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BRAMSTON PARK

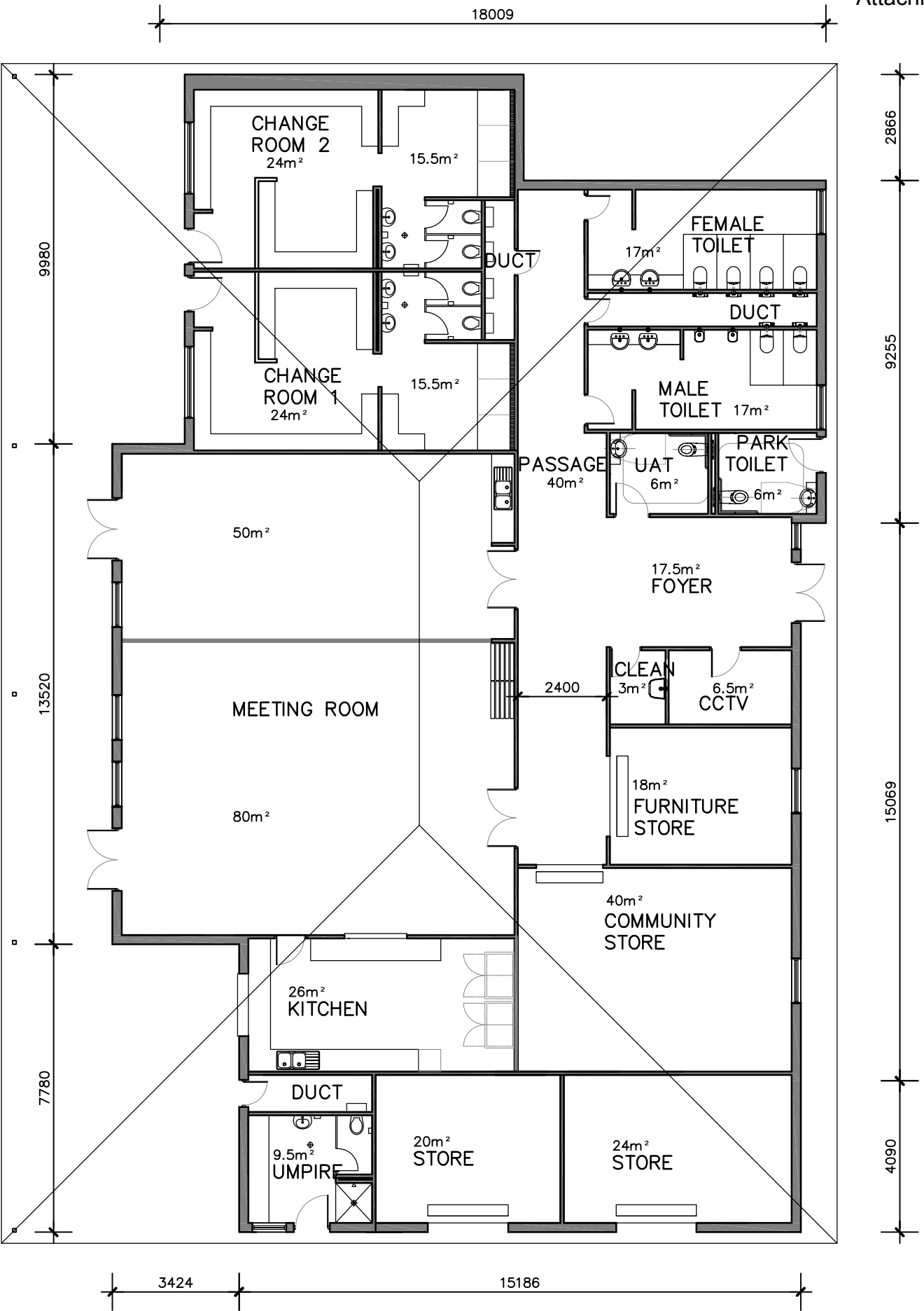
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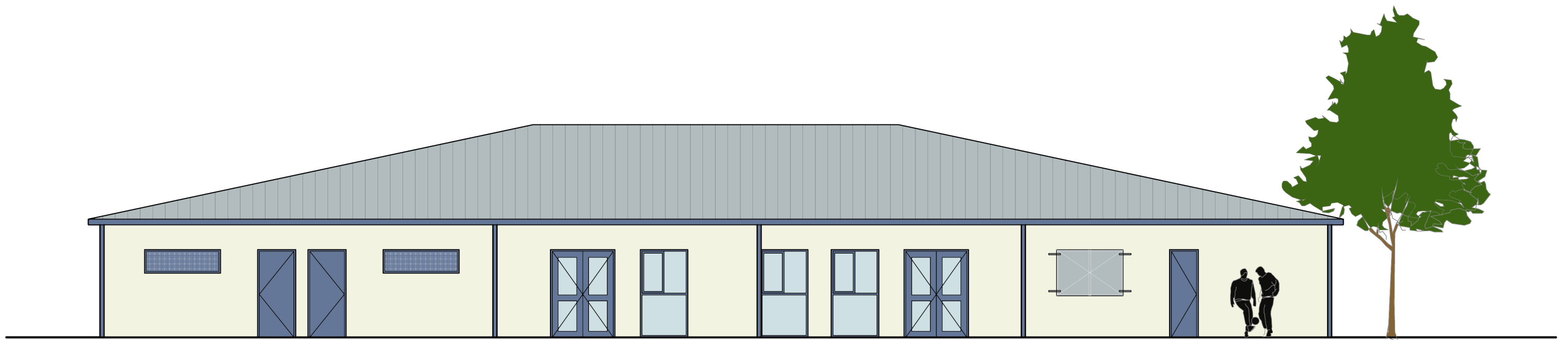


