

HEATHCOTE LOWER LAND

COMMUNITY STAKEHOLDER WORKSHOP SUMMARY

**Prepared for
City of Melville**



June 2007

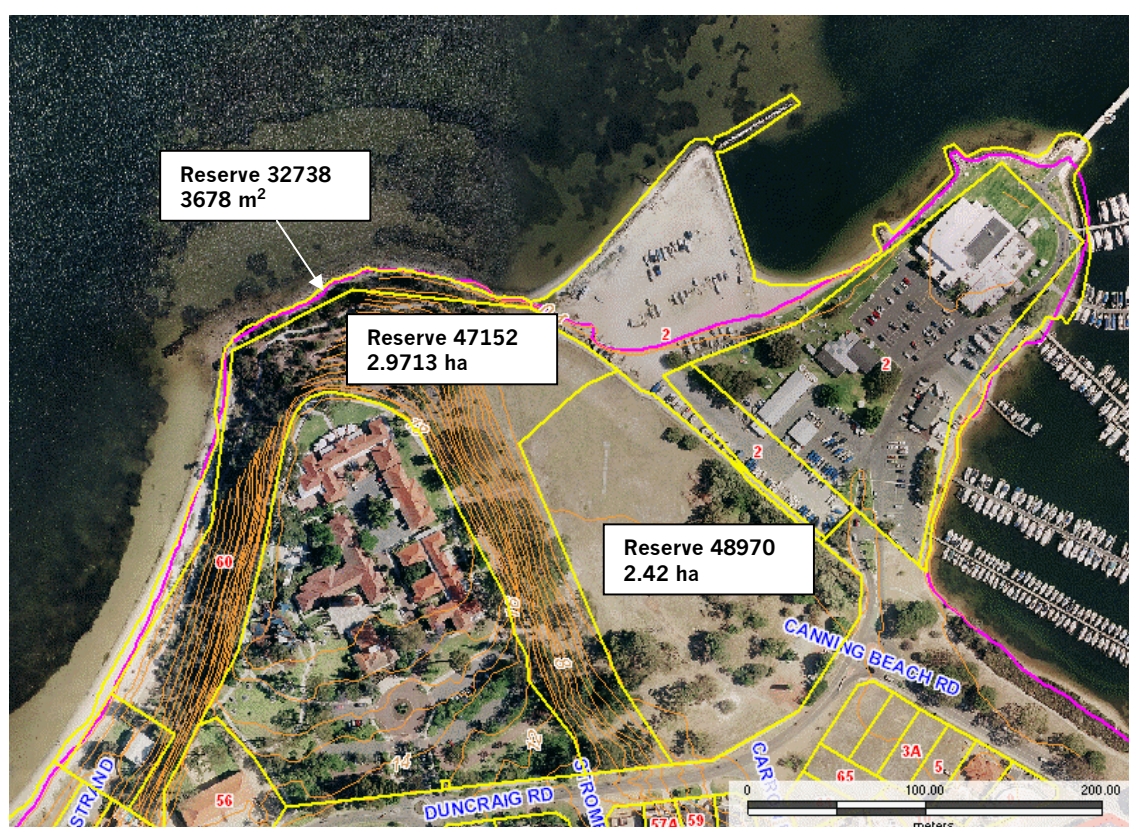
TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	3
2. STAKEHOLDER POSITION STATEMENTS	4
2.1 LAND USE	4
2.2 PARKING, ACCESS AND MOVEMENT	6
2.3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS	6
2.4 OTHER	7
3. COMMUNITY WORKSHOP	8
3.1 LAND USE	8
3.2 PARKING, ACCESS AND MOVEMENT	9
3.3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS	10
4. CONCLUSION	12
ATTACHMENT 1: KEY STAKEHOLDERS	13
ATTACHMENT 2: LETTER TO STAKEHOLDERS	14
ATTACHMENT 3: WORKSHOP PARTICIPANTS	15
ATTACHMENT 4: AGENDA	16
ATTACHMENT 5: CRAIG MCCLURE PRESENTATION	17
ATTACHMENT 6: WORKSHOP PARTICIPANTS' PLANS	23

