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SHIRE OF KALAMUNDA
**STIRK PARK
MASTER PLAN**
MARCH 2017

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- TPG + Place Match (TPG)
- Emerge Associates (Emerge)

Acknowledgements

- Shire Staff Shire's Elected Council Members.
- Shire of Kalamunda community clubs, groups and associations including Kalamunda and Districts Historical Society, the Kalamunda Club, and the Kalamunda RSL.
- Shire of Kalamunda residents and landowners.

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EXECUTIVE SUMMARY

In March 2016, the Shire of Kalamunda (the Shire) engaged TPG + Place Match and Emerge Associates (the Project Consultant Team) to undertake community engagement, planning and design analysis and produce a master plan for Stirk Park, Kalamunda.

The purpose of this master plan is to provide an overarching framework to guide the future development of Stirk Park. It shall be a community hub, a place where the community can come together to have many of their recreational and community needs met.

The preparation of the master plan has been informed by the outcomes of the literature and data review, site visits and detailed site analysis, demographic analysis and staff, community and key stakeholder engagement.

The proposed delivery of the master plan has been staged over the short (1-3 years), medium (3-6 years) and long term (6-10+ years). This will enable Stirk Park to expand as the needs for additional recreational and community facilities arise over time, through both increased demand generated by population growth and increased levels of participation.

The master plan includes the following key elements:

Item	Description	Timeframe Estimates	Cost Estimates
A	Path Network Upgrade	1-3 Years	\$251,700.00
B	Playground Upgrade (includes modular toilet block facilities, excludes sewer works)	1-3 Years	\$527,300.00
C	Ampitheatre Upgrade (excludes car park and drainage infrastructure)	1-3 Years	\$296,130.00
D	Entry Statement	1-3 Years	\$35,200.00
E	Youth Precinct	1-3 Years	\$265,800.00
F	Roundabout Upgrade	1-3 Years	\$60,000.00
		Total (1-3 Years)	\$1,436,130.00
G	Promenade	3-6 Years	\$229,100.00
H	Lake Upgrade (excludes earthworks to lake, lining, pumps and filtration)	3-6 Years	\$427,000.00
I	South Shell Upgrade (includes toilet block facilities, excludes sewer works)	3-6 Years	\$310,150.00
J	Art	3-6 Years	\$86,000.00
		Total (3-6 Years)	\$1,052,250.00
K	Stirk Cottage (excludes carpark works)	6-10 Years	\$208,550.00
L	Headingly House (excludes building works and internal fitout)	6-10 Years	\$113,400.00
M	Urban Edge	6-10 Years	\$357,400.00
N	Memorial	6-10 Years	\$93,500.00
		Total (6-10 Years)	\$772,850.00

NOTES: Cost estimates above exclude: design fees, demolitions, sewer connections, drainage, building works and fitout, lake lining, pump and filtration services, parking bays, kerbing, irrigation connections, bulk earthworks and maintenance,

Cost estimates above are high level opinions of probable costs – it is advised that additional cost calculations be carried out by a Quantity Surveyor.

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Figure 1. Stirk Park in Autumn, supplied by the Shire of Kalamunda

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1. INTRODUCTION

Stirk Park is a five hectare site situated within the suburb of Kalamunda. Stirk Park, which incorporates the Kalamunda Club and Stirk Cottage, represents a key component of Kalamunda's urban fabric and has the potential to build on the Shire's vision for the town centre that is inclusive, healthy, safe and incorporates quality facilities. The park is a significant Shire and community asset, which is not only an important part of Kalamunda, but also a beautiful and historically significant gathering space for the wider Perth metropolitan area. The park's high level of visual exposure to Kalamunda Road makes it an important contributor to the entry experience of Kalamunda Town and to the Hills in general.

Stirk Cottage, which is located on the south-western corner of the park is a place of significant heritage value; it is closely connected with the settlement of the Kalamunda district, being the first building constructed in what became the town of Kalamunda. This cherished historic homestead is identified on both the Shire's Municipal Inventory and the State Register of Heritage Places.

The park continues to hold relevance in people's lives today - the picturesque parklands draw people to laze around its lake on a summer afternoon, or marvel at the amber leaves on an autumn morning. Local gatherings enhance the cultural relevance of the park, with public events including Jazz in the Park, the Kalamunda Christmas Carols by Candlelight and the Zig Zag Festival occurring throughout the year. The park (and its cottage) is a significant asset to the Shire, as both a cultural resource and a recreational hub. However the park's large size, sloping topography, central location and generally open and informal landscape contribute to an asset that has far greater potential. The delivery of the master plan will mark an important step in the future enhancement of this site.



Figure 2. Stirk Cottage, supplied by the Shire of Kalamunda

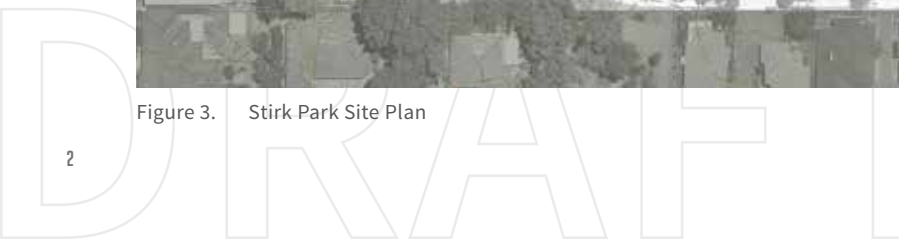
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EXISTING SITE



- Legend:**
- a Kalamunda Club (Bowling Club)
 - b Amphitheatre
 - c Stirk Cottage
 - d Stirk Park Kalamunda World War I & II Memorial Walk
 - e Children's Playgrounds
 - f Stirk Park Lake
 - g Natural Creek line
 - h Chess Set

Figure 3. Stirk Park Site Plan



2. PROJECT SCOPE

The Project Consultant Team were engaged to undertake the master plan design, analysis and community engagement for the Stirk Park Master Plan. A master plan has been prepared for the project site, identifying opportunities and design element recommendations with respect to future developments (refer to page 40 for the final master plan).

