage, and water availability. The service industry sector can only survive if it has a diversified population base. We have already seen banks closing due to the limitations of the population base and technological advances. Agriculture can only grow if labour and water supplies can be accessed. Tourism can only grow if there are high value tourism offerings and attractors such as accommodation, food, markets, wrap around services and amazing well serviced destination sites.

## 4. Balancing diversity within the population

To make the region vibrant and sustainable will require a balance of all age groups and diverse cultures. Attracting new families as well as retaining our youth is a key ingredient for a healthy, prosperous, and vibrant community. In particular, the young professionals who grew up after educating themselves have tended to leave Kalamunda. This is largely due to the lack of services they desire, as well as affordable and suitable housing. This change must be addressed by making Kalamunda a go to destination. Busy venues for friendships to grow, lots of recreational activities to share with friends and relatives and lots of cultural experiences to grow mental perspectives is key for creating a sustainable and vibrant Kalamunda and surrounds hills regions.

Growing innovation through technology hubs where young professionals can access technology and apply their ideas to entrepreneurial endeavours will also create jobs for the future that keep our young people in the area and becoming the families of the future. Our elderly also need better services as the population of the Kalamunda Hills ages over the next two decades. With the significant increases predicted in dementia and chronic diseases, many of the elderly will be living with a disability and we need to ensure they can access the services and care they require and deserve. Home care services, medical and aged care accommodation become critical.



Whilst these challenges lay before us, we must also recognise how much has been done toward these aspirational goals including:

1. The development of the Zig Zag Cultural Centre and Visitors centre for tourism
2. The development of the Kalamunda Community Centre in Jorgensen Park,
3. The redevelopment of Kostera oval
4. The redevelopment of Ray Owen Reserve
5. The redevelopment of Anderson Reserve
6. The redevelopment of Bill Shaw Reserve
7. Central Mall streetscape upgrade
8. Commencement of Stirk park upgrades
9. The Bibbulmun Terminus upgrade
10. The Railway Heritage Reserve Mountain bike track to Pickering Brook
11. Replacement of the signage and branding.

However, there is much more to do to align the Kalamunda Hills and surrounding region with the vision that the community has expressed they want.

This Plan outlines the “Big Picture’ vision for the hills region and asks the community if it too will support this direction.

### 3.1 Kalamunda Streetscape Masterplan

The Kalamunda Activity Centre Plan (KACP) was adopted by Council in March 2020. Contained within was the Streetscape Masterplan which set out the proposed themes and outcomes to be achieved for each part of the Kalamunda Town Centre.

The City has completed the first of these new streetscapes being Central Mall. Design is also currently underway for the second streetscape enhancement being Haynes Street.

The Streetscape Masterplan adopted in 2020 is shown in Appendix 5.

The anticipated cost (based on 2022 figures) to complete the Streetscape Masterplan is in the order of \$18m to \$20m.

Consultation with Council through the Strategic Retreat held in March 2022 enabled the City to refine the priority improvements within the Streetscape Masterplan.

These included:

- a) Haynes Street
- b) Barber Street
- c) Railway Road





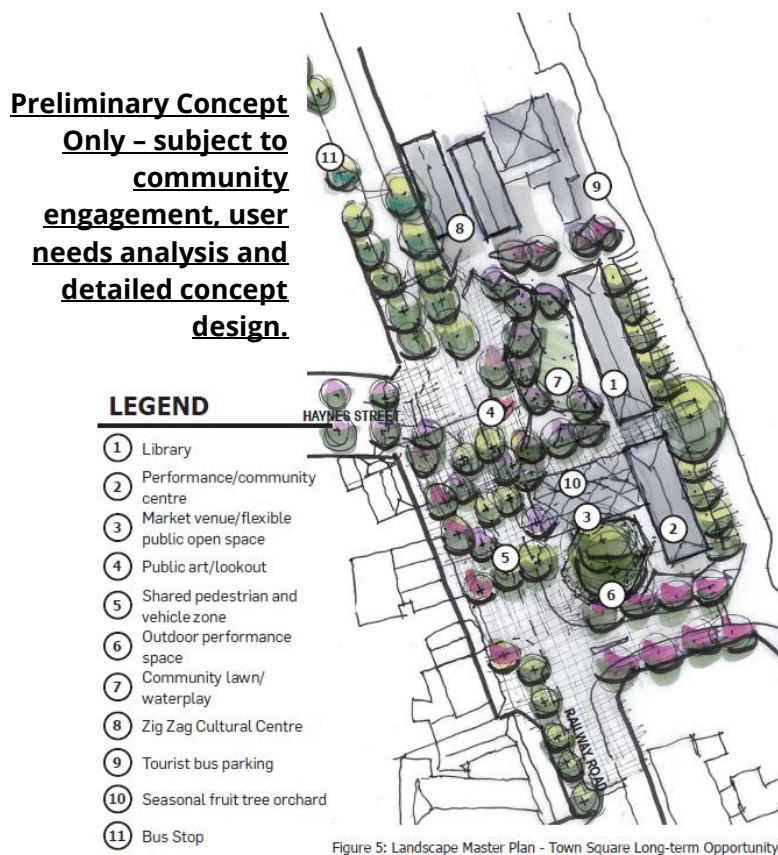
These priority improvements are estimates at approximately \$10m. Each of the remaining streets within the town centre will then be the subject of targeted verge or select road treatments and upgraded through improvements via asset renewal and maintenance.

Consideration is also being given to completing Haynes Street construction in 2023/2024 and Barber Street in 2026/2027 to maximise the commercial opportunities for businesses once streetscapes are renewed.



### 3.2 Kalamunda Activity Centre Plan (KACP) – Cultural Precinct

Within the KACP is the area denoted as Town Square (generally encompassing the Zig Zag Cultural Centre, Library and associated car park). A preliminary concept plan was developed as part of the Streetscape Masterplan to illustrate how the area could be redeveloped in the future. This preliminary concept is shown by the image below:



The outcomes shown above will also be augmented with additional functionality to create the “Kalamunda Cultural Hub” and may include further community spaces, City customer service centre and integration with the History Village and Bibbulmun Track.

It is proposed that this area take on a holistic planning outcome as the Cultural Centre for Kalamunda with planning to extend from the History Village to the Library car park.

At this stage, proposed built form outcomes and specific uses are not known. The indicative cost of the Town Square as depicted above (including library redevelopment) is approx. \$16m.

This would include the provision of a Customer Service area to provide continuity of customer services facilities for residents, in alignment with the place based approach of taking services to the community.

This project is currently unfunded and will require the development of a detailed user needs analysis and strategic funding strategy.

### 3.3 Stirk Park Masterplan

In November 2017, the City adopted its long term strategic vision for Stirk Park.

In 2022, the first stage of this vision was realised with reconstruction of the central lake and associated drainage system.

The City is now in the process of awarding a construction tender to undertake a fully funded \$3m development of a new playground and skate park. It is expected that this will open in 2023.

Subsequent stages of the masterplan will include:

- a) Redevelopment of the sound shell and associated backstage areas.
- b) Redevelopment of kerbside parking as demand dictates.
- c) Redevelopment of the Kalamunda Club (Bowls) facility.

The timing of these subsequent phases is dependent on funding.



### 3.4 Zig Zag Scenic Drive – Gooseberry Hill National Park Visitor Amenity

After some years of the City managing the issues of anti-social behaviour in and around the Zig Zag Scenic Drive, a series of options for use of the road were tested between 2020 and 2022. It is now viewed that the current arrangements where pedestrians and cyclists have evening / early morning dedicated access and shared use with vehicles during most of the day to early evening is the optimal outcome for all stakeholders.



However, this access solution still does not address the fundamental issue that, as a possible major tourism site it lacks, even basic levels of visitor amenity.

This situation is also complicated by the fact that even if the City wanted to develop visitor facilities, it lacks the land to do so. All suitable land is part of the Gooseberry Hill National Park owned by the Crown and managed by the Department of Biodiversity, Conservation and Attractions (DBCA).

The City is in discussions with DBCA to have them consider undertaking a concept plan for a suitable visitor parking, amenity and reserve access trail at the top of the Drive from which advocacy with the State can then occur.

The site is surrounded by the Gooseberry Hill National Park in the northern area of the City. The National Park currently has no amenities provided, no marked walking trails, a lack of signage, limited car parking and no toilet facilities. The area is also a registered Aboriginal heritage site; however, no community education information is available, when compared to other similar and surrounding parks.