EXECUTIVE SUMMARY

The City of Melville is in the process of developing a structure plan for Lower Heathcote, which will guide the future use and layout of this area. Three adjacent areas are to be examined as a part of this process; Reserve 32738 (3678m²), Reserve 47152 (2.9713ha) and Reserve 48970 (2.42ha) (Figure 1). The three sites are reserved for the purpose of Recreation, Recreation and Parks and Recreation, respectively. These Reservations serve to ensure that any development is limited to uses and activities consistent with the purpose of the reserve.

Figure 1: Study area.



In determining the equitable future of Lower Heathcote, it is important to ensure that the community is part of the decision-making process. Estill & Associates, an independent consultancy, have been engaged by City of Melville and will be managing the community engagement process.

This report comprises the findings from the community engagement process to-date. Assembled comments from both stakeholder interviews and from the

community workshop reflect a broad range of opinions, ideas and preferences for the area. Listed below are the key emerging themes which, while not unanimously supported, are considered to represent the majority of participant's views:

- Parking and access issues and considerations, particularly in relation to provision for increased numbers of users;
- Support for a 'passive use' area, with minimal, low-key facilities;
- Need for recognition of aboriginal, European and environmental value with associated interpretative content;
- Reinstatement of wetland in south-east corner, stabilizing of escarpment, rehabilitating endemic vegetation;
- Need for holistic management; and
- Importance of physical linkages and workable interfaces with upper Heathcote and South of Perth Yacht Club (SPYC).

1. INTRODUCTION

The City of Melville is in the process of developing a masterplan for the Lower Heathcote land, which will guide the future use and layout of this area. The purpose of this consultation is to gain an understanding of the local and wider community's social and physical aspirations for the Lower Heathcote area. Community input will assist in the development of a plan that is sympathetic to and consistent with the shared goals and aspirations of the local community, stakeholders, and the City of Melville. It is important to note, however, that this process was not designed, nor is it portrayed, as being an exhaustive representation of broader community views. Estill & Associates, an independent consultancy, have been engaged by City of Melville and will be managing the community engagement process.

The project area is adjacent to the South of Perth Yacht Club (SPYC), and there are various site considerations including water availability constraints, traffic and parking issues, amenity issues (associated with Yacht Club and associated infrastructure and its interface with the site), passive surveillance (associated with the current walking path), heritage considerations (old cricket pitch, indigenous heritage), opportunities for use of the 'beach', access to and from the site, connections to Upper Heathcote area, and topographical considerations such as an escarpment and disability access opportunities.

The following report contains expanded findings from the stakeholder statements and community workshop, categorised under the grouped headings of:

- Land use;
- Parking, access and movement; and
- Heritage and environmental considerations.

2. STAKEHOLDER POSITION STATEMENTS

The initial stage of the community consultation involved raising the awareness of, and engaging key stakeholders (see Attachment 1). Each stakeholder was contacted by both phone and email to explain the need for their input and to encourage them to provide a position statement representative of their organisation. The following questions were used to guide stakeholders in preparing their position statement.

- What do you consider to be the major constraints relating to the future use of this area?
- What are the opportunities for this area?
- What are the immediate needs for the area?
- What are the long terms needs for the area?

The following summary represents the accumulation of views and perspectives of stakeholders, particularly in regard to the constraints and opportunities relating to the future use of the Heathcote Lower Land area.

2.1 LAND USE

2.1.1 General Land Use:

- Consider proximity of residential dwellings when planning land usage;
- Support for passive recreation rather than active recreation as upper area is perceived;
- Consider intergenerational equity;
- Strong opposition for exclusive private purpose usage;
- Support for:
 - preservation of public open spaces,
 - maintaining family focus,
 - maintenance and extension of physical linkages to Upper Heathcote;
- Easing pressure on Upper Heathcote facilities.