MASTER PLAN

The purpose of this master plan is to provide an overarching framework to guide the future development of Stirk Park as a recreational and community hub. It shall be a place where the community can gather to have many of their recreational and community needs met. The key objectives of this master plan are to:

- Identify best use of available land to achieve community and recreational functions;
- Identify access and way-finding arrangements for pedestrians on and around the site;
- Leverage synergies between adjacent or on-site services to optimise benefit back to community;
- Identify 'destination' land uses that can assist establishment of a focal point for the local community; and,
- Provide flexibility in the designs to cater for a variety of current and future uses, including those identified during the engagement process.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

We appreciate that creating successful parks and community hubs requires a deep understanding of a place and its people. The key to creating strong people-focused places is authentically involving a diverse section of the community and stakeholders in planning processes. Our team can learn a great deal about a place by spending time in it and observing how people use existing spaces and facilities. We learn a great deal more by talking to locals about their use, their aspirations and what could be improved. Their local knowledge provides valuable insight and assists us in identifying gaps and opportunities.

Our approach involved early, targeted engagement with a view to obtaining rich, first hand insight from users, leasees, Shire staff and local residents. A comprehensive understanding of the community's needs, visions and values enabled our team to deliver desired outcomes that align with the realities of the project and resonate with the expectations of the local community. The community's early, and continued, involvement in the project empowered key stakeholders to have a level of ownership in the project, which ensured that expectations were managed throughout the master planning process. When carrying out the community consultation and engagement process, the Project Consultant Team worked collaboratively with Shire Officers to ensure that the Shire's engagement principles and expectations were met.

Community and stakeholder engagement took place at two key stages during the preparation of the master plan: before and after the preparation of a draft master plan and design concept. This staged approach enabled consultation and engagement activities and outcomes to constructively inform and shape the preparation of the master plan for Stirk Park.

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The engagement activities that were undertaken during the master planning process included:

- **Community Surveys (online/hard copy):** community/stakeholder surveys were undertaken before and after the preparation of the draft master plan design concepts. The first survey focused on understanding current user group participation numbers, current and anticipated grounds utilisation patterns, and user group feedback and thoughts regarding existing and potential park infrastructure. The second survey sought feedback on the draft master planning concepts.
- **Community Workshops:** Workshops with the community and stakeholders were held before and after the preparation of the draft master plan design concepts to ensure that community and stakeholder views and inputs shaped the development and refinement of the master plans. A range of tools and techniques were employed to raise awareness of these workshops including direct invitations, flyers and posters, on-site signage, newspaper advertisements, and online information.
- **Key Stakeholder Meetings:** meetings were held with key stakeholders, including Shire staff and Stirk Park facility lessees and key user groups.
- **Community Farmer's Market Stall:** The Shire of Kalamunda provided an Information Stall at the Kalamunda Farmer's Market on Sunday 26th June from 8.00am to 11.30pm. Both locals and visitors to Kalamunda were invited to provide feedback, via 'Post it Notes' on two key headings relative to Stirk Park and the Master Planning process. 1) "LIKE"; and 2) "IMPROVE."



Figure 4. Stirk Park Master plan Workshops

3. METHODOLOGY



The following tasks were undertaken during the preparation of the Stirk Park Master Plan:

STAGE 1: NEEDS ANALYSIS

- Site visit – preliminary site investigations;
- Literature review and data collection: including the Community Facilities Plan (2011), Kalamunda Advancing (2013-2022), Community Satisfaction Survey (2015), Kalamunda and Districts Historical Society Lease, Kalamunda Club Inc. (Bowling Club) Lease, population/demographic profile of Shire of Kalamunda (profile ID), Liveable Neighbourhoods (WAPC) 2015;
- Detailed site analysis and opportunities/constraints analysis;
- Stakeholder identification: prepare a detailed stakeholder list in conjunction with the Shire;
- Demographic analysis: a review of current and forecast demographic data;
- Finalisation of the Community Engagement Plan; and
- Presentation to Councillors.

STAGE 2: VISIONING PROCESS

- Online community visioning survey;
- Key stakeholder interviews, including:
 - o Shire Staff
 - o the Kalamunda Club;
 - o the Kalamunda and Districts Historical Society (KDHS); and
 - o the Kalamunda RSL;
- Facilitation of a Community and Stakeholders Design Workshop, held on Saturday 18th June 2016;
- Facilitation of a Community Farmer's Market Event, held on Sunday 26th June 2016; and
- Community and Stakeholder Engagement Summary Report.

STAGE 3 – MASTER PLAN DESIGNS AND COST ESTIMATES

- Concept design plans and feasibility analysis;
- Draft master plan concepts (two options) and their associated design rationales based on outcomes of Stages 1 and 2, including:
 - o Illustrative concept plans indicating potential development proposals to cater for current and future needs;
 - o Design rationale in accordance with contemporary urban design best practice and recreation planning design best practice (including CPTED principles and Healthy Spaces and Places principles);
 - o Provision for staging and prioritisation of works;
 - o Draft opinion of probable cost for development proposals; and
 - o Potential external capital funding opportunities study; and
- Presentation to Councillors.

STAGE 4 – COMMUNITY ENGAGEMENT

- Online engagement, including: summary of process, outcomes thus far and design rationales, proposed concept plans, links to online survey/feedback forms and information regarding upcoming workshop;
- Concept Design Workshop;
- Key stakeholder meetings; and
- Community and Stakeholder Engagement Summary.

