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reduction of display drawing

SCENARIO 4. THE PREFERRED SCENARIO

## 6.1 GENERATION OF PREFERRED SCENARIO

The three scenarios were presented to the Focus Group at a second workshop on Thursday 2<sup>nd</sup> August at the Mullaloo Surf Life Saving Club at Mullaloo.

The group reviewed each scenario and with the consultants assessed each key element within the scenario.

A fourth scenario was derived by the group that comprised elements of all scenarios.

## 6.2 KEY ELEMENTS

The preferred scenario (Scenario 4) is comprised of the following elements:

- ① **Tom Simpson Park Enhancement**  
The upgrading of the facilities, lighting, signage, pathways, landscape and spaces of Tom Simpson Park.  
  
The relocation and provision of additional facilities and lighting to enhance the useability and safety of the public spaces within the park.  
  
The adoption of a tree management programme that retains existing trees, provides additional planting and commences a strategy of replacement as existing trees die.
- ② The upgrade of the northern toilet block through the provision of a viewing platform and access footbridge, upgraded facilities internal and external and appearance and improved sightlines and access.  
  
All new facilities and planting would contribute to the generation of a distinctive character for the beach as well as being comparatively vandal resistant.

## ③ Dune Rehabilitation and Access Control

Rehabilitation of the primary dune system through the provision of fencing, new planting and other environmental protection measures.

- ④ The provision of elevated timber walkways at key pedestrian pathways to improve and control pedestrian movement and access via a durable, equitable aesthetic and environmentally appropriate access measure.

## Car Park Reconfiguration

- ⑤ The relocation of the existing car parking area in the centre of Tom Simpson Park north, parallel with Oceanside Promenade, to unite the two segregated parts of the park, distribute car parking more effectively along the beach and promote casual surveillance (assisting safety and security) of the Park's places.  
The proposed new car park areas will provide secondary barrier to control children access from Tom Simpson Park onto Oceanside Promenade.

- ⑥ The reconfiguration of the northern car park involving redesign of the existing car park layout to increase efficiency and to reduce the extent of car parking area, providing for an enlargement of the park at the southern end of the car park. A new roundabout would provide safe access to Oceanside Promenade as well as lowering traffic speeds and discouraging through traffic.

The provision of shade trees, lighting, signage and other facilities within the car parking areas.

## 6. THE PREFERRED SCENARIO

### Oceanside Promenade Streetscape Enhancement

The undertaking of a comprehensive streetscape upgrade of Oceanside Promenade from the east of the road immediately north of Marjorie Street to the roundabout at Mullaloo Drive.

- ⑦ The upgrade would comprise:

A new roundabout at Marjorie Street to assist exit from the car park, provide a u-turn facility, traffic speed, deter non-local traffic and assist gateway image generation.

- ⑧ The modification of the Marjorie Street intersection to a exit lane way only to permit the creation of a small pocket park and deter traffic entering the residential area.

- ⑩ The provision of Oceanside Promenade central medians flush with road pavement and colour to visually separate from main road traffic. Raised areas to control vehicle movement and access throughout site.

- ⑪ New footpath crossings at dedicated places incorporating bollards and different materials to differentiate the pedestrian and vehicular environments.

Wider footpaths, new paving, new street trees, new pedestrian facilities (bins, lighting, seating) and signage.

- ⑫ The provision of parallel parking spaces along the east side of the Promenade.

# MULLALOO BEACH Local Area Plan

Gateway treatments comprising landscape elements and signage at the commencement of the streetscape works.

Improved public transport facilities (shelters, seating and timetable information).

## Southern Area Upgrade

The upgrade of the area to the south of the roundabout at the Mullaloo Drive / Northshore Drive intersection and west of Merrifield Place.

The upgrade would comprise:

New car parking areas to the east and west of Northshore Drive with direct access only off Northshore Drive.

The provision of pavement platforms and landscaping at the commencement of Merrifield Place to deter non-resident traffic from entering the residential area.

The provision of a new small pocket parks at the Merrifield Place / Northshore Drive intersection to enhance the streetscape and provide additional recreation opportunities for residents and visitors.