The Park is one of only three Experience Perth sites listed in the Department of Parks and Wildlife's National, marine, and regional parks in Western Australia brochure not to feature any amenities such as restrooms, picnic areas or waste bins despite its high-profile location.

The City is advocating for State and Federal Government funding and for a state managed upgrade of the Gooseberry Hill National Park.



### 3.5 Whistlepipe Gully Trails

Both Upper and lower Whistlepipe Gully are in Mundy regional park.

Whilst these walks show off the grandeur and splendour of the natural environment in the Mundy National Park, heavy visitation rates do impact residents in terms of traffic, parking and overall amenity. There are also deficiencies in visitor facilities at these locations such as adequate parking, toilets, and picnic areas.

The City has commenced an advocacy campaign with the State Government for investment in these areas that provides suitable facilities for visitors whilst providing residents with the amenity to their houses that they deserve. The priority is the Lower Whistlepipe Gully area to commence, with future investigations in the upper section. The area at Lesmurdie Falls has some of the best amenity in comparison to all the other sites in the City, with park benching, improved trails, and toilet facilities. This site is a good example of what could be included throughout other parts of Mundy Regional Park and the surrounding National Parks in the district.



### 3.6 Lion's Lookout – Tourism and Economic Development Opportunity

The land on which the Lion's Lookout in Welshpool Road East, Lesmurdie sits is Crown land under care and control of the City. The management order in place only provides for use as Recreation. The ability exists for the City to grant concessions such as the coffee van that currently operates from the area, however, has no ability to approve any substantial tourism or commercial development on the site without approval from the Department of Planning, Lands and Heritage to change land use.

The City believes that a significant opportunity exists for the State Government to facilitate development of part of Lion's Lookout for tourism facilities and possibly a café / restaurant that takes the sweeping views of the Perth suburbs and CBD and opens them to the public in a much better format than that which currently exists. Further investigations would be required regarding suitable changes to vehicle access for safety, waste disposal, economic viability, and necessary land tenure changes. With advocacy, the State Government may be prepared to work with the City to jointly assess the viability of such an initiative and if deemed viable, support the State Government in its actions to undertake the necessary land tenure approvals and commercial tendering of the site for development. The City, through existing road safety "Black Spot" schemes would seek approval to undertake the necessary changes to the entry / exit to Lion's Lookout to facilitate safer traffic movements.

### 3.7 Kalamunda Tourism & Economic Development Opportunity

As discussed in Section 2.2, there are preliminary investigations being undertaken to explore the opportunity for the City's Administration and Civic Centre to be developed within the High Wycombe Station TOD Precinct as an early activation opportunity.

As part of these preliminary investigations, the City in consultation with the State Government is examining land use opportunities including potential tourism, residential commercial and aged care uses for the footprint of the area where the current Administration Building at 2 Railway road, the old Rollerama building as well as the potential of the Kalamunda Water Park on 36 Colins Road, should Council decide it not be redeveloped. These lands are Crown land owned by the State.

If this proposal is developed further, fundamental requirements would be that the City would maintain a customer service presence in the Kalamunda townsite. Customer Services would continue to be offered from various City facilities, with a place-based approach to customer servicing.

With the opening of the new High Wycombe Aquatic Centre in five to seven years' time, serious consideration needs to be given as to what form aquatic facilities are provided for in Kalamunda.

Council at its meeting in April 2022 resolved to:

1. *ADOPT the aquatic facility model 2b – Foothills Aquatic Facility.*
2. *AGREE to defer the Kalamunda Water Park Option 1a – to allow*
  - a. *The City of Kalamunda to continue to pursue advocacy to seek capital funding for Kalamunda Water Park – Option 1a.*
  - b. *The City of Kalamunda to continue to assess the future operational impacts should a 2-pool model (Option 1a and 2b) be externally funded.*

Until the State and the City have finalised preliminary investigations on the potential possibilities for these sites, the future of Kalamunda Water Park will remain deferred.

The possible redevelopment ideas being investigated for these sites present as an ideal location for creating short stay accommodation with aquatic facilities open, for a fee, to the public, a possible aged care facility and / or residential or commercial development.

It is possible within a short stay 'resort' style accommodation facility that the pool provided for guests could also be accessed by the public – subject to suitable arrangements in place.

The investigations are being undertaken and guided by a variety of State and City strategies notably:

- a) Directions 2031 and Beyond
- b) Pickering Brook and Surrounds Sustainability and Tourism Strategy
- c) Local Planning Strategy
- d) Kalamunda Activity Centre Plan
- e) Local Housing Strategy
- f) Economic Development Strategy

- g) Tourism Development Strategy
- h) Environmental Land Use Planning Strategy

The State Government in collaboration with the City is undertaking preliminary planning and feasibility analysis of this project and as such no decisions have been made.

Should the preliminary feasibility analysis not support land redevelopment, the City will remain open to external funding being provided for its redevelopment.

### 3.8 Maida Vale Reserve Masterplan

Maida Vale Reserve Masterplan was adopted by Council in 2018. The City views Maida Vale Reserve as evolving into a small ball sport centre of excellence with additional uses such as archery.

The adopted Master Plan is shown as Appendix 6.

The City has completed items 5,6, 7 and 23 of the Masterplan. It has repositioned the playing fields (part of item 20) and installed new lighting (item 15).

The City has commenced design for the redevelopment of the Norm Sadler Pavilion (item 12) with a view to undertake construction in 2023/24 with the funding support provided by the State Government.

It is estimated that future funding of \$10m will be required to complete the works entailed in the Masterplan for Maida Vale Reserve.

### 3.9 Ray Owen Reserve Masterplan

Ray Owen Reserve is an existing regional level reserve originally developed in the early 1970s. Much of the reserve's infrastructure is now coming to the end of its useful life, with its facilities at capacity as demand continues to grow rapidly.

The site is extensively used by several well-established clubs including AFL, cricket, BMX, basketball and netball. The collective membership of these organisations exceeds 4,000 members, with a large portion being junior members. The reserve's capacity constraints are currently impairing the operations of local clubs and precluding their ability to expand.

A Masterplan for the Ray Owen Reserve was adopted by Council in 2015. The masterplan and key elements are shown as Appendix 7.

The City has completed the first stage of car parking expansion and undertaken the necessary upgrades to site power supply to allow the masterplan to be implemented. It has also committed funding to develop the new oval layouts including non-potable water supply and oval floodlighting.

Since the adoption of the masterplan, there has been the need to revise master plans to account for the growing need of female change rooms for AFL participation. Similarly, the City has committed funding in the current (2022/23) Financial Year to develop these facilities.

The key outcomes of the masterplan that have not been funded as yet include the development of the indoor court building expansion, redevelopment of the AFL / Cricket pavilion, BMX facilities, carparking, public toilets and landscaping.

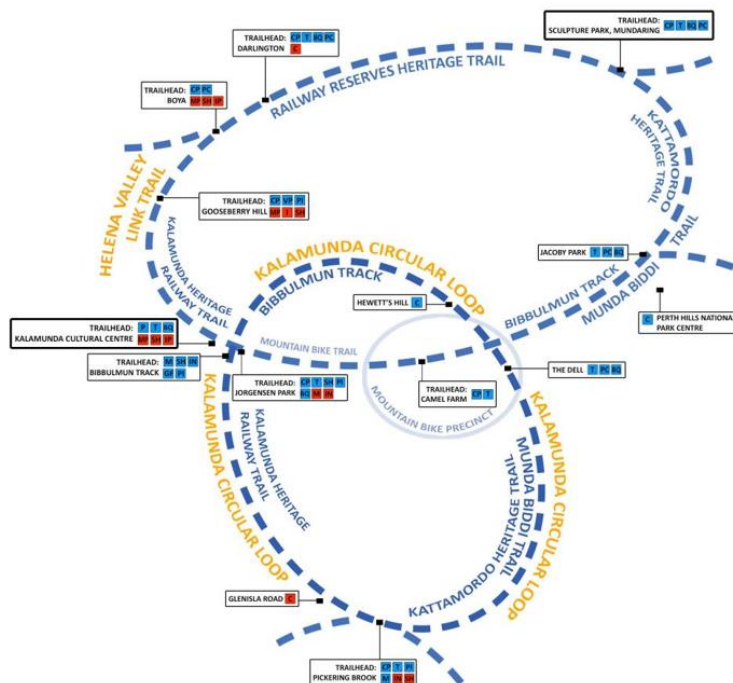
It is estimated that \$21.4m of funding is needed to complete the masterplan works.