STAGE 5 – MASTER PLAN FINALISATION

- Final Master plan Report – Preparation of a final master plan concept based on the outcomes of Stage 4 and associated report, including:
 - o A summary of collaborative community consultation of processes and outcomes;
 - o Completion of an illustrative concept plan design;
 - o A proposed staged development plan; and
 - o A capital works opinion of probable costs; and
- Presentation to Councillors.

4. NEEDS ANALYSIS

COMMUNITY PROFILE

The Shire of Kalamunda is located in Perth's south eastern suburbs, approximately 24 kilometres from the Perth CBD and has an estimated resident population (ERP) of 60,743 as of 2014.¹ Situated along the Darling Scarp, the Shire of Kalamunda has three distinct geographic areas:

- The Foothills/Plains: Forrestfield, High Wycombe, Maida Vale and Wattle Grove;
- The Escarpment: Lesmurdie, Kalamunda and Gooseberry Hill;
- The Eastern Rural Districts: Walliston, Bickley, Carmel, Pickering Brook, Piesse Brook, Paulls Valley, Hacketts Gully and Canning Mills.

Kalamunda's population is growing and ageing (population growth from 2001 to 2011 of 16.1% and with an ageing population, particularly in the Hills area, which is growing at a rate 15% higher than the greater metropolitan area). The short term population growth projected for Kalamunda indicates a 2% growth rate per annum.²

An understanding of demographic characteristics of the Shire provides a crucial source of insight into the level of demand for recreational and community services. A broad demographic analysis was undertaken as part of the master planning process; the key findings (from the 2011 Census) are as follows:

- Gender: approximately 49.5% of the population is male and 50.5% is female.
- Culture and Ethnicity: 66.8% of the population was born in Australia, 7.9% of the population speaks a language other than English at home and 1.7% of the population is from Aboriginal and Torres Strait Islander background.

- Age Structure: 21% are 'parents and homebuilders (35 to 49yo)', 13.3% are 'older workers and pre-retirees (50 to 59yo)', 11.7% are 'young workforce (25 to 34 yo)', 11.2% are 'empty nesters and retirees (60 to 69yo)', 9.2% are 'tertiary education and independence (18 to 24 yo)', 9% are 'primary schoolers (5 to 11yo)', 9% are 'secondary schoolers (12 to 17yo)', 7.9% are 'seniors (70 to 84yo)', 6.4% are 'babies and pre-schoolers (0 to 4yo)' and 1.4% are 'elderly aged (85+ yo)'.
- Disability: a total of 3.2% of persons in the area require assistance (with a large proportion of those being in the 75yo + age group).
- Employment: 96.3% of the population is employed, with 61.5% employed full-time and 32.9% employed part-time. Of the total workforce 17.8% are employed as technicians and trades workers, 17.1% are employed as clerical and administration workers, 16.5% as professionals, and 11.6% as managers.
- Volunteerism: 17.1% of the population carry out some form of volunteer work.³

During the 2011 Community Satisfaction Survey 500 residents were randomly surveyed and asked to indicate which top three areas they would like to see the Shire spend more money on. The breakdown of relevant issues is as follows:

- Recreation Facilities 12%
- Protection of the Environment 9%
- Community Events and Programmes 9%
- Parks and Landscaping 9%⁴

¹ profile.id

² Kalamunda Advancing (2013-2022) – Strategic Community Plan to 2033 – A Plan to shape our united and sustainable future (2012)

³ profile.id

⁴ Kalamunda Advancing (2013-2022) – Strategic Community Plan to 2033 – A Plan to shape our united and sustainable future (2012)



Figure 5. Image from Shire of Kalamunda webpage

LITERATURE REVIEW

A literature review was undertaken as part of the project - a high level summary of the key findings from this literature review is included below.

Kalamunda Advancing (2013-2022) – Strategic Community Plan to 2033 – A Plan to shape our united and sustainable future (2012)

The *Kalamunda Advancing – Strategic Community Plan to 2033* is the highest-level Council plan and identifies the community’s main priorities and aspirations for the future (and strategies for achieving them). Amongst the key characteristics of the Shire are: important natural assets including bushland and wetlands of national and international environmental and Aboriginal cultural significance; biodiversity hotspots needing conservation; well-established and strong community networks; and strong cultural and heritage values.

Key issue and trends include:

- The community has expressed its desire to see a range of community services that were targeted to the diverse needs and different demographic groups of the growing population;
- The youth and families of Kalamunda value their sporting clubs and recreational activities and expect these facilities to be high in quality;
- Seniors are very active in the Shire and enjoy the many social activities the Shire provides in many of the community venues. This aspect of Kalamunda life must be enhanced in the future;
- The community has expressed its identity as being one that is immersed in the culture and arts, as well as a place of worship and a place for visitors to enjoy the many authentic tourist attractions such as wineries; and
- Facilitation of Tourism Development Opportunities: The Shire of Kalamunda has long been recognised as a tourism destination and continues to have a growing tourism sector with a number of significant attractions. These include Lesmurdie Falls, the Northern Terminus of the Bibbulmun Track, Munda Bididi Trail, the Perth Observatory, the Kalamunda History Village, Kanyana Wildlife Rehabilitation Centre, Bickley Reservoir, the Zig Zag Scenic Drive and Mundaring Weir, all integrated with a historical town centre that provides for social interaction through its eateries, parks and weekend markets.