2.1.2 Built Form and Design Considerations:

- Support for innovative planning and 'best practice' principles;
- Support for construction of fixed structures such as BBQs, seating, tables, picnic facilities, gazebos, toilets, playgrounds, etc.;
- Need to consider:
 - fencing, security – possibility of using CCTV monitoring in conjunction with existing SPYC security measures,
 - signage,

- disability access;
- Importance of maintaining visual amenity:
 - viewing corridor from Duncraig Rd through site to river,
 - retain vistas especially roof lines of heritage buildings,
 - importance of site as viewed from river,
 - SPYC seen as visual constraint,
 - maintain city skyline and Kings Park views;
- Need to design around existing mature shade trees, and design in the provision for more;
- Opportunity for amphitheatre for low-key performances;
- Construction of jetty or boardwalk for river-based activities (fishing, swimming etc.) and to provide physical link between land and water;
- A focus on provision for exercise - particularly exploiting existing topography for exercise opportunities, including ball games; and
- Important to plan in linkages with existing cycleways.

2.1.3 Works Issues:

- Awareness for the need to carefully monitor any ground disturbing work to ensure identification of possible archaeological material present.

2.1.4 Status and Planning Considerations

- Uplifting the status of the overall site from 'Interim Heritage Listing' to 'Permanent Listing on the State Register of Heritage Places';
- Support for Metropolitan Region Scheme Amendment to reserve Lot 300 for Parks and Recreation.

2.1.5 Tourism Opportunities

- Strong need to include and plan for interpretative content;
- Tearooms or café;
- Possibility of constructed 'beach' area – (however potentially conflicts with conservation principles);
- Possible boardwalk loop onto river to integrate recreational opportunities and environmental values;
- Tourism opportunities and promotion (labelling and branding) – suggested theme - 'Place of Peace'; and
- Commercial opportunities.

2.1.6 Funding

- Tax deductible heritage appeal (National Trust);

2.2 PARKING, ACCESS AND MOVEMENT

2.2.1 Parking, Access and Public Transport:

- Current lack of parking a key constraint;
- Conflict of parking and access usage with SPYC;
- Local access issues;
- Suggested alternative route: divert vehicular west bound traffic on Duncraig Road into Nisbet Road and The Strand, so as to create a safer route, and enhance it as a 'scenic' route around the Swan River;
- Need for a jetty to provide ferry service for day trippers and tourists; and
- Need to increase/ expand current bus service to site and provide linkages to new train station on Canning Highway.

2.3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS

2.3.1 Recognition of European Heritage:

- Create linkages and recognise historical importance of:
 - hospital,
 - gardens,
 - wells – possibly transforming wells into 'wishing wells' or similar,
 - cricket pitch,
 - 'place of healing' theme;
- Historical relationship to river;
- Colonial settlement history and potential archaeological importance; and
- Local community genealogy.

2.3.2 Recognition of Indigenous Heritage

- Support for Indigenous Cultural Centre;
- Possible subsurface deposits of archaeological material including burials; and
- Significant Aboriginal site for Nyungar people.

2.3.3 Environmental Conservation Values

- Support for an eco-education centre and/or low-key interpretative components;
- Consider impacts on Bush Forever site;
- Water Quality - ensure any development or future maintenance requirements do not increase nutrients or sediments into river therefore impacting seagrass meadows and benthic communities;
- Recognised need for:
 - weed control,
 - restoration and rehabilitation of endemic flora and fauna,
 - wetland protection;
- Support for, and need to recognize development as an opportunity to:
 - stabilise escarpment,
 - reinstate wetland on south-eastern side,
 - retain all existing large trees,
 - restore littoral vegetation.

2.4 OTHER

2.4.1 Management Considerations

- Need for holistic management - focus on integration, connectivity and complimentary usages - not isolated from upper Heathcote, and possibility to include SPYC in this;
- Need for awareness to incorporate this development into 'bigger picture' area; and
- Rotary clubs offer possible financial support.