### 3.10 Hills Trails Master Plan

In August 2013, Council endorsed the Perth Hills Trails Master Plan which covers both the Shire of Mundaring and City of Kalamunda. This plan aimed at identifying opportunities and issues surrounding the needs of:

- Walkers / Runners
- On road and Mountain Bike Cyclists
- Horse Riding
- 4WD and off-road motorised vehicles

The first action out of this plan was the adoption in 2016 of a Perth Hills Trail Loop design shown indicatively as below:



This plan provided for improved amenity for walkers and mountain cyclists. One of the core gaps identified in the plan was the need to improve the linkages for walkers and cyclists between Kalamunda, Bickley and Pickering Brook.

Stage 1 of the Perth Hills Trails Loop was completed in 2021 with improvements in and around the Railway Heritage Trail in Kalamunda.

Significant tourism (with associated economic benefits) and resident amenity would be created



through ongoing development of this Loop and the overarching Master Plan.

The remainder of the project is currently unfunded and requires significant government approvals from the Department of Water.

State Government approvals being granted are a key project risk.

### 3.11 Lesmurdie Hall

Lesmurdie Hall is located within Ray Owen Reserve.

There is capability within the land and building that Lesmurdie Hall is redeveloped and expanded to provide additional shared community spaces. At the current stage of planning, there is no concept design or cost estimates available.

An expanded and redeveloped Lesmurdie Hall would provide a hub for community groups in the Lesmurdie and east hinterland areas.

The photo below shows existing Lesmurdie Hall:



The City will embark on developing a redesign based on community consultation to determine future needs to create a community hub for Lesmurdie community groups. This project has yet to be scheduled.

### 3.12 Walliston Transfer Station

The City has undertaken \$2m of investment in Walliston Transfer Station to improve customer access, infrastructure changes to better manage surface water run off and noise and provide improve waste separation facilities.

Over time, it is envisaged that the Transfer Station could be expanded to provide more waste separation facilities for residents and potentially further waste management initiatives such that the City continues to provide residents with every opportunity to divert waste from landfill. The long term implementation of this plan is estimated at a further \$8m investment.

### 3.13 Pickering Brook Townsite Expansion and Sustainability and Tourism Strategy

In 2018, the Pickering Brook Taskforce and Working Group was established by the Minister for Planning.

The findings of the Taskforce identified approximately 14ha of land suitable for rezoning to urban to facilitate a modest expansion of the Pickering Brook townsite. The key risk identified for the townsite expansion is bushfire which will require new buildings to be constructed to specific standards and with appropriate building setbacks and separations as required in the relevant bushfire policy and guidelines.

The City prepared a Metropolitan Region Scheme (MRS) Amendment report and plans proposing to rezone the land identified in order to create the expanded townsite subdivision. This amendment will seek to change the zoning of the area identified by the Taskforce and Working Group from Rural to Urban. In 2021, the City submitted the rezoning application to the Western Australian Planning Commission (WAPC) for its consideration. This matter is still in progress with the City and WAPC.

The City and State Government with community representation have also been working on developing a Sustainability and Tourism Strategy aimed at:

- a) Facilitating Sustainable Growth
- b) Cultivating a Tourist Economy
- c) Securing the Agricultural Future

As this strategy unfolds, there will be a series of key initiatives and actions that the City will need to explore to implement the strategy. These may include but are not limited to:

- a) Advocating for infrastructure enhancements to better mitigate against bushfire risk and emergencies. This includes on-going investigations with the community and volunteers to establish a new bushfire brigade and station at George Spriggs Reserve.
- b) Advocating for improved road transport infrastructure including cycling access.
- c) Facilitating the rezoning and development of a modestly sized Pickering Brook townsite expansion.
- d) Development and implementation of strategies that support Agritourism uses.
- e) Implement the Hills Trail Masterplan.
- f) Advocate for tourism related activities within lands managed by the DBCA.
- g) Support for the agricultural future of the hinterland region.

### 3.14 Pickering Brook Community Hub

The Pickering Brook Sustainability and Tourism Strategy and the proposed expansion for the Pickering Brook townsite will facilitate an increase in the number of residences in this area which will create the need for new community facilities.

Within the area under lease to the Pickering Brook Sports Club (PBSC) at George Spriggs Reserve

is the (unused and abandoned) Alan Fernie Pavilion. Previous investigations at the behest of the PBSC and the community to develop the Pavilion into a tourism and conference facility demonstrated that to retain the Pavilion and repurpose it would require significant financial resources and may not provide a fit for purpose facility.

The City has been working closely with a Pickering Brook Community Group to identify a pragmatic outcome to being able to provide a new community facility on this site which would entail the demolition of the Alan Fernie Pavilion.

In much the same manner as the Kalamunda Community Centre has been developed as a facility that is accessible to the community and also contains 'special purpose' rooms for the Kalamunda Learning Centre, it is proposed that the City proceeds to develop a concept plan for the Pickering Brook Community Hub (including a future Pickering Brook bushfire station) that provides shared community spaces but also specific dedicated areas that achieve the targeted needs for this growing community, tourism and related outcomes.

Subject to budget allocation, this conceptual work can commence in 2023/24. This will require community engagement to establish the vision and functional specifications to inform concept design. Funding can then be pursued through advocacy. The City will be working with the Pickering Brook Sports Club, existing bushfire volunteers and the broader local community to realise this project.

Once functional specifications have been formulated the project will be ready for fund raising through grants and advocacy.

### 3.15 Pickering Brook Bushfire Station

The City has been working closely with the Department of Fire and Emergency Services and the Kalamunda Volunteer Fire Brigade to establish the Pickering Volunteer Fire Brigade and to build a fire station within the George Spriggs Reserve.

Establishing the new fire station and brigade has several benefits including but not limited to:

- a) Increased capability in the City's hinterland areas.
- b) Providing close proximity to significant bushfire risk area.
- c) Assist with mitigating the risk of increased development activity in a bushfire prone area.
- d) Assisting in the establishment of George Spriggs reserve as the community hub of Pickering Brook.

The City is required to undertake all relevant site works associated with the construction of the station with DFES paying for the building structure itself. The City's preliminary estimates for the site works and station is approx. \$1.5 – 2m with approx. \$500,000 allocated to siteworks.

The City is currently in the process of finalising the requirements for the new station and formation of the new volunteer brigade through Council.



### 3.16 Cycling Master Plan - Hills

As noted earlier in this report, the City Bicycle Plan covers a wide range of needs and outcomes. For the Hills, the focus is on:

- a) Lesmurdie and Kalamunda Local Access routes
- b) Canning Rd from Kalamunda to Pickering Brook for active cycle training

City funding of \$2.6m has been identified as necessary to deliver the short (0 to 5 years) and medium term (5 to 10 year) priorities for the Hills with a further \$19m beyond the 10 year horizon for both Hills and Foothills Cycling infrastructure.

## 4 Financial Implications

The City has several options for increasing its funding capacity to deliver community infrastructure and these include:

- Rate increases
- Fees & charges increases
- Reducing Service Delivery in other areas
- Reducing the asset base by rationalising facilities and thus reducing costs
- Paid parking
- Advocacy pledges & Grants
- Commercial leasing growth
- New commercial oriented business ideas
- Land Sales

The scale of investments in new community facilities required cannot be met with City rates funded resources alone. The City relies heavily on being able to achieve grants from the State and Federal Governments through various broader funding schemes and pledges made during election periods.

The City has been highly successful over the past decade in securing government funding through advocacy and this key funding strategy will continue to be refined and pursued. Since becoming a City, over \$100m has been granted for community facilities and upgrades.

To continue to be successful, however, the City needs to demonstrate that it's also contributing to the funding for these initiatives with a combination of hard dollar funding towards projects and 'in kind' contributions for aspects such as project management.

The City is therefore proposing a strategy of raising funding for capital works through the release of freehold land and creating a Future Investment Reserve. Council may consider two ways in which this Reserve is managed:

- a) Proceeds from land sales are reinvested in community facilities in the same area / suburb as the land being sold; or
- b) Proceeds from land sales are kept in a centralised Reserve allowing its use as opportunities for grant funds arise throughout the whole District.

A key feature of this land rationalisation strategy would be that, if the buildings on the relevant land parcel are currently providing a community facility, the provision of an alternate location for the community use is undertaken first in collaboration.

The City is reviewing all its freehold land for potential to support the funding of the City's Strategic Community Facilities Plan.