The Shire’s Strategic Priorities include:

- Kalamunda Cares: Looking after our people;
- Kalamunda Interacts: Providing our people with enjoyment;
- Kalamunda Clean and Green: Caring for the natural environment;
- Kalamunda Develops: Using our land and assets diversely and effectively;
- Kalamunda Employs: Supporting our industries and businesses; and
- Kalamunda Leads: Providing good government.

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Community Facilities Plan (2011)

The Community Facilities Plan (2011) was commissioned by the Shire of Kalamunda in 2010 to obtain a detailed understanding of the current and future community facility needs and create a twenty year plan to respond to those requirements. The plan highlights that there is a backlog in Shire’s current facilities and noted a general standard, condition and functional deficit. It is estimated that \$27.3 million is required to address this backlog in facilities and identifies the large number of parks requiring upgrading.

The Plan highlights the lack of District Level Parks in the Shire and identifies Stirk Park as an opportune park to redevelop and upgrade into the district level facility (with \$2,525,890 estimated for its upgrade). The plan notes that the population of Lesmurdie and Walliston needs to be taken into account (as part of its population catchment) when developing the Master Plan for the redevelopment of Stirk Park.

PARKS	FUNCTION & DESCRIPTION	PLANNING AND DESIGN CRITERIA	RATIO	SITE AREA
District Park	District Parks provide a major multi-faceted and high quality environment for play, physical activity, passive recreation, enjoyment and relaxation. District Parks provide a venue for community and cultural events and draws usage from across the district.	<ul style="list-style-type: none"> • Within a six kilometre radius of most dwellings; • Street frontage on all sides; • One significant feature and/or a combination of unique features; • Major custom-designed play space with play equipment and other play elements capable of catering for all age groups in the order of 1ha: 0-3 yr olds, 3-5 yr olds, 5-7 yr olds, 8-12 yr olds, and 12+ year olds; • Significant designed space for young people incorporating seating, tables and District level play infrastructure item, usually a skate park; • All levels of ability catered for in play spaces; • Incorporates several key components including quiet tranquil spaces with shade and seating, views and vistas and water features; • Developed area for community events, with outdoor stage; • Incorporates public and community art; and • Amenities – shaded picnic shelters, tables/seating, bench seating, barbecues, drinking fountain, lighting, pathways to play/other spaces, walking circuit, public toilets, 100 car bays. 	1:25,000	5.0 ha

Community Satisfaction Survey (2015)

The 2015 Shire of Kalamunda Customer Satisfaction Survey was undertaken during the first half of 2015 and a total of 328 responses were received. Relevant feedback included:

PARKS AND RECREATIONAL FACILITIES:

- 63% (highest percentage) of respondents agreed with the statement “I am satisfied with the standard of maintenance of our parks”.
- 37% (highest percentage) of respondents agreed with the statement “I am satisfied with the quality and standard of playground equipment”.
- 43% (highest percentage) of respondents disagreed with the statement “I am satisfied with the number and location of public toilets”.
- When asked which area the Shire should spend more money on in the next three to five years, the areas that received the highest answers included Roads, Footpaths and Drainage and Parks, Reserves and Landscaping.

COMMUNITY PERCEPTIONS and FEEDBACK TO PREVIOUS COMMUNITY ENGAGEMENT:

- 41% (highest percentage) of respondents agreed with the statement “I have no influence over what happens in our local community”.
- 41% (highest percentage) of respondents disagreed with the statement “I am satisfied that Council adequately consults with residents on important community issues”.
- 41% (highest percentage) of respondents disagreed with the statement “I am satisfied that Council provides sufficient opportunity for residents to have input into future planning”.
- 72% (highest percentage) of respondents agreed with the statement “I am proud to be a resident of the Kalamunda Shire”.

Specific comments regarding Stirk Park included:

- “Stirk Park desperately needs an upgrade (like Woodbridge park for example), a great slide for toddlers was taken out, a great shady tree removed, a limestone wall put in which the children climb and now cannot be seen when they are on the other side near the lake. A cafe in the park would be amazing and bring a lot of families there.”
- “The toilets too at Stirk Park are another example of an extremely poor area. They too have been like it since I was a kid. I really think you need to start spending more money on improving facilities for children. I don’t let my kids use those toilets, they are putrid, clean yes, but are old and disgusting. I’d like to see (this year) an improvement in those areas above. You have a lot of work to do to improve basic facilities that should be not be forgotten about.”
- “Satisfied with quantity and standard of playground equipment - Stirk Park strongly disagree; park on Grove Rd agree.”
- “Would you clean out lake in Stirk Park because the ducks will get in a mess.”
- “Need to something more interesting with Stirk park playground facilities. My kids now 9,6 and 4 don’t really like going up there. We have spent less time in the last 3 years.”
- “We have too many small dated playgrounds next to mosquito infested water lake, particularly in the Gooseberry Hill, Kalamunda, Lesmurdie area. We need one big, tourist attracting playground on a scale like Belmont’s volcano park or Woodbridge’s adventure playground - up on the hill for the many children up there. Currently we need to travel out of the shire to go to a reasonable playground - the one in Wattle Grove is ok but it’s not very well designed.”
- “Please Please provide up to date children’s playground and equipment at Stirk park (at least) and other parks a bonus - very sad current facilities competed to investments made in other council parks.”
- “I have complained numerous times about the standards of the playgrounds in the Forrestfield area. They are unexciting and most of the time are full of weeds, any bbqs near playgrounds are always broken, there are no public toilets. There is nothing inspiring for small children and families to do together in this area. I have to constantly drive out of the shire to allow my kids to play on state of the art equipment that challenges their minds, allows for creative play and discovery and encourage exercise. Why aren’t we good enough for something of this standard?”

- “My family would love to have a bigger and better children’s playground at Stirk Park, which is safely fenced from the road. Most of the play equipment is too hot to use during summer, as are the picnic tables. A ‘destination play ground’ would keep more locals in the shire and encourage others to visit Kalamunda, rather than Woodbridge Park in Midland, or those further afield.”