Creation of a new grassed parkland immediately to the west of Merrifield Place within the secondary dune area. Fencing would be provided to restrict access to, and protect, the primary dune system. The new parkland would enjoy direct and visible access from Tom Simpson Park and would form a logical and apparent extension of the park southwards.

The provision of limited facilities within the new parkland, eg seating and litter bins.

## Access Improvement

The improvement of pedestrian and bicycle access through the Mullaloo Beach Area through the following measures:

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Construction of a pedestrian only boulevard along the western edge of Tom Simpson Park incorporating lighting and casual seating opportunities. The boulevard would commence at the Surf Club and terminate at the northern car park via the upgraded toilet block / viewing platform.

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The construction of a bicycle only path in the dune depression to the west of Tom Simpson Park. The elevated timber walkways above the pathway would negate pedestrian / bicycle conflict through the park area. The bicycle pathway would link with the regional bicycle network.

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## Built Form Redevelopment

The upgrading of the Mullaloo Surf Club building through:

The redevelopment of the façade addressing Tom Simpson Park to improve its appearance and enhance park character.

The provision of a decked area at the rear to accommodate a new public café.

The incorporation of a public kiosk within the café to provide opportunities for casual drink / food purchases.

The incorporation into the kiosk of a leisure/recreation area accommodating pool tables, games and other youth facilities. The area would not be licensed and would be managed by the café / kiosk operator, and maintain the same hours as the kiosk.

The upgrade of the public spaces surrounding the Surf Club building through:

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The development of a small amphitheatre / terrace area immediately to the north and south of the club building. The terrace / amphitheatre would provide viewing, sitting and picnic opportunities. It could also serve as a performance / parade viewing place. The terrace

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The development of a shared vehicle access / pedestrian walkway between Oceanside Promenade and the Club. The walkway would be lined with trees and attractively paved. It would provide service and emergency vehicle access only to the Surf Club. It would be approximately 4.0 metres wide and from part of Tom Simpson Park.

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The upgrade of the appearance of the façade of the Mullaloo Tavern through the creation of a maximum of three retail tenancies at ground floor level, that address and gain access to the street. The tenancies would be designed to accommodate alfresco dining.