An example of this strategy is the development of the Cambridge Reserve Site (Forrestfield) for purposes of Aged Care, Child Care, Residential, Recreational and Environmental Enhancements now that the land has been transferred from the State to the City. The City will hypothecate future returns on the investment toward the Woodlupine Hub

Several other sites may be investigated in a similar process to ascertain possible funding opportunities. As each investigation reaches stages of feasibility, further community consultation on proposals will be undertaken.

Further, the City is proposing that it undertake commercial land developments that generate ongoing lease returns to the City. These secured lease revenues could then be used to pay loans that the City takes out from Western Australian Treasury Corporation for investment in community facilities.

Notable proposals include but are not limited to:

- a) Commercial tenancies, consulting rooms and office spaces within the High Wycombe TOD Community Node.
- b) Food & Beverage facilities (with possible function centre) within the High Wycombe TOD Community Node.
- c) Commercial childcare centre within the High Wycombe TOD Community Node.
- d) Allied Health facilities and café within the Woodlupine Community Hub.
- e) Commercial Land and/or Building leases in 88 Hale Rd Forrestfield (near existing Woodlupine Community Centre).
- f) Possible café or similar offering in Headingly House lot adjacent to Stirk Park.
- g) Feasibility and land use investigations to understand the best future use of land at the Jack Healy Centre, Urch and McRae Road, Kalamunda and Edney Road, High Wycombe.

The feasibility of these proposals will be explored by the City and include community engagement and reporting to Council over the coming years.

Discussions have been held with the Darling Range Seniors Hub for a relocation of their group and similar discussions are to follow with all other user groups in coming years once the feasibility proposals and land use investigations are progressed.

#### 4.1 Resourcing Implications

The City has a comprehensive capital works program underway over the coming years utilising available leadership, management, and delivery resources.

With recent funding announcements, the City is embarking in the immediate term on design and delivery of several key Strategic Community Facilities, including but not limited to:

- a) High Wycombe TOD Precinct – Community Node - \$60m
- b) Hartfield Park Stage 2 works - \$8m
- c) Planning for Woodlupine Community Hub and 88 Hale Road - \$50,000
- d) Possible design of the High Wycombe TOD Admin and Civic Facility
- e) Subdivision and development investigations at Edney Road, High Wycombe

- f) Cambridge Reserve subdivision and development - \$15m
- g) Scott Reserve Pavilion Redevelopment \$4m
- h) Maida Vale Reserve Pavilion Redevelopment - \$2.4m
- i) Ray Owen Reserve – New Ovals, Lighting and Water Supply - \$5m
- j) Stirk Park New Playground and Skate Park - \$3.8m

Allied to the Strategic Community Facilities Plan is also the need for the City to complete its Community Facilities Plan which considers all of the facilities currently provided across the City. This project review is currently under-resourced.

The City has reviewed its organisational structure which will enable better resourcing of the plans outlined in this report.

## 4.2 Financial Considerations

Unless specifically mentioned above, each strategic community facility proposal will require future funding which will be dependent upon advocacy, surplus land development and leasing opportunities and other funding mechanisms. The timing and nature of funding will be undertaken on a case-by-case basis having regard for the sensitivities and community requirements.

Community engagement will be undertaken in accordance with the approved budgets for relevant financial years and at the appropriate time.

## 4.3 Sustainability

Achievement of this Plan over time will see the following key benefits to the City and Community:

- a) New facilities that are energy and water efficient compared to existing facilities.
- b) Providing equitable access to facilities for all the community.
- c) Financial sustainability of the City is improved through asset enhancement and replacement.
- d) Community care and a sense of ownership for new facilities that they have assisted to to be developed through the community engagement process.



## 5 Asset Management

### 5.1 Building Requirement Review to Reduce Ongoing Costs

The City does not have in place an optimal level of community facilities, with many examples of facilities serving limited use of only a few users rather than contemporary multi-purpose 'hall for hire' facilities that have high usage (and thus efficiency and economies of scale).



In development of this Plan, consideration must be given to the fact that the City cannot continue to add to the portfolio of community facilities without significant impacts upon general rates funded expenses. In other words, the more buildings the City build, the more it costs to operate and maintain them. A review and reduction of underutilised and aged buildings in favour of contemporary shared hub type facilities utilised by many is an effective means of providing maximum services in a sustainable manner.

A key factor in the City's need to rationalise underutilised facilities is the impact of depreciation upon the operating budget. Since 2016, when the Accounting Standards changed requiring all assets to be valued at fair value, the City's depreciation cost have increased significantly. The impact has meant that services review and cost cutting had to be undertaken.

The following table highlights this noteworthy issue.

Year	Operating result	Revenue	% change	Expenditure	% change	Depreciation	% change
2016	\$1,969,451	54,068,330	2%	-52,098,879	-1%	-6,043,120	-20%
2017	-\$3,323,410	59,797,673	11%	-63,121,083	21%	-10,130,153	68%
2018	-\$1,309,521	57,244,212	-4%	-58,553,733	-7%	-10,237,301	1%
2019	-\$2,374,918	57,432,478	0%	-59,807,396	2%	-10,986,630	7%
2020	-\$1,581,874	61,668,012	7%	-63,249,886	6%	-11,316,721	3%
2021	-\$2,461,194	59,139,456	-4%	-61,600,650	-3%	-13,327,727	18%

As the City's asset base continues to grow, the impact of depreciation will continue to erode the City's operating capacity. This is the key reason why there must be a review and consolidation of assets if new assets are to be created.

Over time, opportunities will be explored with stakeholders to ascertain the feasibility of relocation to newer or alternate spaces that may open the opportunity for rationalisation of underutilised facilities.

The removal of buildings which have reached their end of life, and the co-location of community groups in new community hubs has potentially significant positive social benefits. New proposed hub locations are also better accessed with public transport and contemporary building code access improvements.

## 5.2 Asset Rationalisation

The City has identified several buildings and land assets that have reached the end of their useful life and need significant funding to be rejuvenated. The City has also identified land development sites that can be sold or developed for leasing purposes. These sites are outlined as follows:

### **High Wycombe Recreation Centre (HWRC)**

The HWRC will eventually be replaced by the new recreation centre to be built in the High Wycombe node as outline in section 2.1. It is proposed that once the new Recreation Centre is constructed the HWRC will be demolished to make way for more parking that is needed to service Scott Reserve.

### **Sale of 15 & 20 Edney Road**

This land is surplus to requirement and will be subdivided and sold so funds can be hypothecated to the development of the new Scott Reserve Sports Centre.

### **High Wycombe Library**

The City has a desire to operate a two-library model being the Kalamunda and Forrestfield libraries. The cost associated with operating four libraries is excessive and City libraries are underutilised due to the oversupply. This was identified in the 2020 Library Services review.

The City is opening a new modernised library service in the Forrestfield shopping centre until such time as the new foothills Library to be located within the new proposed Woodlupine Hub as outlined in Section 2.6. is built. Community engagement will occur to identify users in High Wycombe who have servicing and access issues that need to be addressed if the High Wycombe Library is closed and demolished.

### **Cyril Road Hall**

The City will be building a new community hall and meeting rooms in the High Wycombe node as outlined in section 2.1. The Cyril Road Hall will be demolished given its age and need for significant investment to renew the building which is not feasible from a financial perspective.

### **Forrestfield Hall**

The Forrestfield Hall will be replaced with a new hall within the new proposed Woodlupine Hub as outlined in Section 2.6. The Forrestfield Hall will be demolished, and land sold for a commercial land use purpose. The funds raised from the sale of the site will be hypothecated to the pay off the loan for the Woodlupine Hub.

### **Edinburgh Road**

This site is a former kindergarten currently being used by the Foothills Referral and Information Services (FIRS). It is proposed that FIRS will be relocated into new purpose-built accommodation within the Woodlupine Hub as outlined in section 2.6. The funds raised from the subdivision and sale of the site will be hypothecated to the pay off the loan for the Woodlupine Hub.

**Hartfield Park Recreation Centre (HPRC)**

The City proposes that the HPRC will be relocated to modern new and larger state of the art facility within the High Wycombe Community node as outline in section 2.1. The HPRC will be repurposed to facilitate an expansion for the Forrestfield United Football Club and to also provide additional parking for the sporting reserve users.

**88 Hale Road Development**

The land that front Hale Road is city owner freehold land. The city proposes to develop the site for commercial a purpose to create a new revenue source either by way of selling the site or developing the site for leasing purpose. A feasibility study is underway that will provide the best and highest use of this site.