LEGEND	
1	NEW COMMUNITY BUILDING
2	NEW PLAYGROUND
3	NEW DRINKING FOUNTAIN
4	NEW SHELTER WITH PICNIC SETTING AND BBQ
5	NEW CRICKET WICKET
6	NEW CAR PARK
7	NEW FLOODLIGHTS



FLOOR PLAN
NOT TO SCALE





* Indicative plan for illustration purposes only -
roofline is subject to change during detailed
design stage

BRAMSTON PARK COMMUNITY SPORTING FACILITY
ELEVATION FACING OVAL



BRAMSTON SPORTING FACILITY
ELEVATION FACING STREET

Indicative plan for illustration purposes only -
roofline is subject to change during detailed
design stage

Project: Bramston Park Burns Beach
Building: Community Facility Reduced Scheme

Details: Itemised Breakdown - Reduced scheme
Copied from Itemised Breakdown

Item	Description	Rate	Total
<u>BRAMSTON PARK - REDUCED SCHEME</u>			
1	Clubroom Facility (building and fitout) and in addition trenching/cabling to get power from switchboard to facility		909,170
2	Floodlighting, including main board, cabling and pits		372,800
3	Playground and equipment		76,100
4	Carpark , including external lighting		56,630
5	Picnic/BBQ area		26,390
6	Cricket Centre Wicket and cover		15,000
7	Drink Fountain		7,000
8	Bin wash down area		300
9	Paths/access ways and bollards		38,500
10	Site Services (gas, power, water, sewerage, including bore pump, etc)		182,110
11	Environmental/Sustainability Building Inclusions eg photovoltaic panels etc		52,500
12	Earthworks / Siteworks		133,150
13	Retaining Wall		6,800
14	Sports Goals (soccer)		16,000
15	Landscaping and irrigation		110,450
16	Western Power headworks		22,050
17	Vehicle gate		2,500
18	Preliminaries		203,550
19	Design Contingencies		112,000
20	Building Contingencies		117,000
21	Building cost escalation		98,000
22	Artwork (1%)		26,000
23	Professional Fees		310,000
24	Council and Survey Fees		6,000
<u>ESTIMATED TOTAL</u>			<u>2,900,000</u>

Active open space availability in North Joondalup.