Liveable Neighbourhoods (WAPC) 2015

Liveable Neighbourhoods is the Western Australian Planning Commission’s (WAPC) primary policy for the design of structure plans (regional, district and local) and subdivision for new urban areas in WA. It relates to the Stirk Park Master Plan as it provides a high level framework, which promotes an urban structure of walkable neighbourhoods, community facilities and services that are accessed by walking, cycling and public transport through an efficient, interconnected movement network, and employment opportunities and economic sustainability.

Public Open Space

One of the key elements of the Liveable Neighbourhoods framework is Element 5: Public Open Space. This element notes “an integrated network of public open space (POS) contributes significantly to the quality of life, vitality, identity, community interaction and sense of place in neighbourhoods. Public open spaces should complement each other through innovative and site responsive design; and encourage a healthy, active lifestyle by facilitating walking and cycling, and provide access to schools, community facilities and activity centres. The use of smaller parks close to or within activity centres and locating larger parks nearer to the edges of neighbourhoods via a POS network is advocated to maximise use and access by local residents and the wider community.”

It also notes that district level parks (which Stirk Park is aiming to be) should be designed to “attract a wide range of users groups for different purposes and can accommodate them concurrently. Their large size allows provision of small and large scale activities and leisure opportunities in the same space, adjacent to and interacting with each other where appropriate. It is important to identify district parks in strategic planning in order to set aside adequate land. These larger parks are designed to serve a cluster of neighbourhoods and therefore need to be accessible by an arterial network and ideally serviced by public transport networks in order to cater for a wider user catchment.”

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LAND OWNERSHIP AND PARK LESSEES

The park is bound by Elizabeth Street to the north, Headingly Road to the east, and Kalamunda Road to the south and west. This park is comprised of six lots, with the majority owned by the Shire, however a private property exists on the corner of Elizabeth Street / Headingly Road and State Ownership of the lot where the memorial is located.

Lot Number	Street Address	Diagram/Plan	Registered Proprietor
205	18 Kalamunda Road, Kalamunda	Plan 252229	Darling Range Road Board (Shire of Kalamunda)
101	18 Kalamunda Road, Kalamunda	Plan 248350	Darling Range Road Board (Shire of Kalamunda)
7	13 Headingly Road, Kalamunda	Diagram 16498	Private
8	11 Headingly Road, Kalamunda	Diagram 16498	Shire of Kalamunda
50	9A Headingly Road, Kalamunda	Diagram 2787	Darling Range Road Board (Shire of Kalamunda)
3691 (Reserve 41268)	9 Headingly Road, Kalamunda	Diagram 5822	State of WA

Kalamunda and Districts Historical Society Lease

The Shire of Kalamunda leases the building known as ‘Stirk Cottage’ and associated land to the Kalamunda and Districts Historical Society for the purpose of “control, care and management of the Premises and all land, buildings and artefacts held by or vested in the Lessee and contained within the Premises and assisting in the coordination of school education programmes” for a term of ten years, from 01 January 2015 to 31 December 2024.

Kalamunda Club Inc. Lease

The Shire of Kalamunda leases a portion of land adjacent to Stirk Park to the Kalamunda Club Inc. for the purpose of “recreation, cultural activities, meetings, museum for military memorabilia, storage area and games room” for a term of twenty one years, from 01 October 2004 to 30 September 2025. The area of the lease (as documented in January 2016) is shown in the following diagram.



Figure 6. Lease Holdings and Lot Layout Diagram

5. STIRK PARK SITE AND CONTEXT ANALYSIS

Located just north of the town’s shopping district and west of Kalamunda’s History Village, Stirk Park is an important component of the town’s urban fabric and plays an important social role in the town’s broader context. The following shows wider and immediate context plans graphically depict the context as it relates to Stirk Park, which is further discussed in the following observations, issues, opportunities.



Figure 7. Stirk Park Site Analysis - Broader Context

The following provides an overview of the observations, issues and opportunities identified during the site analysis undertaken by the Project Consultant Team and subsequent engagement with the Shire’s staff and park user groups. The findings of the analysis (in addition to the comprehensive community consultation process) have then been used to shape the preparation of the concept plans.

WAY FINDING

Observations	Issues	Opportunities
<ul style="list-style-type: none"> Minimal signage. Signage for Stirk Cottage on Kalamunda Road bus stop. Kalamunda Club signage. Directional signage in town centre / on street posts. Plaques play minor role in way finding. Established pedestrian ‘entry point’ adjacent Headingly Road. 	<ul style="list-style-type: none"> Vehicle way finding is very difficult. No clear entry point from northern approach. Few signs to assist with way finding to/from and within Stirk Park. Singular path through the park, does not connect the different precincts. 	<ul style="list-style-type: none"> Different walking path networks to connect the precincts and allow for additional recreation in the area. Create an ‘entry statement’ through artwork/signage/landscaping for NW corner approach. Invite park usage by enhancing the visibility of park assets to passing drivers.

VEHICLE ACCESS, MOVEMENT AND CAR PARKING

Observations	Issues	Opportunities
<ul style="list-style-type: none"> Car parking during (community) events does not appear to be a major issue at this stage. Overflow car parking areas designated for Kalamunda Club. Overflow parking on verges of Elizabeth Street. Existing car parking (near playground) heavily utilised during school holidays and weekends. Most visitors to Stirk Cottage / Kalamunda Club use cars to access the site. Kalamunda Club (bowls) peak period car parking and overflow car parking during pennants (18 weeks per year, Thursdays and Saturdays). 	<ul style="list-style-type: none"> Access in/out car park adjacent Stirk Cottage a safety issue. Access to Stirk Park from Kalamunda Road northern approach is difficult (not obvious where you park/ access the site, Headingly Road access restricted). This does not encourage vehicular connection to the town centre. No fluent vehicular movement network. 	<ul style="list-style-type: none"> Improve vehicular access through a ‘entry only’ access to Headingly Road (rather than existing exit only). Extend existing western car park for Kalamunda Club usage. Re-configure main Kalamunda Club car park with one-way entry and exit to improve safety.