**Kalamunda Town Centre – Super Block**

The City owns in freehold the land upon which the Jack Healy Centre stands as well as the Toy Library site and the Child Health Clinic. It is proposed a feasibility study be undertaken to determine the highest and best use for these sites. If feasible existing users will be relocated into other existing facilities and the funding raised from the redevelopment of these sites will be used to develop the Kalamunda Hub as outlined in section 3.2. It is envisaged the Kalamunda Hub will contain new halls and meeting rooms to meet the growing demand of community groups.

**Headingly House Stirk Park**

The City owns in freehold the land and property on which Headingly House at 11 Headingly Road is located. The site is well positioned to be redeveloped as a commercial café/restaurant space and additional car parking for use by Stirk Park users. The \$3mil upgrade on family playgrounds underway in Stirk Park will exacerbate the need for close access to a food outlet as well as additional car parking. This is a commercial opportunity for lease revenues for the City to support ongoing maintenance of the park.

**Lesmurdie Library**

The City has a desire to operate a two-library model being the Kalamunda and Forrestfield libraries. The cost associated with operating four libraries is excessive and City libraries are underutilised due to the oversupply. This was identified in the 2020 Library Services review.

## 6 Stakeholder Engagement

The City has been advocating for funding for new community facilities for a number of years, following community feedback through various engagement processes and in accordance with the Strategic Community Plan. And its Community Engagement Strategy. The City has also undertaken stakeholder engagement as a part of its advocacy strategy, which has successfully funded several community facilities projects.

Similarly, adopted Master Plans for key reserves (i.e., Ray Owen, Scott, Maida Vale and Hartfield Park) have stemmed from extensive community engagement.

This is the first opportunity for the community to be appraised of the City's "Big Picture" thinking so that they can see the overarching intent of a myriad of individual projects and the benefits these projects can bring to the community. It is planned to ensure all stakeholders understand what the big picture vision is, the potential time frames and provide meaningful comment to shape the future of community facilities within the City of Kalamunda.

A specific engagement process is proposed regarding this "Big Picture" seeking input from our community:

### **Community Feedback Survey**

- a) Community Survey/ Feedback form
- b) Free form submissions on the matter

Questions:

1. Do you think it's a good idea to develop a big picture vision for community facilities? Why
2. What do you think about the "Big Picture" being presented? Why?
3. What do you like about the Plan? Why?
4. What don't you like about the Plan? Why?
5. What do you think is missing from this Plan? Why?
6. What other ideas do you have that would be interesting to see and why?
7. What else do you need to know about aspects of this Plan?

### **The Road Show Launch and Feedback workshops**

Two launches proposed

1. Woodlupine Family and Community Centre
2. Kalamunda Agricultural Hall

**Open information / drop in sessions at: March to June 2023**

- i. High Wycombe Recreation Centre
- ii. Hartfield Park Recreation Centre
- iii. Kalamunda Community Centre
- iv. Ray Owen Lesmurdie Hall
- v. Pickering Brook Sports Club
- vi. Local Shopping Centres
- vii. All libraries

**Direct Contact with Sporting and Community Groups**

Write letters to all our sporting and community groups requesting feedback and also asking who would like the Plan presented at their meetings.

**Focus group sessions**

Four focus groups one in each ward April to June 2023.

**Close engagement by September 2023.****October to November finalise analysis and report to Council by December 2023.**

It is proposed that consultation takes place to ensure community continues to be supportive of the need for new facilities and can directly influence the future direction by providing input on this high-level overarching plan related to Community facilities that has now been developed. Subsequent specific development 'sub-projects', such as the High Wycombe Aquatic and Community Node, will entail further and more refined community engagement as the need arises and project progress closer to implementation.

**Measuring Social Value**

This engagement project presents the opportunity to measure its impact through social measurement process.

All participants will be asked from their perceptions on how their life could be changed through the provision of improved community facilities as outlined in this plan.



## 7 Risks

<b>Risk:</b> Some parts of the Community and User Groups wish to retain aged and underutilised facilities impacting the financial viability of the City unless rates are significantly increased.		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Significant	Almost Certain	High
<b>Action/Strategy</b>		
The City manages the matter through engagement and evidence based outcomes.		

<b>Risk:</b> Significant time delays occur in achieving grants to facilitate the Plan leading to the City needing to maintain aged assets in poor condition		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Significant	Almost Certain	High
<b>Action/Strategy</b>		
The City considers each facility on case by case basis in determining if further funding can be applied to deliver the outcomes.		

<b>Risk:</b> That the City cannot provide sufficient community facilities in light of a growing population due to lack of funding		
<b>Consequence</b>	<b>Likelihood</b>	<b>Rating</b>
Significant	Almost Certain	High
<b>Action/Strategy</b>		
The City continues to strongly advocate to State and Federal Government, exploring all grant opportunities for community facilities projects that are currently unfunded.		

## 8 Conclusion

The City has invested significant time in reviewing the current and future community infrastructure requirements through an array of engagement processes and platforms over several years. A key theme arising through this review process is the need to support the community and its various activities and aspirations through carefully considered and planned social infrastructure.

The City's successes in achieving grant support for past projects demonstrates the need for the City to carefully consider the use of its existing and newly planned community infrastructure. This Big Picture vision and report provides an overarching guide to sharing and achieving this sustainable vision with the community.

The Big Picture and its supporting analysis will continue to evolve and remain agile as community needs change either by new local needs emerging and global trends. The Strategic Community Facilities Plan will remain a dynamic document that's capable of adapting to the community's vision and Council's aspirations over the next 2 decades.

The City now welcomes feedback from the Community and will be offering a wide range of engagement opportunities so we can assess the community's appetite for this type of big picture planning.



# Appendix 1 – Scott Reserve Masterplan



# Scott Reserve Master Plan

## Scott Reserve - Master Plan

- 1 **New trees** - wind breaks and increased shade
- 2 **Parking**
  - Additional on verge parking bays (54 total)
  - Bollards moved between path and car bays
- 3 **Terraced seating** - along natural contour (potentially limestone) for spectators
- 4 **Improved pathway** - connecting to existing trails and networks, providing access through the site for all ability levels, fitness trail markers and passive rest spots
- 5 **Nature playground**
- 6 **Relocated and extended turf practice wickets** - with lighting
- 7 **New Sports Pavilion and Community Centre - final building and playground configurations to be determined in the detailed design stage**
  - a. **Sports Pavilion** - 6 change rooms, club social space, kitchen/kiosk, public toilets, store rooms, office/meeting room, umpires room and first aid room
  - b. **Community Centre** - community meeting and activity rooms to accommodate existing users of HWCRC, and Foothills Learning Centre
- 8 **Fitness trail** - outdoor gym equipment for active adults
- 9 **Youth Space** - a cluster of amenities including 2/3 basketball court, water fountain, lighting, shade and spectator area with service access to oval to remain
- 10 **Expanded car parking** - demolition of existing HWCRC and amphitheatre for car park expansion
- 11 **Storage shed relocated** from turf practice wickets - turf maintenance
- 12 **Retained hard wickets nets** - power and lighting upgrade to assist with training
- 13 **Proposed boundary realignment** with Department of Education
- 14 **Playing fields refurbishment** - total grassed playing area renewal, including retic, drainage and grass
- 15 **Lighting upgrade**
  - 100 lux lighting to main AFL oval with remaining lighting to training standard
  - Potential solar lighting (pavilion, youth area & pathways)

Date: 26 April 2022  
 Scale: 1:1000 @ A4  
 Drawing No: 10-020  
 Surf: 6/1/21



### Context

- Scott Reserve is located in the suburb of High Wycombe and situated in close proximity to the new High Wycombe Train Station which is expected to significantly increase the population, leading to increased demand for sporting infrastructure.
- Scott Reserve is a major sporting precinct with strong levels of sport and community participation across AFL (including all abilities, female teams), Cricket, Badminton, Gymnastics, Calisthenics, Tae Kwando, Group Fitness and an Adult Learning Centre.
- Capacity of facilities and parking areas are stretched beyond capacity due to increased demand and dysfunctional/ageing facilities.
- Current infrastructure constraints is inhibiting the growth of junior/senior sport and limiting opportunities for the community to be socially connected and enhance physical activity levels.

### Project

- New sports pavilion
- New nature playground and youth precinct including ¾ outdoor sports court
- Refurbishments of playing fields (including reticulation and drainage)
- Expanded car parking and traffic calming measures
- Relocated cricket nets and associated amenities
- Future sports floodlighting to southern oval and security lighting
- Terraced seating
- New fitness trail with exercise equipment, improved pathways and rest spots.