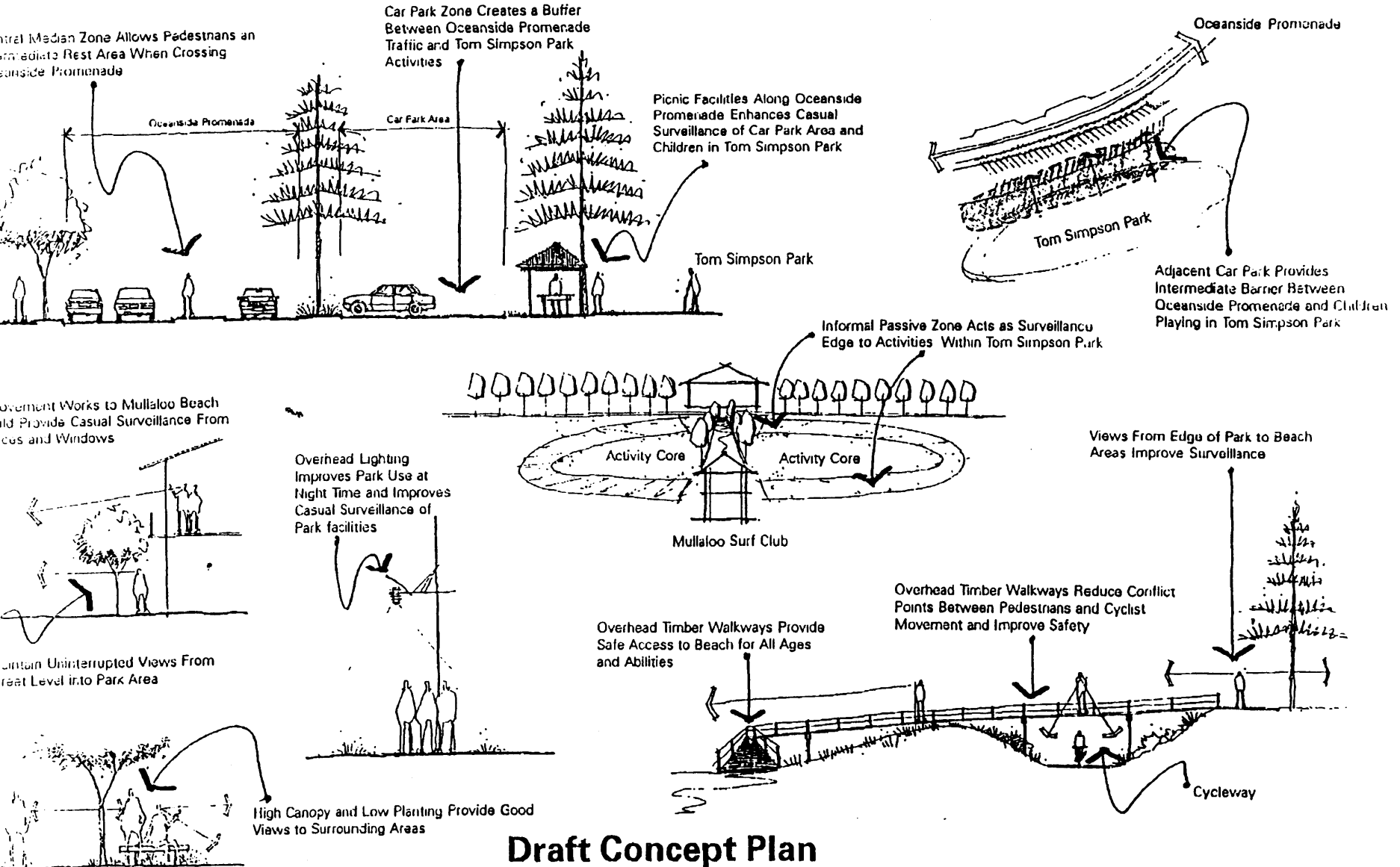
## 6.3 PRIORITIES AND STAGING

With the exception of the upgrading of the Tavern's façade, which would be undertaken by the Tavern owner as and when they saw fit, all other proposed works identified in Scenario 4 will require funding from the Joondalup City Council. Obviously not all works could be undertaken at the same time. Therefore the Focus Group was asked to prioritise the key elements identified above into discrete work packages.

The works were prioritised as follows:

ORDER OF PRIORITY	WORKS PACKAGE
1.	Dune Rehabilitation and Access Control
2.	Built Form Redevelopment
3.	Tom Simpson Park Enhancement
4.	Oceanside Promenade Streetscape Enhancement
5.	Park Access Improvements
6.	Car Park Reconfiguration
7.	Southern Area Upgrade