Introduction

Active playing fields make up a significant portion of Perth's open space (OS), both local open space (or public open space – POS) and regional open space (ROS). The introduction of Bush Forever and water sensitive urban design (WSUD) has seen more open space being set aside for conservation and water management purposes. As well, the Liveable Neighbourhoods (LN) policy offers reduced POS provision incentives to developers. When combined, these initiatives have resulted in the *perception* that there are now insufficient active open spaces on which to accommodate organised sport.

Curtin University recently completed research to find out if the *perception* is indeed a reality – i.e. is the *perception* that insufficient active reserves are being provided in the outer metropolitan suburbs of Perth for the purpose of accommodating organised sport *correct*? (Middle, Tye, and Middle 2012)

It is important to state that this study was not intended to be critical of, and therefore undermine, the three policies, in particular Bush Forever and WSUD, which have delivered significant environmental and social benefits. In effect, this study reports on the unintended consequences of the implementation of these three policies and provides recommendations that are both responsive to the research findings and cognisant of the benefits that these policies have delivered.

The City of Joondalup was included in the study, but at the time of reporting, the new suburbs like Burns Beach were not included, as the planning for the area wasn't advanced enough to determine the nature of the POS that was to be provided. That data has now been completed and Curtin was asked to update the data for Joondalup.

Key findings from the original Curtin study

For the purposes of the original Curtin study, suburbs were categorised as follows:

- Those that were built pre-Stephenson-Hepburn – called Old-inner;
- Those built post Stephenson-Hepburn and before the policy constraints came into force – called 10% POS;
- Those that were Bush Forever and WSUD constrained – called Bush Forever and WSUD constrained; and
- Those designed under LN but were not Bush Forever and WSUD constrained – called LN constrained.

A total of 139 suburbs were studied, comprising: 27 Old-inner suburbs; 59 10% POS suburbs; 34 Bush Forever and WSUD constrained suburbs; 11 LN constrained suburbs; and 8 that were mixed in that they were developed across two different eras and were subject to different policy constraints.

The data show that in all of the new suburbs there is a reduced supply of active POS by just over 50% compared to the old-inner and 10% POS suburbs. This is a significant loss of active playing fields, and one consequence of the reduced supply of active open space in the new suburbs is the emergence of spatial inequality. The outer metropolitan suburbs of Perth can be considered the 'active open space poor' suburbs of Perth.

The study developed two indicative active open space planning Guidelines - these were estimates of what constitutes an adequate supply of active space. The estimates (indicative Guidelines) were:

- For greenfield suburbs of typical densities (lot sizes around 650 square meters and above) setting aside around 1.4% of the suburb for active open space will likely meet the demand; and
- For existing suburbs undergoing re-development with increased density, and greenfield suburbs of higher than typical densities (lot sizes less than 600 square meters) having around 6.5 m² of active open space per resident will likely meet the demand.

It should be noted that both these Guidelines refer to the actual playing surface. Additional open space will be required for provision of support facilities – spectator view area, clubrooms, parking etc. Based on the data in this report, the amount of additional open space required for support facilities is around twice that of the actual playing surface.

Based on these Guidelines, the study was also able to estimate the notional existing shortfall in active open space, and look to the future and predict the notional likely shortfall in active open space in Perth in 2031. In summary, the existing shortfall in active open space in Perth's outer metropolitan suburbs is estimated to be 51.6 ha, which equates to 14.5 ovals (i.e. of a size able to accommodate AFL in winter and often cricket in summer) and an additional 25.8 ha of other playing fields. By 2031, the total notional shortfall is estimated to be 160.7 ha, which equates to 47 ovals and an additional 80.2 ha of other sized playing fields.

Data on Joondalup presented in the original Curtin study

The Joondalup suburbs covered in the original Curtin study are:

- Beldon; Connolly; Craigie; Currambine; Duncraig; Edgewater; Greenwood; Heathridge; Hillarys; Joondalup; Kallaroo; Kingsley; Kinross; Mullaloo; Ocean Reef; Padbury; Sorrento/Marmion; Warwick; Woodvale

Table 1 summarises the results, by suburb, for the City of Joondalup. The table shows the POS suburb type and the calculations of the percentage of the suburb dedicated specifically to active open space – i.e. both POS and ROS. The suburbs have been identified as being well above, well below, or reasonably consistent with, the Curtin 1.4% Guideline. The colour coding is as follows:

- **Green** – well above the Curtin 1.4% Guideline;
- **Blue** – reasonably consistent with the Curtin 1.4% Guideline; and
- **Red** – well below the Curtin 1.4% Guideline.