### Outcomes

- Implementation of the Scott Reserve Master Plan will help cater to the forecasted population growth resulting from High Wycombe Train Station
- Address site constraints and maximise the capacity of the reserve through a relocation of major facilities
- The improvements will increase opportunities for the community to participate in physical activities, be more active and increase health and wellbeing.

State Seat of Forrestfield • Federal Seat of Swan

**Funding Requested: \$6 million**  
 (\$2M State Funding Provided to date)

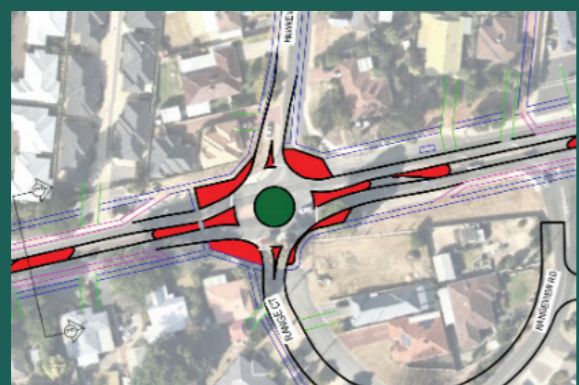


**Further information:**  
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[brett.jackson@kalamunda.wa.gov.au](mailto:brett.jackson@kalamunda.wa.gov.au)

# 9 Appendix 2 – Kalamunda Road Improvements



# Kalamunda Road Upgrade High Wycombe



## Context

- Key access route connecting Kalamunda to the City and regional hubs via foothill suburbs.
- Strong community desire to retain a “main street” feel and prevent the road becoming a rat-run.
- This higher order road servicing the High Wycombe population of 12,308 (ABS: 2016 Census) is already at capacity and we need to limit through-driving to support residents.
- The project arose from a “corridor study” that modelled the long term future of Kalamunda Road, and provided concept plans to upgrade the road to meet community needs.
- Following Roe Highway and Kalamunda Road interchange upgrade (completed mid-2021), requirement for improvement has escalated with Section 3 work prioritised for implementation by end of 2022.
- It is recommended the City upgrades Section 2 at the same time as Section 3 to reduce inconvenience to local communities and deliver project efficiencies.

## Projects

- Upgrade includes three (3) new roundabout-controlled intersections at Kalamunda Road/Stirling Crescent; Kalamunda Road/Cyrl Road and Kalamunda Road/Hawkevale Road/Range Court.
- Dedicate on-road cycle lanes, upgrades to footpaths on both sides of the road, accessibility access for all bus stops, and significantly improved streetscaping with trees and planted verges to reinforce the feel of a home in the forest.
- Convert Ferman Road to a cul-de-sac and Rangeview Road be closed at its intersection with Kalamunda Road with a signalised pedestrian crossing at Ferman Road to provide safe pedestrian access across Kalamunda Road.

## Outcomes

- Significant upgrade to improve safety and community amenity between Abernethy Road and Roe Highway in High Wycombe to reduce congestion and improve connectivity for locals and visitors.
- Safer movement of vehicles within the community.
- Improved public transport, cycling and pedestrian access.

State seat of Kalamunda ● Federal seat of Swan

**Funding Requested: \$17 million**



Further information:  
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# 10 Appendix 3 – Hartfield Park Masterplan 2



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# Hartfield Park Master Plan Stage 2A & 2B



Concept only - images do not reflect final design

## Context

- » Hartfield Park is the City's largest regional sporting precinct with an estimated over 1,600 members across AFL, Bowls, Cricket, Football (soccer), Little Athletics, Rugby League, Rugby Union & Tennis.
- » Lack of female friendly sports facilities.
- » Currently sporting clubs are predominately located in single use facilities that are dysfunctional & ageing.
- » Significant infrastructure constraints are inhibiting the growth of sport (including juniors / seniors / females & integrated teams) & restricting physical activity levels.
- » Hartfield Park is situated within the foothills residential growth area of the City.
- » Potential host training site for Women's FIFA 2023 World Cup.

## Key Projects

- » New clubroom facilities for AFL/Little Athletics; Bowls & Tennis; Rugby Union & Cricket.
- » Unisex changerooms for Rugby League & Football (soccer).
- » New Little Athletics infrastructure including long jump pits & throwing circles.
- » Extension of Morrison Oval with new sports floodlighting.
- » A new facility for Foothills Men's Shed.
- » Expanded & realigned car parking across Hartfield Park.
- » New cricket nets.
- » Development of two new tennis courts.

## Outcomes

- » The project will deliver contemporary sporting facilities that will address current & future needs for both men & women across all ages & abilities.
- » Recent growth in women's participation will be supported by unisex changerooms.
- » Co-located shared sports facilities ensure usage of community assets are maximised & sustainable via shared capital & operational costs.
- » Enhance opportunities for the community to participate in physical activities, be more active & ultimately lead a healthier lifestyle.
- » Accommodate population growth in & around the foothills over the next 10-20 years.
- » Support men's health initiatives, through the development of a contemporary new mens shed.
- » State Seat of Forrestfield | Federal Seat of Swan

**Funding Requested: \$13 million**  
\$2M Federal Govt Funding Provided to date



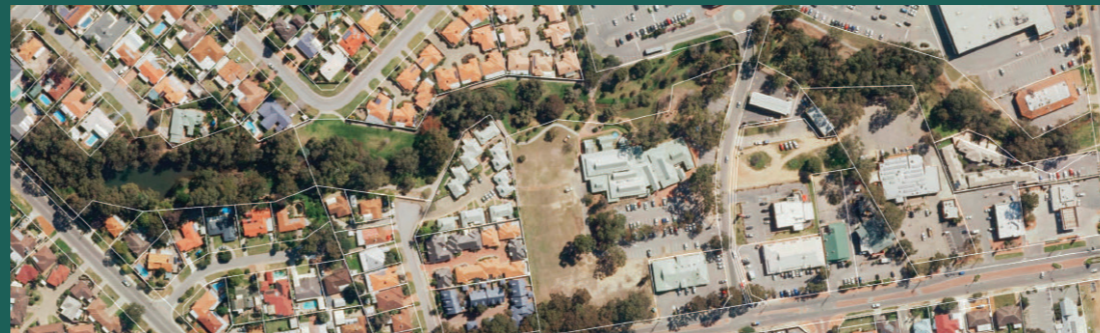
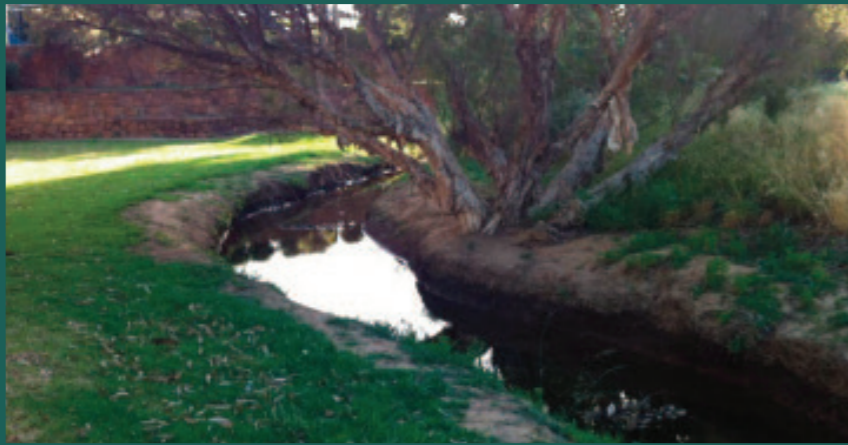
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# 11 Appendix 4 – Woodlupine Brook Upgrades



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# Forrestfield Woodlupine Brook Living Stream



## Context

- Forrestfield's Woodlupine Brook plays an important part in a wider ecosystem, connecting water flows that originate in the Darling Scarp to the Canning River.
- The reserve is a wildlife corridor, particularly for bird life and will benefit from a recreational pathway to connect to key community facilities.
- Woodlupine Brook is degraded, suffers from seasonal flooding followed by summer drying out.
- The parkland has open grassed areas with mature native trees; predominantly Marri, Jarrah and Paperbarks. The Brook currently has very steep banks in some locations.

## Project

- Upgrade of Woodlupine Brook into a Living Stream.
- Improved storm water management.
- Revegetation and endemic planting programmes
- New pedestrian and cyclist access.
- Public realm improvements such as seating and artworks.
- Community education, interpretive signage and nature walks.
- Future proofing for flood.