# Key Objective #1 : Improve Public Safety



## Draft Concept Plan

WOODS BAGOT

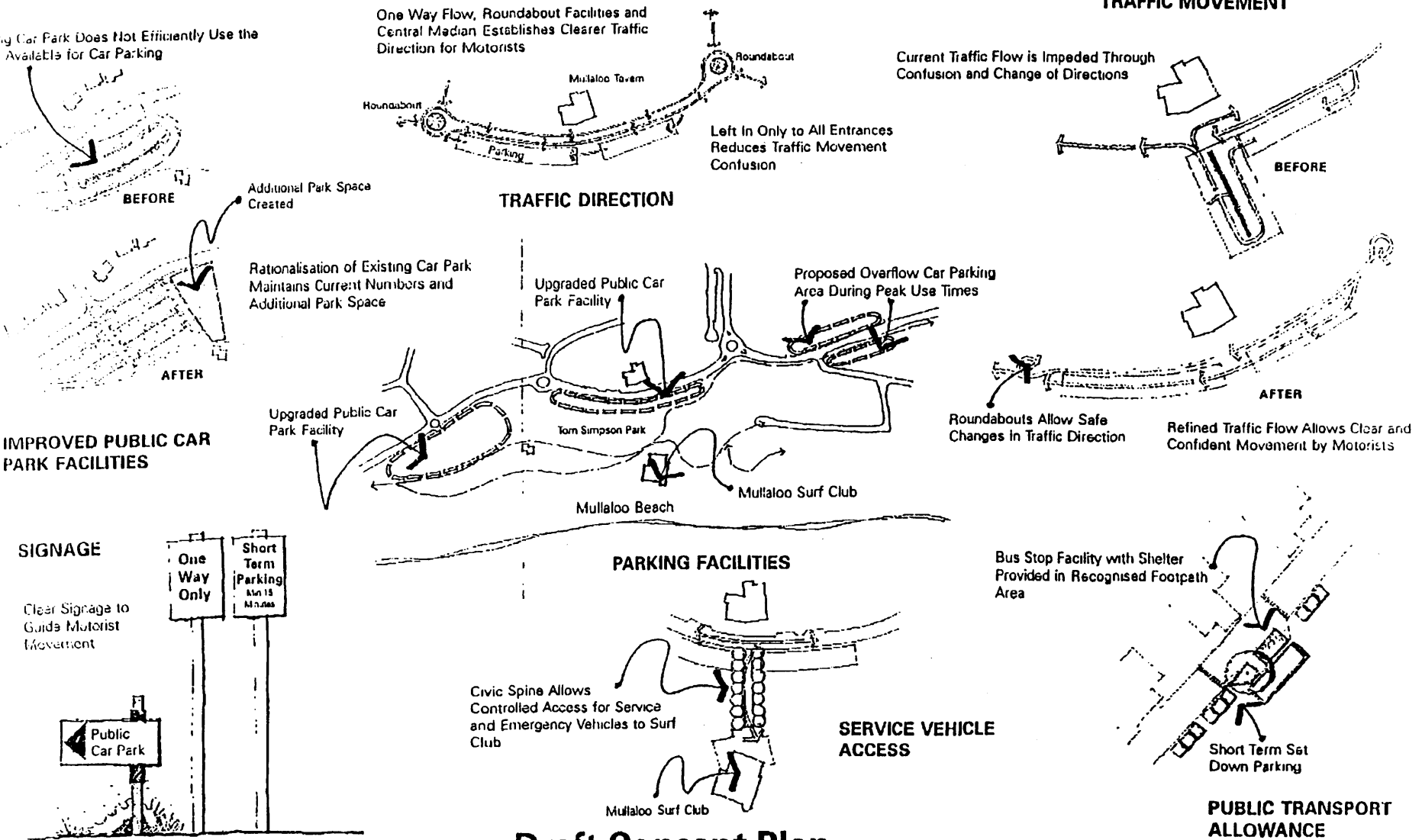
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MULLALOO BEACH LOCAL AREA PLAN

Prepared by: 2020  
City of Joondalup

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# Key Objective #2 : Improve Traffic Movement and Public Parking Facilities