Table 1: Active open space data for the City of Joondalup

Suburb name	POS suburb type	Active OS (%)
Beldon	10% POS suburb	0.59
Connolly	10% POS suburb	0.00
Craigie	10% POS suburb	1.53
Currambine	LN constrained	1.89
Duncraig	10% POS suburb	1.89
Edgewater	10% POS suburb	0.75
Greenwood	10% POS suburb	1.20
Heathridge	10% POS suburb	2.73
Hillarys	10% POS suburb	1.51
Joondalup	10% POS suburb	0.99
Kallaroo	10% POS suburb	1.20
Kingsley	10% POS suburb	1.16
Kinross	LN constrained	1.57
Mullaloo	10% POS suburb	0.59
Ocean Reef	10% POS suburb	2.17
Padbury	10% POS suburb	1.40
Sorrento/Marmion	10% POS suburb	1.55
Warwick	10% POS suburb	3.95
Woodvale	10% POS suburb	1.95
Average for Joondalup		1.54

As can be seen, overall, Joondalup is well supplied with active open space, but the new suburbs of Iluka and Burns Beach were not included.

Table 2 summarises the active open space data for North Joondalup, and shows the new data for both Iluka and Burns Beach. The City of Joondalup defines North Joondalup as the following 6 suburbs:

- Burns Beach,
- Iluka,
- Kinross,
- Currambine,
- Joondalup and
- Connolly.

Curtin was advised that there is a draft proposal for a site for active open space in Burns Beach – Bramston Park – approximately 1.75 ha, although no decision to proceed with it has been made at this time. Table 2 shows the data for North Joondalup for the two scenarios involving Bramston Park – it will be built or it won't.

The two Curtin guidelines are shown in **blue** in the first column. The population data used to calculate the area of active POS per residents is the projected population by 2021 – that is, 5,175 for Burns Beach and 10,965 for Iluka.

Table 2: Active open space data for Iluka and Burns Beach – North Joondalup

Data	Iluka	Burns Beach – without Bramston Park	Burns Beach – with Bramston Park	Iluka and Burns Beach combined (with Bramston Park)	North Joondalup (without Bramston Park)	North Joondalup (with Bramston Park)
Area of active POS (Ha)	4.33	0	1.75	6.08	16.24	17.99
% of suburb active POS (1.4)	2.07	0	1.1	1.65	1.34	1.48
m ² per resident (6.5)	7.48	0	3.38	4.3	4.3	4.77

As can be seen, Iluka is well supplied with active open space, being above both Curtin guidelines, whereas Burns Beach is well below both guidelines, with or without Bramston Park. When combined, it is above the Curtin % Guideline, but well below the Curtin area active open space per resident Guideline. Given the lot densities in these two suburbs, the Curtin area active open space per resident Guideline is considered a more accurate predictor of the adequacy of the supply of active open space.

The data for all of North Joondalup shows that without Bramston Park, there is an overall shortage of active open space – it is below both of Curtin’s Guidelines. Even with Bramston Park, North Joondalup is below the Curtin area active open space per resident Guideline. Given the lot densities in the new suburbs, the Curtin area active open space per resident Guideline is considered a more accurate predictor of the adequacy of the supply of active open space.

In summary, without Bramston Park, North Joondalup would be well short of active open space. The provision of Bramston Park would go some way to addressing that shortfall, and would be in a suburb that is the most ‘active open space poor’ of all of Joondalup’s suburbs. It would go some way to addressing the spatial inequality of Burns Beach.



Dr Garry Middle and Isaac Middle

April 2013

Reference

Middle, Garry, Marian Tye, and Isaac Middle. 2012. Active Open Space (playing fields) in a growing Perth-Peel: Implications of Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods for active sporting recreation. A report for the Department of Sport and Recreation WA Perth, Western Australia: Centre for Sport and Recreation Research, Department of Urban and Regional Planning, Curtin University.