## Outcomes

- Enhancement of wildlife corridor, with new nesting habitats, food and nectar, and protection for native birds and animals.
- Enhancement of ecosystem health and Biodiversity value.
- Increased passive surveillance.
- Improved amenity of the Reserve.
- New walk and cycle trails with accessibility for the community and inherent health benefits
- Community ownership and understanding of the value of the site.

State seat of Kalamunda ● Federal seat of Swan

**Funding Requested: \$400,000 (Stage 2)**  
Stage 1 - \$700,000 (sourced) with works to start 2021



Further information:  
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# 12 Appendix 5 – Kalamunda Streetscape Masterplan



**LEGEND**

- ① Town Square
- ② Public art focal point
- ③ Shared street
- ④ Main street
- ⑤ Corner park activation and way finding
- ⑥ Barber St Piazza
- ⑦ Green park upgrades
- ⑧ Central lane activation
- ⑨ Town centre entry paving nodes
- ⑩ 'Green' streets
- ⑪ Heritage/Civic precinct
- ⑫ Main street entry treatment

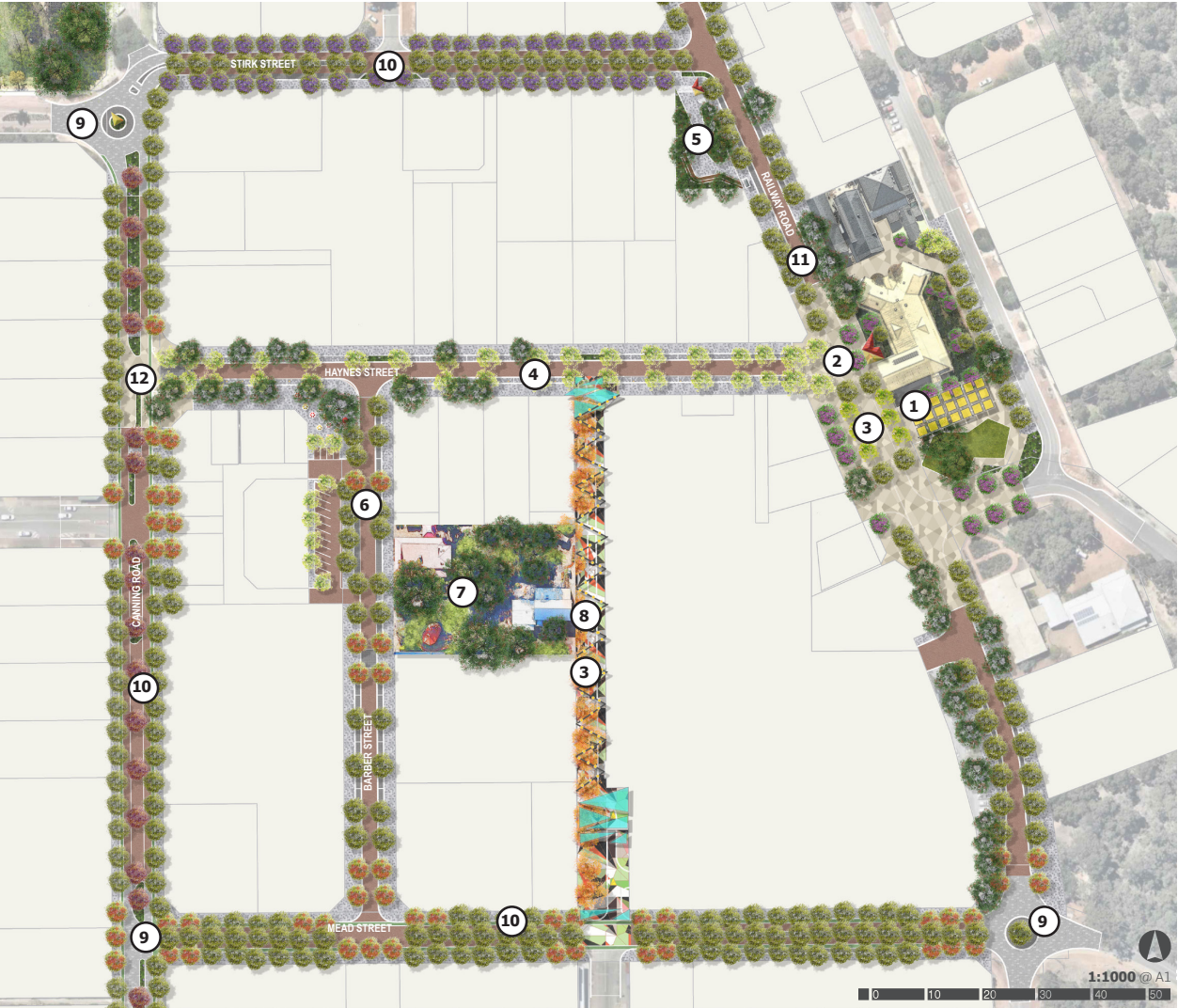


Figure 3: Landscape Master Plan

# 13 Appendix 6 – Maida Vale Reserve Masterplan

# Maida Vale Reserve Master Plan

## LEGEND

- 1 Re-orient baseball diamond and field and increase length of back nets
  - 2 Netball courts converted to multi-use, potential synthetic surface on southern 4 courts, (Subject to a business case)
  - 3 Introduce fitness/walk trail (dual use, min 2.5m wide) with interval distance signage/markers, rest spots with seats, fitness equipment and lighting
  - 4 Upgrade existing skate park facility and co-locate with a 3x3 basketball court
  - 5 Establish pedestrian crossing points with traffic calming measures
  - 6 Install a low fence along vehicle driveway with breaks at pedestrian crossing points and vehicular entries
  - 7 Formalise car park traffic flow and retain and protect the trees
  - 8 Relocate and upgrade playground
  - 9 Formalise vehicle access to retain a natural surface to archery
  - 10 Formalise vehicle car parking around existing trees to retain a natural surface by use of bollards and signage
  - 11 Support archery renewal upgrade of their pavilion and facilities as required.
  - 12 Extensions, additions and refurbishments to main pavilion (refer page 2)
  - 13 Future expansion of playing surface (if and when required)
  - 14 Future access to car park from Acacia Street entrance
  - 15 Lighting upgrades to meet training requirements across the site (in addition to overall lighting upgrade)
  - 16 Future car park expansion
  - 17 Install baseball practice batting cages and pitching mounds and backing fence
  - 18 Install permanent fly ball netting on top of nets
  - 19 Tennis courts retained in existing location. Northern most courts (hard courts) to be relocated at the end of their useful life
  - 20 Relocate existing cricket pitch 10 metres south with a wider senior sized cricket pitch with synthetic surface. Install synthetic cricket pitch to northern end of oval
  - 21 Retain for bush conservation areas
  - 22 Install a low fence to contain a portion of the walking trail with breaks providing access to the oval playing surface
  - 23 Power upgrade required
  - 24 Connect to sewer
  - 25 Retain as additional playing field space with the potential to be utilised as training overflow or future junior football field.
  - 26 Further tree buffer added to minimise impact on residents
- Water fountains
  - Current lighting to be upgraded
  - Proposed new lighting
  - Demolition/removal of existing: storage kiosk, public toilets, cricket pitch and skate park
  - Traffic calming / pedestrian crossing points
  - Path network / footpath
  - Vehicle access path
  - Low fence
  - Fly ball net



## Completed/Underway Projects

- 23. Site power upgrade
- 15. Sports lighting upgrade (Stage 1)
- 12. Norm Sadler Pavilion upgrades
- 24. Connection to sewer
- 6. Fencing upgrade (Stage 1)

## Projects Seeking Funding

- 15. Sports lighting upgrade (Stage 2)
- 1, 17 & 18. Baseball infrastructure upgrade
- 11. Replace Archery Pavilion
- 13 & 19. Sports space expansion and reinstate disused tennis courts
- 5, 6, 7, 9
- 10, 14 & 16. Access improvements and expanded car parking
- 2 & 15. Upgrade existing netball courts to multipurpose courts
- 4 & 8. New playground and skate park
- 15. Enhanced protection of bushland