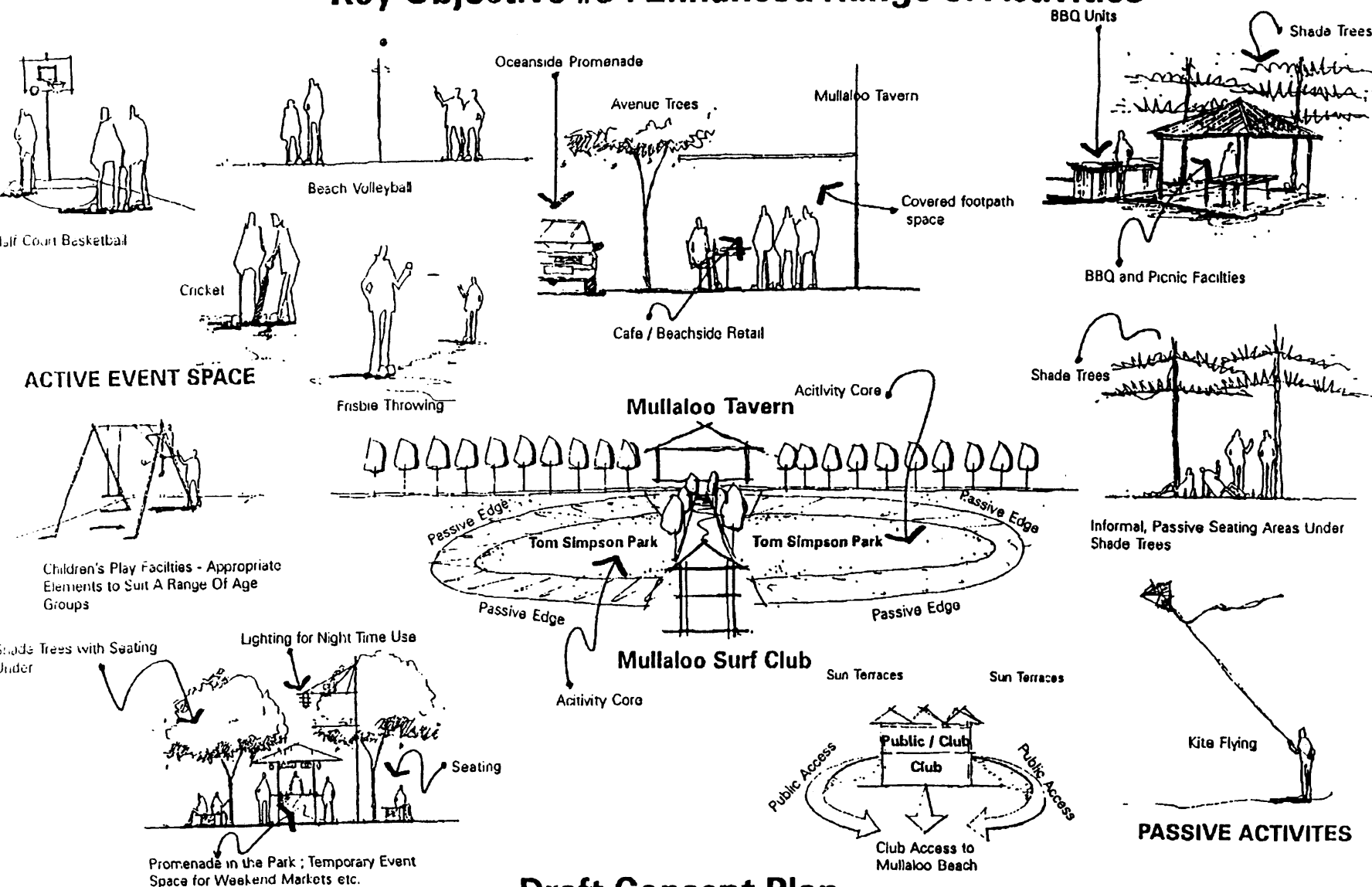
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## Key Objective #3 : Enhanced Range of Activities



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**WOODS BAGOT**

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## Key Objective #4 : Enhance Paths and Links