Have your say on the proposed park development for Bramston Park, Burns Beach

Image
Playground

Image
Informal recreation (dog walking)

Image
Junior organised sport (soccer)

Project background:

The City of Joondalup is proposing to improve the local amenities at Bramston Park to support local community and sporting group needs. The aim is to ensure local residents are afforded opportunities to access community facilities as well as meeting the demands for public open space that support local organised sport and recreation activities.

Proposed works:

The City has developed a concept plan for the proposed development of Bramston Park based on community need and the community consultation conducted in August 2012. The main features proposed in the concept plan include:

- Multi-purpose community building, consisting of the following:
 - Toilets
 - Changerooms
 - Kitchen/kiosk
 - Meeting rooms
 - Storage area(s)
- Car park
- Cricket pitch
- Sports floodlighting
- Playground with connecting pathway
- Barbeque, drinking fountain and picnic area

Have your say:

The City would like your feedback on the proposed development and suggested locations of the different aspects of the proposed works at Bramston Park. Please complete the enclosed comment form and return it to the City using the reply-paid envelope provided by the closing date **Monday 12 August 2013**. Alternatively, the comment form can be completed online via the Community Consultation section of the City's website: joondalup.wa.gov.au.

A Frequently Asked Questions document has provided to assist you. If you have any further questions, please contact the City's **Project Officer — Leisure Planning** on **9400 4210** or email info@joondalup.wa.gov.au

IMAGES
site plan and elevations

Bramston Park, Burns Beach

Proposed Park Development

Frequently Asked Questions

1. Where is Bramston Park?

Bramston Park is located along Burns Beach Road, Burns Beach. The park is bound by Bramston Vista in the north and Mattingleys Approach in the east.

2. Why has Bramston Park been selected for development?

The City of Joondalup is committed to providing residents with high quality public open spaces and buildings that are well-utilised and enhance community well-being. It has been identified that there is limited public open space to support local sport and recreation activities in the City's northern suburbs.

Bramston Park provides a good location for local sport and recreation activities and was originally set aside for recreational purposes as part of the planning process for Burns Beach. The park was under the management of the land developer Peet Limited, however as of 1 July 2013, the City has undertaken the ongoing management. As the City manages the park, it is proposed that the amenities are improved to provide greater opportunities for residents and enable local sporting clubs to train and play matches in a safe and accessible manner.

3. What type of sporting activities could be undertaken in the developed Park?

The size and shape of the park are best suited to the sports of cricket and rectangular sports including soccer and rugby. If the proposed development of the park proceeds, local sporting clubs will be approached to submit expressions of interest to use the facilities.

4. What impact will the proposed development have on the existing vegetation at the site?

The proposed park development has been designed to retain as much vegetation as possible whilst meeting the overall needs of the community.

Notably, vegetation has been retained at Huxley Park located east of the site. In addition, 144 hectares of the original Burns Beach development site has been retained and is recognised as the same vegetation as that of Bramston Park.

5. Will I still be able to use the park for informal recreation activities (such as walking, jogging, dog walking etc.)?

Yes, it is proposed that the park will be made available for hire by sporting clubs during the summer and winter training seasons; however, the entire park would be available for general use by the community at all other times. In any case, informal recreation activities could still be undertaken around the park and in any space that is not booked. The proposed barbeque, picnic shelter and playground can be used by the community at all times.

6. What types of facilities are proposed for the multi-purpose community building?

The proposed building is to contain toilets, changerooms, meeting rooms, storage areas and a kitchen/kiosk.

7. Will I (or my group) be able to hire the multi-purpose community building or the playing field(s)?

Yes, it is proposed that both the multi-purpose community building and the playing field(s) be made available for hire by individuals, schools, community groups and sporting clubs. Bookings

Bramston Park, Burns Beach

Proposed Park Development

Comment Form

The City of Joondalup is seeking feedback on the proposed development of Bramston Park, Burns Beach.