Figure 8. Site Analysis - Paths, Parking, Access and Entrance Points

FACILITY CHARACTER, FUNCTIONALITY, CONDITION AND USAGE

Observations	Issues	Opportunities
<ul style="list-style-type: none"> • Historical character through purposeful references to heritage. • Parkland setting through large established trees, and natural features. • Independent precinct-based development (rather than integrated uses). • The Kalamunda Club is separated from remainder of park (through embankments). • Functionality seems adequate, but underutilised. • Condition appears tired, underwhelming with lots of potential. • High usage by Kalamunda Club. • Shire usage largely through events. • Families utilise the park, primarily the playground. • Teenagers/youth use the space on an ongoing basis. 	<ul style="list-style-type: none"> • Separate individual functions, don't talk to one another (Kalamunda Club, Stirk Cottage, Playground, Lake, memorial, memorial walk, sound shell, spaces adjacent Headingly Road). • Scattered seating areas detract from sense of place. 	<ul style="list-style-type: none"> • Use landscape treatments to create tranquil zone between Stirk Cottage and Kalamunda Club. • Enhance pedestrian curtilage around Stirk Cottage. • Formalise an amphitheatre area adjacent the sound shell • Potential terraced grass areas to provide semi-formal seating opportunities and stabilise grassed slopes. • For Kalamunda Club boundary – potential mixed interface of fencing and landscape barrier plantings in lieu (or additional to) of mesh fence. • Purposeful/thoughtful layout of shade structures and seating opportunities in key areas of activity.

ADJACENT LAND USE INTERRELATIONSHIP

Observations	Issues	Opportunities
<ul style="list-style-type: none"> • Very little integration within different functions of the park. • Minimal actual/perceived relationship with the greater town centre. • Connected to the town centre in a disjointed/unclear way. • Edge with north-east properties is seamless due to contours and soft transition. 	<ul style="list-style-type: none"> • Little connection/identity with broader town centre. 	<ul style="list-style-type: none"> • Improve connection to town centre through signage, and bringing active uses to SE corner and along Headingly Road to create a visible connection. • Enhance pedestrian paths and road crossing point treatments to the town centre.



Figure 9. Site Analysis - Walls, Fencing and Barriers

SAFETY AND SECURITY

Observations	Issues	Opportunities
<ul style="list-style-type: none"> • Some lighting adjacent to walking path. • Ambient lighting from street lights at night. • Barb wired fencing to Kalamunda Club area indicating safety issues. • No known complaints re: safety at night. 	<ul style="list-style-type: none"> • Only small pockets of low-shrubbery (potential lingering spots). • Vehicular safety an issue (right-hand turn out of Kalamunda Club car park). • Public toilets are tucked away behind grassed slopes and lack visibility. 	<ul style="list-style-type: none"> • Incorporate lighting through furniture or landscaping. • Create walking paths throughout the park to increase passive surveillance. • Provide sensor lighting along pedestrian paths through the centre of the park. • Relocate public toilets to be more visible/accessible.

ENVIRONMENT AND LANDSCAPING CHARACTER

Observations	Issues	Opportunities
<ul style="list-style-type: none"> • All established trees. • Kalamunda Club/Stirk Cottage have more recent landscaping. • Primarily grassed, little other landscaping. • Lots of drainage through the site, high amounts of water flow through pipes under walkway during storms. • No reticulation in the park, naturally reticulated by natural springs. • Shire currently investigating adding underground tank to hold some water during storms. 	<ul style="list-style-type: none"> • Any additional landscaping may need reticulation to be established. 	<ul style="list-style-type: none"> • Encourage public engagement with the lake's edge. • Orient paths to relate to the water's edge at key locations. • Uncover the creek line and return it to a more natural form. • Use reeds, rocks and other treatments to create changes in flow rate and creek tone. • Use pedestrian bridge connections as special places. • Potential opportunities for expanded play areas – natural/ water play.