### LEGEND



Vehicle Circulation



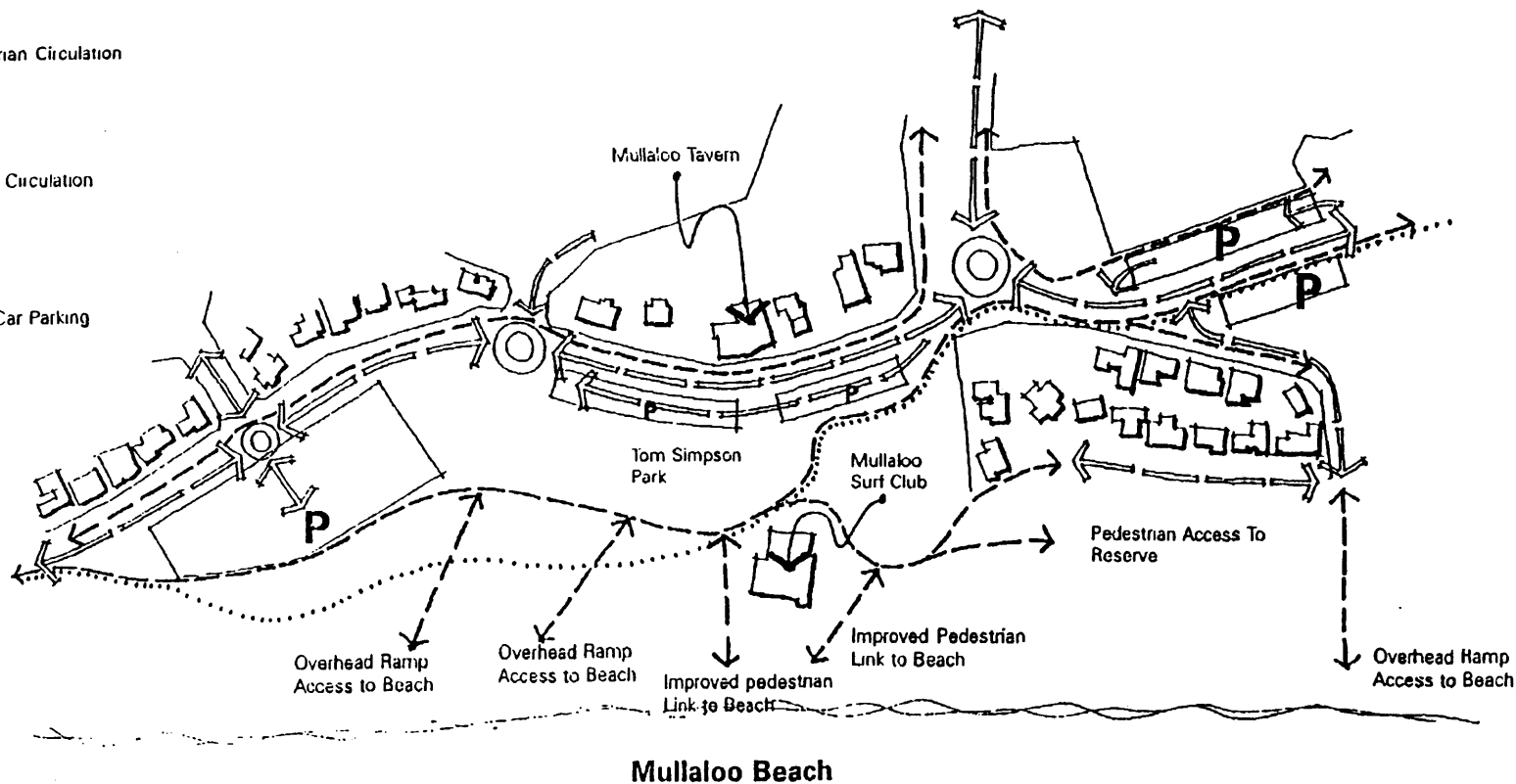
Pedestrian Circulation



Bicycle Circulation



Public Car Parking