This comment form can be completed electronically via the Community Consultation section of the City's website: joondalup.wa.gov.au

If you have any questions about the proposed park development, or would like to provide additional feedback, please contact the City's **Project Officer — Leisure Planning** on **9400 4210** or email info@joondalup.wa.gov.au

1. Your details:

*Note that for your Comment Form to be valid, your contact details must be provided. This information will be treated as confidential and will not be published in any document or report on the outcomes of the consultation. **Only one survey per household or club/group will be accepted.***

Name:

Unit:

Street No:

Street:

Suburb:

State:

Postcode:

Phone:

Email:

I am aged: ☐ under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44
☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75–84
☐ 85+

2. Are you are providing feedback on behalf of a club/group (ie. Burns Beach Residents Association)? If so, please provide details below:

☐ No ☐ Yes - I represent (name of club/group):

Position held:

3. How do you currently use Bramston Park?

- ☐ Organised sport or recreation (i.e. book the park as part of an organised sporting club/group)
- ☐ Informal sport or recreation (e.g. dog walking, picnicking, playing, non-organised sporting activities)
- ☐ Other (please provide details below)

☐ I do not currently use Bramston Park, but I am interested in this project.

4. The proposed concept plan for Bramston Park shows a number of features. Please indicate your level of support for the installation of these features in the locations shown in the concept plan by ticking the most appropriate boxes below.

a. Multi-purpose community building with car park:				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the development of a multi-purpose community building and car park at the location shown in the concept plan, please tell us why:				

b. Playground with connecting pathway:				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the installation of a playground with a connecting pathway at the location shown in the concept plan, please tell us why:				

c. Drinking fountain				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the installation of a drinking fountain at the location shown in the concept plan, please tell us why:				

d. Barbeque and picnic shelter:				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the installation of a barbeque and picnic shelter at the location shown in the concept plan, please tell us why:				

e. Sports floodlighting:				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the installation of sports floodlighting at the location shown in the concept plan, please tell us why:				

f. Cricket pitch				
<input type="checkbox"/> Strongly support	<input type="checkbox"/> Support	<input type="checkbox"/> Unsure	<input type="checkbox"/> Oppose	<input type="checkbox"/> Strongly oppose
If you <u>oppose or strongly oppose</u> the installation of a cricket pitch at the location shown in the concept plan, please tell us why:				

5. Do you have any additional feedback on the proposed development of Bramston Park:

6. Are you a member of or are you affiliated with any of the following groups?
<input type="checkbox"/> Burns Beach Ratepayers, Residents and Community Recreation Association
<input type="checkbox"/> Westside Football Club (or my child/partner is a member)
<input type="checkbox"/> Joondalup City Soccer Club (or my child/partner is a member)
<input type="checkbox"/> None of these groups

7. Request to be informed:
<i>The City of Joondalup can send you an email update informing you when the consultation results are finalised. If you would like to be informed via email, please tick the box below and ensure your email address is provided in the “Your details” section above.</i>
<input type="checkbox"/> I would like to be informed via email when the consultation results are finalised

THANK YOU FOR YOUR FEEDBACK

Please forward your completed comment form in the pre-paid envelope provided by the closing date
MONDAY 12 AUGUST 2013

City of Joondalup Community Engagement Network:
<i>The Community Engagement Network is a network of community members interested in being consulted and engaged on an ongoing basis about future strategic initiatives in the City of Joondalup. Contact details are kept strictly confidential and members can opt-out at any time. If you are interested in joining the City of Joondalup Community Engagement Network, please tick the box below and ensure your full contact details are provided in the “Your details” section above. For more information, please contact the Policy, Research and Planning team on 9400 4219.</i>
<input type="checkbox"/> I would like to join the City of Joondalup Community Engagement Network

will be managed by the City, in accordance with the City's existing hiring practices. Not-for-profit community groups would be able to hire the facilities at a subsidised rate in accordance with the City's *Facility Hire Subsidy Policy*.

8. What does the proposed playground include?

The City is considering various designs for playground equipment and the final design has not yet been determined. All new City playgrounds incorporate "universal access" and a range of equipment that caters for children aged 2–12 years.

9. Will commercial organisations be able to lease the multi-purpose community building?

No, the proposed park development has been designed to accommodate the needs of the local community and the multi-purpose facility will not be leased to any commercial organisations.