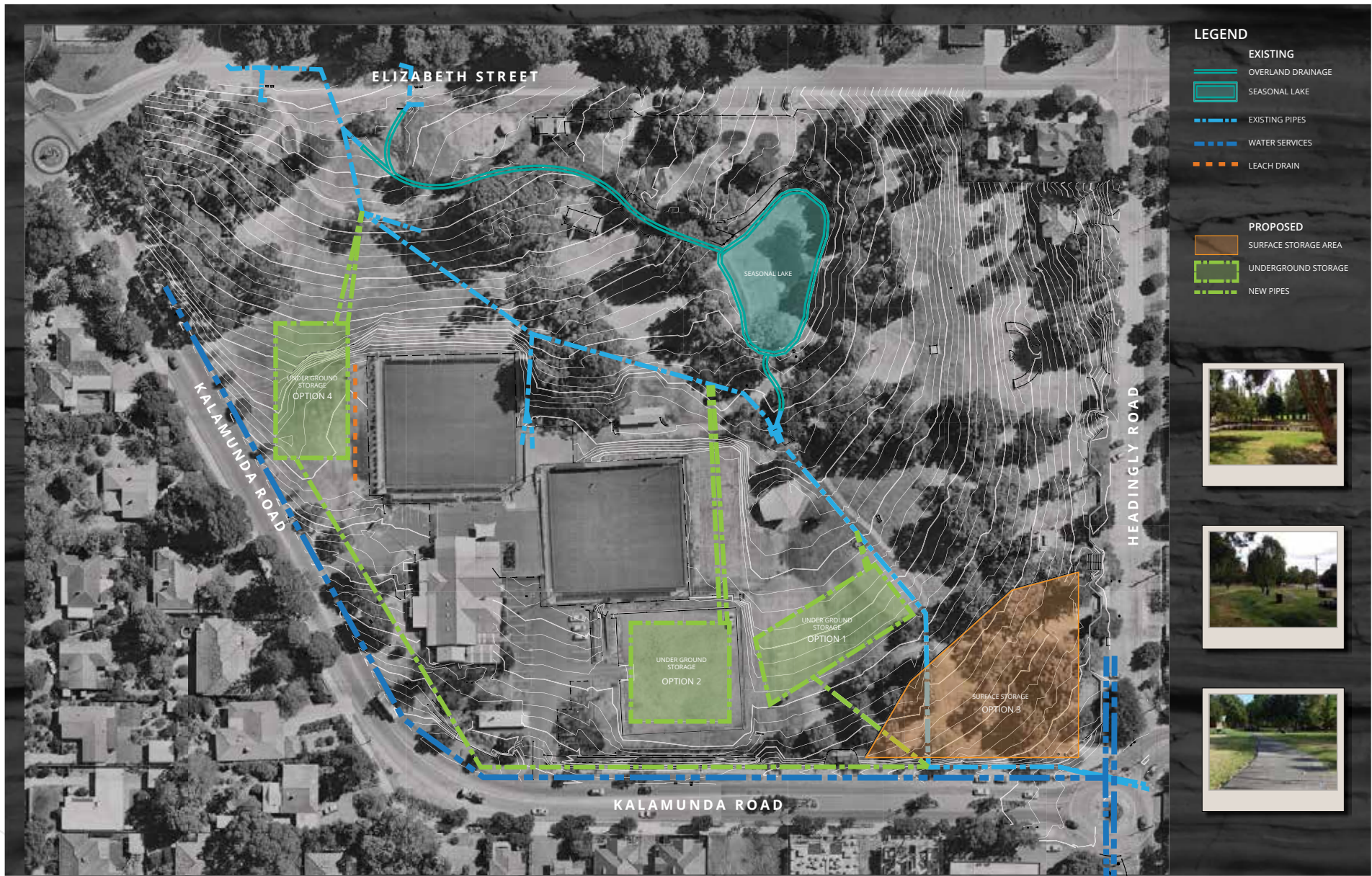


Figure 10. Site Analysis - Site Drainage (and potential future hydraulic works)