3. COMMUNITY WORKSHOP

As part of the planning and public consultation process for the Heathcote Lower Masterplan, a community workshop was held on the 23rd June 2007 at the City of Melville. The key aim of the community workshop was to encourage interactive Community input to the project and identify community views and preferences for the development of the Lower Heathcote area that would serve to inform the design stages of the Heathcote Lower Masterplan. It allowed community members to outline their objectives for the project and get them drawing on mapping provided to demonstrate their ideas in small groups. The workshop also provided the opportunity to share with the community any planning, engineering, social and environmental considerations.

Advertisements were placed in local newspapers and key stakeholders were sent invitation letters. Community organisations, key stakeholders and interested community members were contacted and actively encouraged to attend and provide their input. Registrations were accepted via email or telephone from local and wider community members and key stakeholders.

The workshop ran for approximately 3 hours, and provided participants with an opportunity to comment on considerations and issues that will directly impact planning considerations and configurations raised from key stakeholder interviews, and preliminary concepts that responded to acknowledged constraints. The assembled information from this workshop is presented in this section.

The following summary represents the compilation of feedback, including an accumulation of views and perspectives from the workshop participants (see Attachment 3 for list of participants), particularly in regard to the constraints and opportunities relating to the future use of the Heathcote Lower Land area. A copy of the plans created by the workshop participants is at Attachment 6.

3.1 LAND USE

3.1.1 General Land Use and Planning Considerations

- Identify boundaries of different land uses and features;
- Delineate area and extent of access/egress for vehicle parking;
- Design for passive recreation for whole area;
- Design for security and lighting;
- Design for minimal water requirements/ Design out need for mowing;
- Integrated parking, access and traffic management strategy;
- Seamless integration with surrounds, recognising uniqueness of area and subsequent regionally appropriate design (not duplicate of other places);
- Compliments Heathcote Upper;

- Overall theme – passive, open, low key;
- Oppose commercial uses – no competition with Upper land and SPYC; and
- Utilise sustainable development principles.

3.1.2 Built Form and Design Considerations

- Children’s play area in lower area around cricket pitch;
- Support for amphitheatre and stage for local community use;
- Opposition to amphitheatre on escarpment – argument based on parking limitations;
- Possibility of developing on grassed area of SPYC;
- Possibility of new jetty for viewing not mooring;
- Opposition of additional structures on site except possible toilet block near car park;
- Sheltered BBQs;
- Picnic area and low-key playground equipment;
- Minimal buildings with possible central rotunda?;
- Toilets, BBQs, tables, seating needed;
- Aquatic ‘node’ at north end;
- Inclusion of public art; and
- Consider views and vista both from Heathcote peninsula and from across river.

3.2 PARKING, ACCESS AND MOVEMENT

3.2.1 Parking, Access and Public Transport Issues

- Need to address movement problems associated with encouraging people to utilise area for recreation;
- Consider parking issues on Duncraig Rd;
- Parking landscaped area near roundabout / lighting in parking area/ maybe solar lighting in other areas;
- Remove some boats from eastern boundary of SPYC - replace with parking;
- Design to discourage hoons;
- Long term (4-6hr) parking – possibly pay parking;
- Possible double-decker parking facility on SPYC land;
- Need for public transport with access from Canning Bridge;
- Shuttle bus from Canning Bridge; and
- Local CAT bus.

3.2.2 Cycleway/ Pedestrian Uses

- Possibility of cycleway from foreshore north to Duncraig Rd, The Strand and up Nisbet Rd to encourage faster non-leisurely cyclists to use the local road system;
- Widen existing cycleway/ dual use path; and
- Cyclepath upgrade and possible relocation.

3.2.3 Linkages and Connectivity

- Connection to existing Heathcote Upper Land along Duncraig Rd frontage of site;
- Restore wetland with board walk linked to internal path – also linked to dual use of foreshore;
- Realign walkway closer to scarp;
- Walking trails;
- Link upper and lower land areas with several paths;
- Access for wheelchairs and prams;
- Add additional paths throughout; and
- Walking access to SPYC and Upper land.

