

CAMBRIDGE RESERVE TECHNICAL NOTE:

Community views of the existing Cambridge reserve:

TOP TEN LIKES

1. Bushland / Natural Feel
2. Walking / Trails
3. Nothing
4. Waterbody / Lake
5. Quietness
6. Proximity to Home
7. Size
8. Dog Walking
9. Family Orientated
10. Playground

MOST WANTED IMPROVEMENTS

1. Seating
2. Play Equipment
3. Shade / Shelter
4. BBQs
5. Toilets

BENCHES / SEATING

Is the quantity acceptable?



4.3%
agree



80.9%
disagree



4.3%
agree



73.9%
disagree

Is the quality acceptable?

PLAY EQUIPMENT

Is the quantity acceptable?



13.0%
agree



69.6%
disagree



17.4%
agree



52.2%
disagree

Is the quality acceptable?

IS CAMBRIDGE RESERVE IS A HIGH QUALITY OPEN SPACE THAT EVERYONE CAN ENJOY?



17.4%
agree



73.9%
disagree

Source: City of Kalamunda

DESIGN RATIONALE AND PHILOSOPHY

The decision to provide housing on open space is not one that is taken lightly, but one that in this case is justified given the current limited functional use of the site and the demand for aged housing in the vicinity. The following technical note outlines the approach undertaken in the design of the site in response to community feedback and provides a rationale behind the design decisions made.

Aged Accommodation Demand – The City of Kalamunda commissioned Macro Plan Dimasi to prepare an Aged Accommodation Strategy Report 2016 that identified a demand for Affordable Housing in the City. This report identified a growing demographic in the 65-84 age bracket and recommended the use of government sites as an opportunity to encourage retirement living and aged care developments in the local area. This has been a core focus of this plan on how to provide for this demographic.

An 1.28 HA aged care site/ over 55 housing site has been located in the centre of the site to address this demographic. This site is generally flat and largely cleared and offers good view lines across the basin area offering both surveillance and amenity. The site is separated from the adjacent retained bushland by a managed parkland strip and is a short walk to the activity hub/ playground.

This site has been consolidated to provide a distinct separation from surrounding residences. This forms a mini aged care precinct within the site. This could be further enhanced or acknowledged through a change in pavement type or a coordinated street interface.

Additional Housing – Additional housing sites have been identified along the rear fence of Mallow Way and in the degraded bushland adjacent. These housing sites provide additional surveillance opportunities of the retained bushland and aim to minimise antisocial behaviours that were occurring as a result of the open space backing onto rear fences. The associated road network has been designed to double as a firebreak from the retained bushland and ties in with the existing neighbourhood grid.