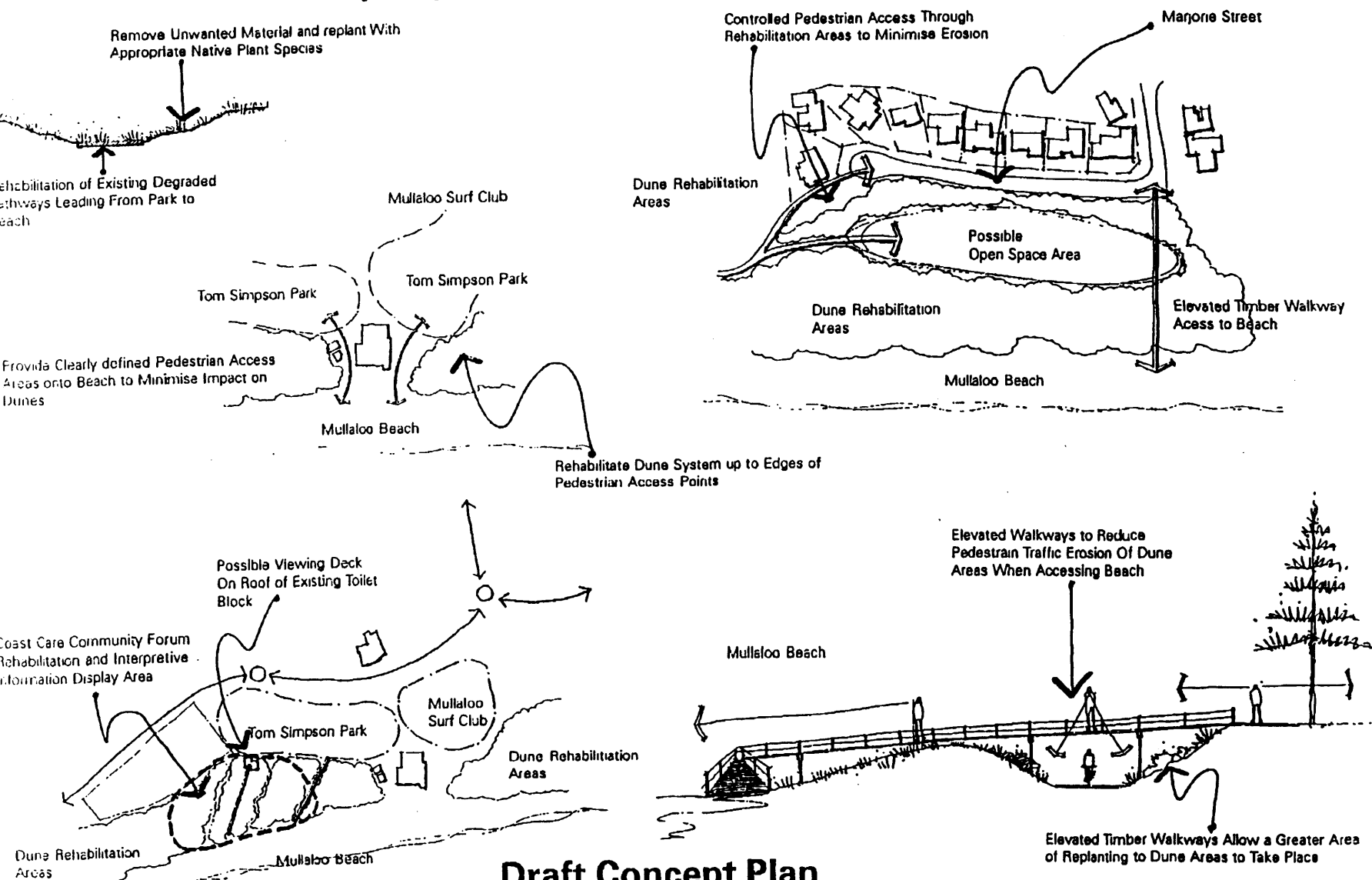
### Draft Concept Plan

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## Key Objective #5 : Rehabilitation of Dune Areas