3.3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS

3.3.1 Heritage Issues

- Retain cricket pitch and heritage wells – but not as formal sporting facility;
- Marking historical features of wells;
- Interpretative use of wells;
- Interpretative area – focussed on springs and wells; and
- Indigenous interpretation and involvement.

3.3.2 Environmental Considerations

- Support for reinstatement of Wetland in SE quadrant (excavation required) with boardwalks and possible island;
- Use some of 'sports' ground for lakes (as per Perth foreshore) and artificial wetlands/ i.e. 'Goolugatup Lake' / Add some aeration;
- Opposition for lake idea;

- Interpretative area as central feature for Indigenous, European, environmental history etc.;
- Use native vegetation to provide screening along SPYC boundary;
- Scarp areas – maintain and improve vegetation;
- Revegetate foreshore;
- Restore the understorey;
- Interpretative ‘centre’ combined with interactive interpretative walk trails, ‘long house’/ unobtrusive design;
- Maintain large trees and reinstate endemic vegetation composition;
- Consider low vegetation in places that have good views;
- Remove invasive imported species, large shade trees are okay to remain;
- Mixture of endemic veg and open landscape;
- Stabilise and restore escarpment; and
- Use native vegetation as screen along Duncraig Rd and along SPYC interface.

3.3.3 Water Limitation Issues

- Reclaim water from adjacent roadways;
- Artesian Bore (originally for Heathcote use) in Flanagan St has been capped – possibility of reinstating it?; and
- No turfed areas.

4. CONCLUSION

The next steps in the community consultation process for the Heathcote Lower Masterplan will be the undertaking of necessary studies including traffic movement, ethnographic/archaeological, heritage and environmental assessments.

The results of these studies will then feed into the remainder of the consultation process. From here, it is anticipated that 3 key concepts/ scenarios will be developed by the City of Melville for further development at a 'Refining the Options' Workshop. This workshop will serve to allow key stakeholders an opportunity in which to further refine and comment on the plans and to finalise the concepts that will be sent out for Public Comment.

ATTACHMENT 1: Key Stakeholders

No	Contact Name	Organisation
1	Ian Baxter - Director	Heritage Council
2	Natalie Moore	Landcare
3	Murray Meaton	Melville Rotary
4	Keiran McNamara - Director General Nature Conservation Division	Department Environment & Conservation (DEC)
5	Michael Coleman - Co- coordinator	Save Heathcote Action Group (SHAG)
6	Paul Stephens - Manager of Statutory Assessments	Swan River Trust
7	David Harries	South of Perth Yacht Club (SPYC)
8	Richard Riordan	Department of Indigenous Affairs (DIA)
9	Neil Robinson - Senior Field Management Officer	Department for Planning & Infrastructure (DPI)
10	Thomas Perrigo - CEO	National Trust
11	Prof. Phillip Jennings - c/- Murdoch: Physics and Energy Studies	Wetlands Conservation Society
12	Liz Harris - Managing Director	Heathcote TAFE
13	Chris Taylor (General Manager) Brad Leahy (Blue Water Grill)	Blue Water Grill
14	<u>Dr Alistair Paterson</u> - School of Social and Cultural Studies <u>Kate Morse</u> - Director, Eureka Archaeological Research and Consulting UWA	University of Western Australia
16	Peter Lammas	Relatives and Friends of the Mentally Ill (ARAFMI)

ATTACHMENT 2: Letter to Stakeholders

City of Melville Lower Heathcote Area Masterplan

The City of Melville is preparing a master plan that will guide the future use of the lower Heathcote area. This includes the area of land that fronts Duncraig Road between the scarp, South Perth Yacht Club and the Swan River (see attached location plan).

The purpose of the project is to develop a plan that allows the area to fulfil its potential and become a first-class recreational and community space.

The City of Melville is keen to engage with stakeholders and work with them to develop an appropriate masterplan. Estill & Associates have been engaged by the City to manage this consultation process.