10. What does the proposed floodlighting include?

Sports floodlighting is proposed for the park to illuminate the playing surface, enabling greater opportunities for sport training that can be undertaken in a safe manner. The proposed infrastructure includes four 25 metre high light poles, each fitted with four lights. The overall brightness level proposed is 50 lux, which is consistent with the current Australian Standard AS2560.2.3.

The proposed location of towers and design of the floodlighting has taken into consideration the control of obtrusive light to nearby amenities and residential properties as per Australia Standard AS4282-1997. In any situation, floodlighting would only be operating in the park between 5.30pm to 9.30pm.

11. What times will the barbeque be available for use?

The barbeque would be available for use during daylight hours. The unit would function from 6.30am to 9.00pm, with shorter operating hours during the winter period.

12. How will the City manage vehicular traffic and parking at the park?

The design and location of the car park has been proposed as it provides the most efficient access and egress from the site. Furthermore, the location is closest to Burns Beach Road and Marmion Avenue, limiting traffic along Mattingleys Approach.

The proposed car park contains 42 bays and vehicular access to the car park and multi-purpose community building is limited to the southern end of Mattingleys Approach opposite Huxley Park.

The option of providing access and egress to the car park via Burns Beach Road is not possible due to the presence of a drainage swale in the southern area of the park. Due to this site constraint, the only location for a car park is off Mattingleys Approach.

13. How will the City manage anti-social behaviour and noise-related issues at the park?

The proposed development of Bramston Park has been designed to limit anti-social behaviour and excessive noise. Low-level lighting is proposed for the barbeque/picnic area and around the multi-purpose community building to assist safe usage and deter anti-social behaviour. In addition, the car park would be lit to Australian Standards to assist safe vehicle movement and deter "hooning" and loitering after hours. A closed-circuit television (CCTV) system is also proposed for the building to help the City manage the area. The City Watch community patrol service would also work in areas in and around the park as required.

All facility users would be bound by the City's *Terms and Conditions of Hire* and any group seeking to consume alcohol on the premises would be required to obtain a Liquor Licence in accordance with State liquor laws. Additionally, the City has absolute discretion over whether it approves a function or event in any of its properties and would not support any bookings where it anticipated anti-social behaviour or excessive noise.

In any case, all bookings made for the oval would only extend to 9.30pm and any bookings made for the multi-purpose community building would only extend to midnight.

14. Will the proposed multi-purpose community building replace the community facility at Jack Kikeros Hall?

The proposed building at Bramston Park is a multi-purpose community and sporting facility that could be used for a range of community purposes. The future development outcome for Jack Kikeros Hall will be determined through a broader master planning process for the whole Burns Beach area. This master plan will be a cohesive strategy for the development, provision of facilities and management of the area. The master planning process at that site will involve consultation with the community at a later date.

15. When will the primary school be built on the adjacent land?

The neighbouring parcel of land to Bramston Park will be managed by the Western Australian Department of Education and has been set aside for the purposes of a primary school. The Department has not yet made any announcements regarding construction of the proposed primary school and has only announced schools planned for opening, up to and including the year 2015.

16. Who is being consulted on this project?

The City is directly consulting with the following stakeholders:

- Residents living within 200 metres of Bramston Park.
- Representative(s) from potential oval user groups.
- Representative(s) from potential facility user groups.
- Representative(s) from the local Residents' Association.

Although the City is consulting directly with the above stakeholders, anyone interested in the project can also be involved in the community consultation by completing the comment form online via the Community Consultation section of the City's website: joondalup.wa.gov.au

17. What happens next?

The results of the community consultation period will be collated and are scheduled to be presented to Council in late 2013. Council will make the decision on whether to progress to the

next phase of the project. This phase would involve confirming funding arrangements for the park's development (including external grant opportunities). Those providing feedback to the City using the comment form, and request to be informed of the consultation results; an email will be sent prior to the Council meeting in late 2013.

18. Who do I contact for more information on the project?

For more information, please contact the City's **Project Officer — Leisure Planning** on **9400 4210** or email info@joondalup.wa.gov.au