## Context

- Maida Vale reserve is a major sporting precinct within the City of Kalamunda with an estimated 1,300 members across football (soccer), baseball, tee-ball, tennis, archery and netball.
- Capacity of facilities, parking areas and active spaces are stretched beyond capacity due to increased demand and dysfunctional/ageing facilities.
- Current infrastructure constraints is inhibiting the growth of junior/senior sport (including female and integrated sports teams) and limiting opportunities for the community to be socially connected and enhance physical activity levels.
- The City currently has a shortage of sports space in the Hills suburbs, which Maida Vale Reserve can partially offset.
- Required to service the growing residential community withing the City and the bordering Bushmead Estate (City of Swan)

## Key Projects

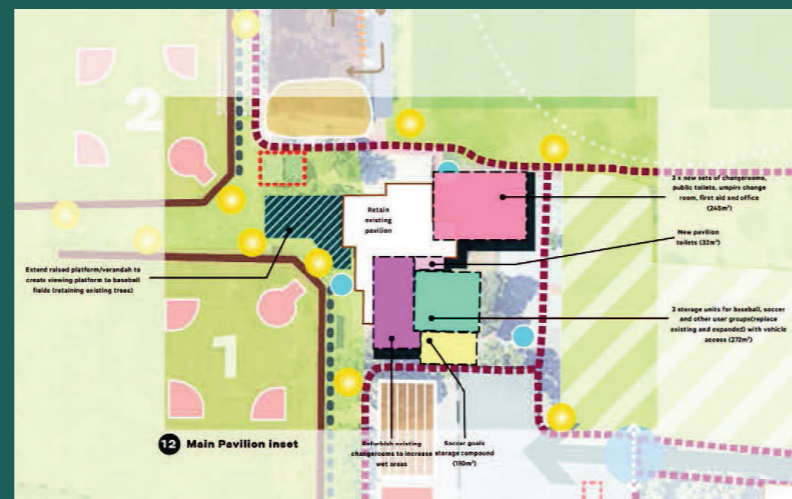
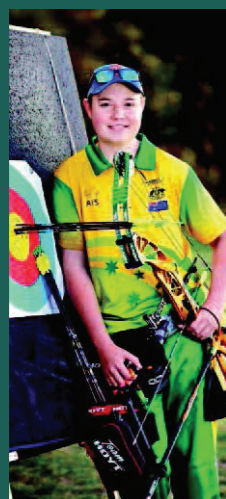
- Upgrade of sports floodlighting (Stage 2)
- Upgrade baseball infrastructure
- Replace Archery Pavilion
- Access improvements and expanded car parking
- Upgrade existing netball courts to multipurpose courts
- Fitness trail and improved pathways
- New playground and skate park
- Reinstated disused tennis courts and expand sports space

## Outcomes

- Implementation of the Maida Vale Master Plan will resolve the site constraints and address the current and projected need for facility and field expansion in a coordinated manner
- The improvements will increase opportunities for the community to participate in physical activities, be more active and ultimately lead a healthier lifestyle.
- Reduce the City's shortage of sports space in the Hills in the suburbs.

State seat of Kalamunda • Federal seat of Hasluck

**Funding Requested: \$12 million**  
 (\$2.4M State Funding Provided to date  
 \$1.1M in City funding Committed in 20/21)



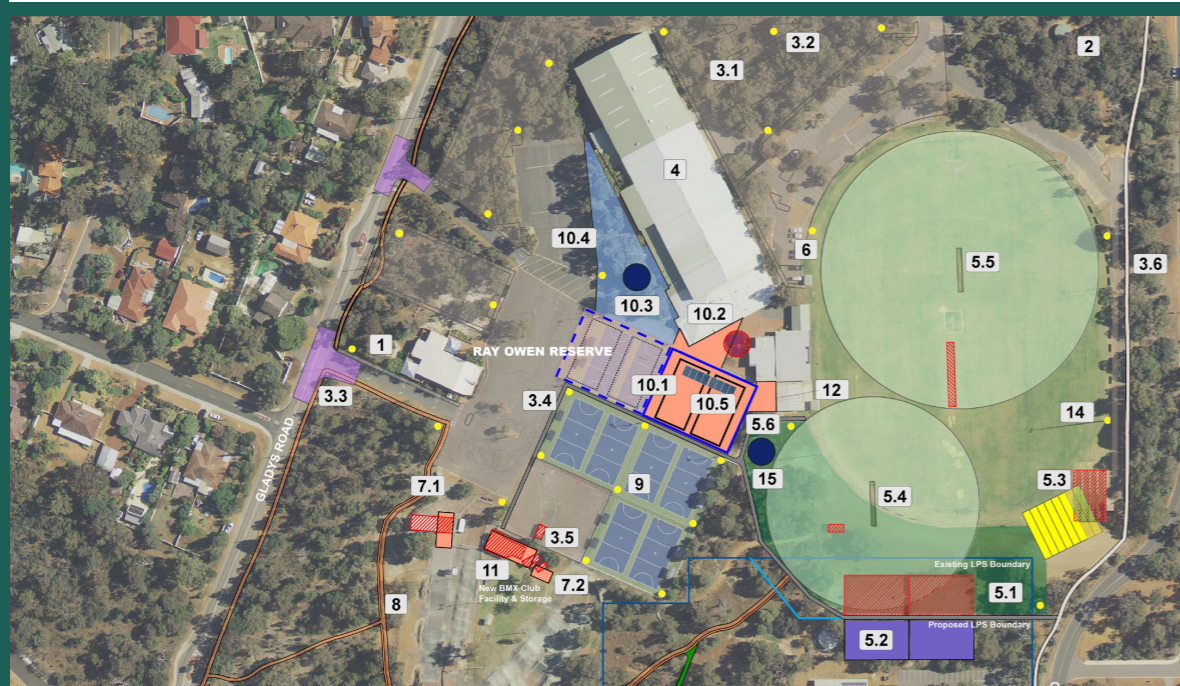
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# 14 Appendix 7 - Ray Owen Masterplan

# Ray Owen Master Plan



Concept Ray Owen Sports Centre



## Completed/Underway Projects

1. Power upgrade to the site
2. Water supply upgrade to the site
- 3.1 Parking area expansion (Stage 1a)
4. Install ventilation/air circulation equipment to the indoor courts
5. Develop turf expansion area including:
  - 5.1 Oval Turf Expansion subject to Environmental Impact Assessment
  - 5.2 Relocation of Lesmurdie Primary School outdoor courts
  - 5.3 New practice nets commenced (4 short term + 2 long term)
  - 5.4 New cricket wicket
  - 5.5 Relocate current wicket
  - 5.6 Public toilets
6. Install new floodlighting to the Oval
7. BMX Start Ramp and Storage (7.1 & 7.2)
12. Develop new football/cricket away team changeroom and physio rooms
13. Redevelopment of existing oval turf sub-grade

## Projects Seeking Funding

- 3.1 Parking area expansion (Stage 1b-4)
- 3.2 Lighting to all parking areas
- 3.3 Upgrade entrances
- 3.4 Anti-hoarding treatments to all parking areas
- 3.5 Formalise old netball court car park
- 3.6 Formalise old fire track parking and provide separation barrier for pathway
8. Undertake enhanced protection measures of bushland from BMX run off
9. Install floodlighting to outdoor netball courts
10. Ray Owen Sports Centre expansion
  - 10.1 Develop four new indoor courts
  - 10.2 Supporting facilities including additional administration space, changerooms and storage
  - 10.3 Playground relocation
  - 10.4. External entrance upgrade (i.e. landscaping, paving, awning, public artwork etc)
  - 10.5. PV solar system
11. Upgrade BMX Clubroom facility
12. Upgrade existing trails and develop new pathways including rest stops, fencing in sensitive areas and interpretive signage

## Context

- Ray Owen reserve is a major sporting precinct within the City of Kalamunda with an estimated 330,000 visitors annually.
- Capacity of facilities, parking areas and active spaces are stretched beyond capacity due to increased demand, lack of water and ageing facilities.
- Constraints prevent the development of suitable sporting infrastructure for junior and senior sport to flourish and the community to be more active.

## Key Projects Seeking Funding

- Four additional indoor basketball / netball courts and supporting facilities (\$15.8M)
- Car parking and access improvements
- Upgrades to BMX clubrooms and netball courts

## Outcomes

- Implementation of the Ray Owen Master Plan will resolve the site constraints and address the current and projected need for facility and field expansion in a coordinated manner.
- The improvements will increase opportunities for the community to participate in physical activities, be more active and ultimately lead a healthier lifestyle.
- Provide Regional level sporting amenities for the City.

State seat of Kalamunda ● Federal seat of Hasluck

## Funding Requested: \$23 million

(\$5M State Funding Requested to date  
\$1.3M in City funding Committed in 20/21)



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