As part of the consultation, we want to gather your views and input, particularly in regards to the constraints and opportunities relating to the future use of the Heathcote Lower Land area. Attached is a position statement template with some questions that will guide this input.

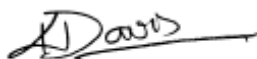
Please return your position statement by **Tuesday 17 April** to Deb Slater at:

Email:	deb.slater@estill.com.au
Fax:	9355 1411
Post:	Heathcote Lower Masterplan PO Box 138 Burswood WA 6100

The consultation process will also involve a workshop in mid June of this year, which will be held with key stakeholders and the broader community. Further details will be provided closer to the date.

Thank you for your input and we look forward to your involvement with this important initiative.

Kind Regards



Kym Davis

Program Manager-Strategic Urban Planning

City of Melville

ATTACHMENT 3: Workshop Participants

ATTENDEES	ORGANISATION
Alan Diggin	City of Melville
Gerry Drysdale	South of Perth Yacht Club
Janet Woollard	MLA
Valerie Warren	
John Hosking	Applecross Rotary
Clive Robartson	City of Melville
Margaret Mendelawitz	
Philip Jennings	
David Shannon	Applecross Rotary
Len Warren	
Micheal Coleman	Save Heathcote Action Group
Cr. Lindsay Wyatt	City of Melville
Janine Ahola	City of Melville
David Harries	South of Perth Yacht Club
Roy Lyons	local resident
Harvey Everett	City of Melville
Richard Jewell	local resident
Maureen Jewell	local resident
Soula Veyradier	City of Melville
Duncan Macphail	City of Melville
Helga Jennings	Kardinya Residents Association
Christine Young	local resident
Tim Dallas	South of Perth Yacht Club
Allan Watson	Melville Amenity Preservation Group
Ian Bain	local resident
A. Mary Livesey	local resident

ATTACHMENT 4: Agenda

WORKSHOP PURPOSE

The Public Workshop will serve to gain insight into community members' expectations and preferences as input to the Heathcote Lower Masterplan.

Time	Item	By
8.45am	TEA AND COFFEE ON ARRIVAL	All
9:00am	Welcome and introduction	Mayor Katherine Jackson
9:05am	Workshop purpose, process and feedback to date	Linton Pike
9:15am	Background information and regional context	Craig McClure
9:25am	Historical and social context	Dr Janet Woollard MLA
9:30am	Scope, objectives and givens	All
10:00am	MORNING TEA	
10:15am	Concepts for further consideration (using mapping) <ul style="list-style-type: none"> • Land use • Parking, access and public transport • Heritage and environmental conservation considerations 	Small groups
11:30pm	Present back and identify key themes	All
11:55pm	Next steps	Linton Pike
12:00pm	CLOSE	

ATTACHMENT 5: Craig McClure Presentation



Reservation of the Land

- Minister for Planning and Infrastructure initiated an Amendment to the Metropolitan Region Scheme to transfer Lot 300 (Heathcote lower land) from Public Purpose (hospital) to Reservation for Parks and Recreation in the MRS. This Amendment was advertised until 15 June.
- The City of Melville was granted a Management Order over the newly created Reserve No. 48970 for the purpose of ‘Parks and Recreation’.
- Simultaneously, the City of Melville was granted a Management Order over existing Reserve 47152 for the designated purpose of “Recreation”.
- In view of proximity to study area, Reserve 32738 should be included within the defined study area. Reserve 32738 is Reserved for “Recreation” in the MRS and CPS 5.