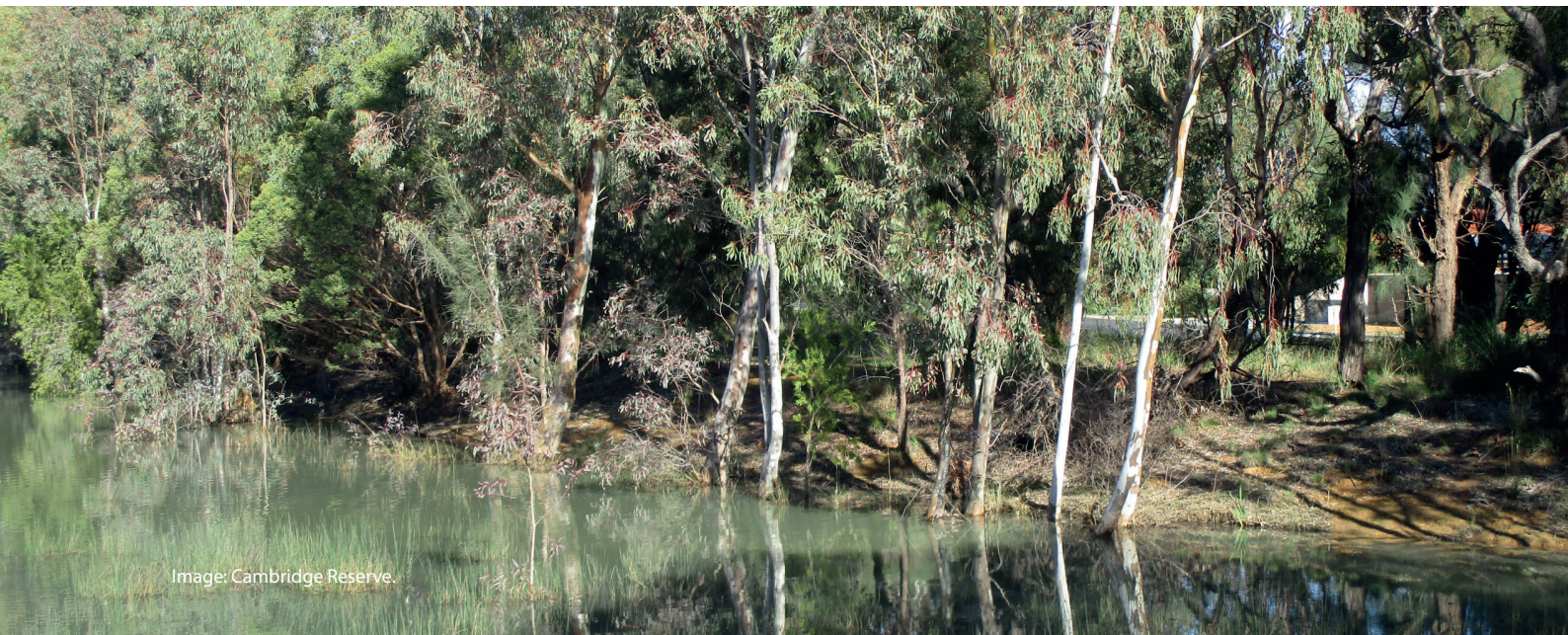


Image: Cambridge Reserve.



A final development site has been located along the western edge of the site. Access to these sites will be provided by the access spine running along the park edge. This road will also provide parallel parking opportunities for visitors. It is anticipated that structures on these lots will be two storeys to provide passive surveillance over the park.

Retained Bushland – A site assessment identified a central core area with retained local bushland of a good quality and a strip along York Street with similar qualities. The remainder of the site consisted of cleared land or degraded bushland containing non-native and invasive species. Based on this information, the retention of the quality bushland formed the focus of the design approach. Minimising impacts to this bushland through clear demarcation and the establishment of a fire buffer began to inform the remainder of the design parameters. Much of this fire buffer has been put in place through the careful placement of streets serving as access and separation. Managed parkland areas with an extensive pathway network make up the remainder of the buffer area providing additional separation between existing housing and the retained bushland. The network of pathways also intersects the bushland area offering a balance of access and preservation.

Detention Basin - The site also serves as a detention basin during large storm events. Water is brought to the site from the hills and collects in the basin along the western edge. This feature is often wet during winter months but dry during the summer period. The design approach to this feature needs to preserve the capacity of the basin but also ensure that this is also pleasant and appealing in both its states. A small retention area has been identified to replicate a wetland feature. This wetland features a boardwalk and weir that overflows to the larger basin providing an indication of function of the basin year round. Seating and shaded areas have been located around this feature in line with community feedback offering places

of quiet respite or opportunities for viewing wildlife. This has been located adjacent to the aged care group housing site to provide surveillance and amenity for the future aged population.

The existing drainage channels directing water to the site will be formalised minimising erosion issues and offering the opportunity to introduce a living stream element to assist in water filtration. The stream can be located to provide a natural border to the retained bushland area and serve as a feature for the site.

Activity Hub/ Youth and Aged Nature Playground – Linked to the development of the site is an opportunity to upgrade the existing playground and parkland to provide a feature that has more accessibility and function for the surrounding residents. Informed by the community workshop this hub can feature an upgraded playground, half-court basketball, a barbeque area and associated seating and shelters set amongst native planting. This site has good surveillance from the existing neighbourhood and from the proposed new housing sites and aged care site.

Open Managed Parkland and Managed Bushland – The remainder of the site will operate as open managed parkland or managed bushland providing a buffer to the retained bushland and offering a more formal environment in which to recreate and enjoy Cambridge Reserve. Pathway networks are located across the site to link to existing access ways and ensure this resource is accessible to the surrounding community. Benches and seating is located at key sites along these pathways to provide respite opportunities.