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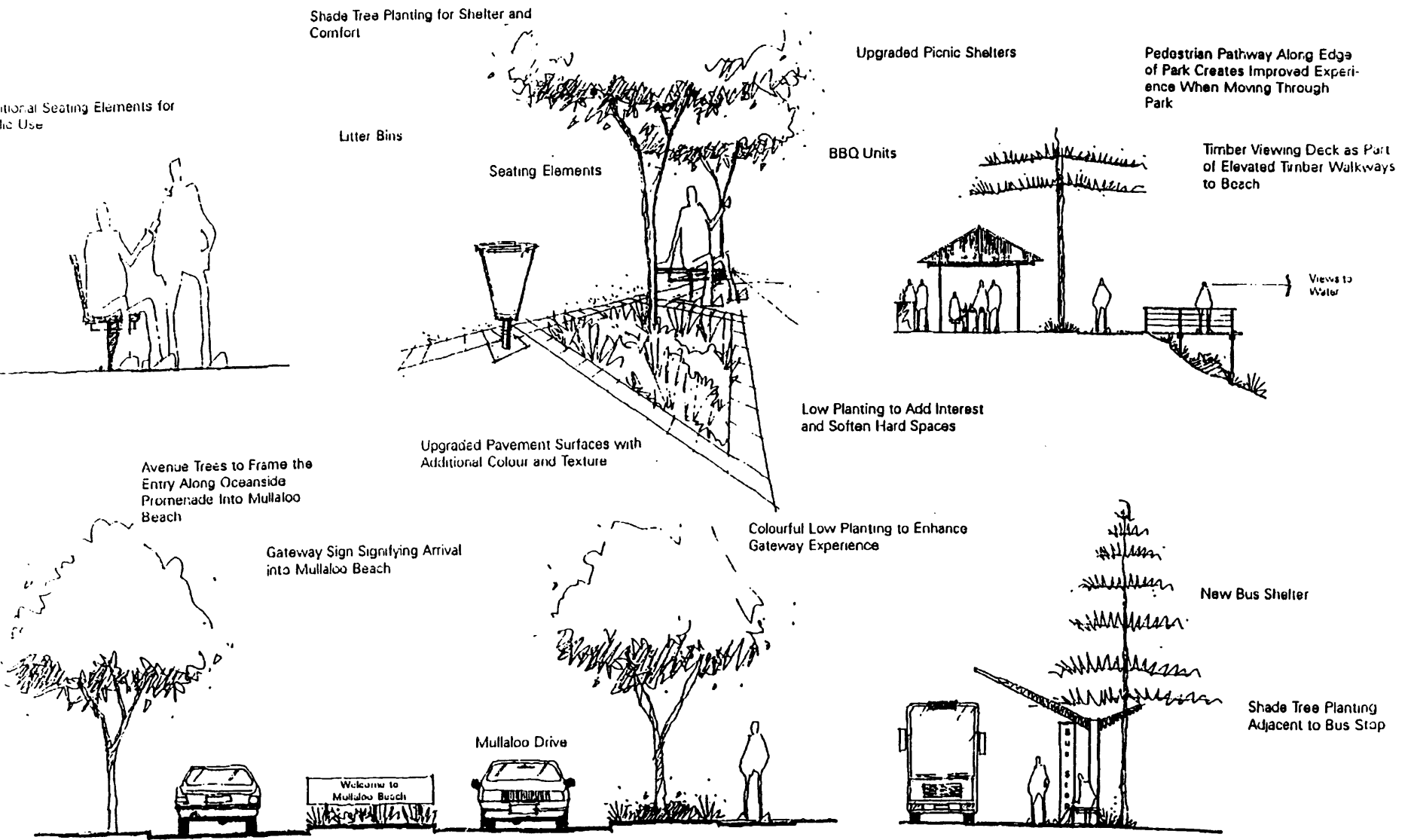
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# Key Objective #6 : Improving Public Facilities



## Draft Concept Plan

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MULLALOO BEACH LOCAL AREA PLAN

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**Pilot Precinct Planning Project.  
Draft Concept Plan Advertising Program:**

**The Advertising Program is to ensure the following:**

- 1      Advertising commences as soon as possible after Council endorsement of the Report and runs for sufficient duration to enable public response. Due to the Christmas holidays, 8 weeks should be allowed for advertising.
- 2      Notices be placed in local papers notifying the public of the intended length of advertising, locations of displays and intended open days as well as the telephone number of the contact officer. The notice shall inform the public that officers are available to present and discuss the project to community and business groups.
- 3      A Colour Display shall be mounted in City Offices and in the Precinct for the duration of advertising and a colour copy of the report be made available for inspection. A reasonable number of Black and White copies of the report shall be made available on request
- 4      An open day is held toward the end of advertising (preferably towards the end of January) with a notice being place in local papers notifying the public of the open day approximately a week before the event.
- 5      Officers meet with Government Agencies to undertake preliminary discussions regarding use of foreshore areas, possible infrastructure works, relevant government policy and other issues that might have implications for the planning of the area.
- 6      An additional notice be placed in the local paper notifying the public of the closing date, a week before advertising closes. The notice shall inform the public that, where possible, Council will consider responses received after the closing date in assessing the project and in the development of any Masterplan.