Total land area included in master-planning is 5.7637 ha

Key Focus Areas

- Land Use Generally
- Access and Parking
- Environmental considerations
- Recreational/Conservation/Parkland uses
- Interface with the yacht club/residents and the Swan River
- Views and vistas
- Connections to upper land (Heathcote buildings)
- Heritage and indigenous connections
- Regionally significance



Considerations/Constraints

- Sustainability/Access to water for vegetation purposes, ecology, etc.
- Budget
- Indigenous and European Heritage
- Environment
- Government Policy e.g. SRT
- Legal/land uses

Table 2



Table 3

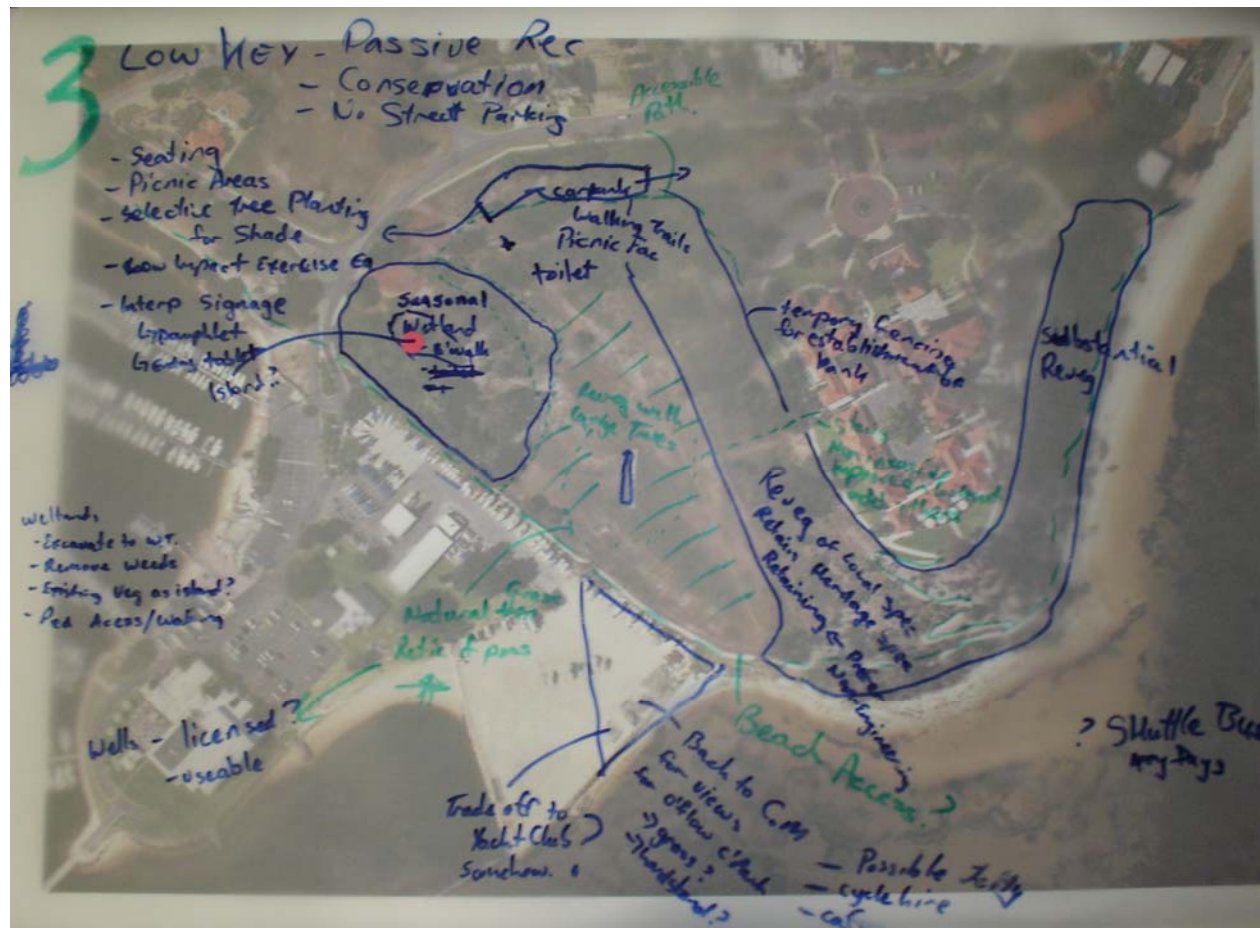


Table 4



Table 5