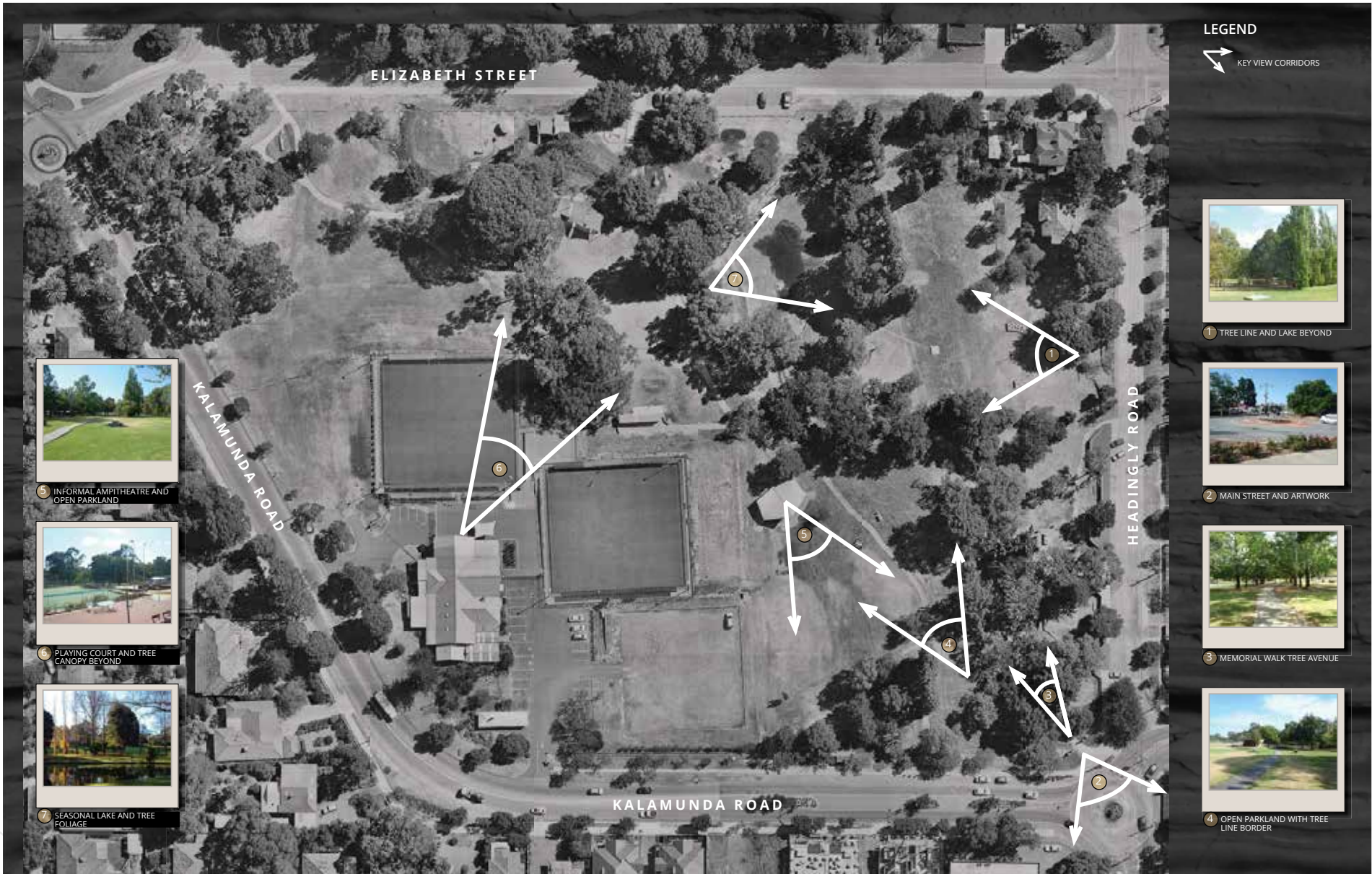


Figure 11. Site Analysis - Key Views

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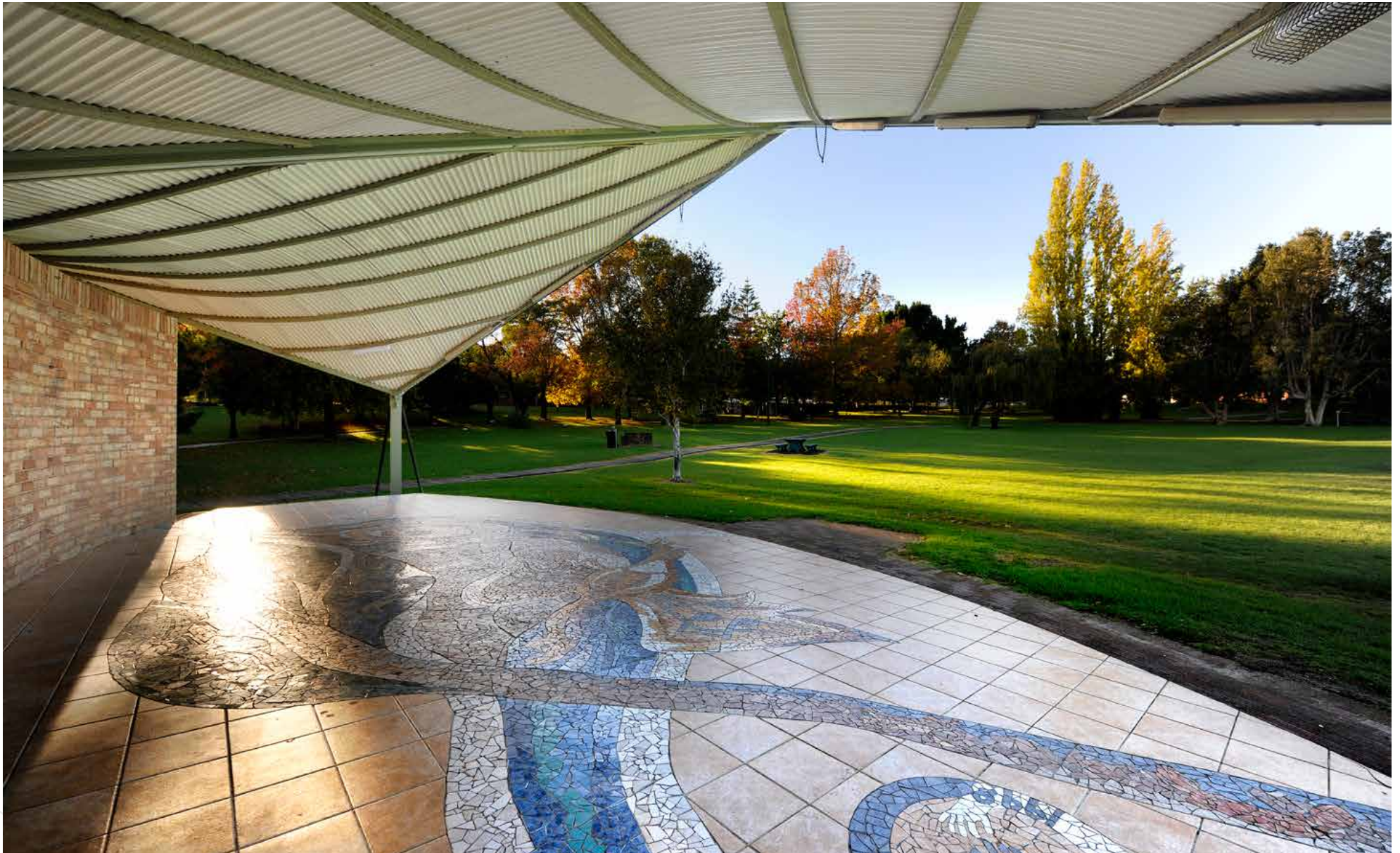


Figure 12. View of Stirk Park from the Sound Shell



Figure 13. Stirk Cottage in 1952 information supplied by the Kalamunda and Districts Historical Society

HERITAGE

Stirk Cottage is a single-storey Victorian Georgian style building constructed in 1881 from mud-brick and jarrah. It has been recognised as a place of cultural heritage value through inclusion on the following heritage lists:

- State Register of Heritage Places;
- National Trust List of Classified Places; and
- Shire of Kalamunda Municipal Heritage Inventory.

The cultural heritage value attributed to Stirk Cottage by the Heritage Council of Western Australia is noted in the following Statement of Significance:

- The place was the first building constructed in what became the town of Kalamunda, and was built by early European settlers of the district, Frederick Stirk (1853-1931) and Elizabeth Stirk (1854-1951);

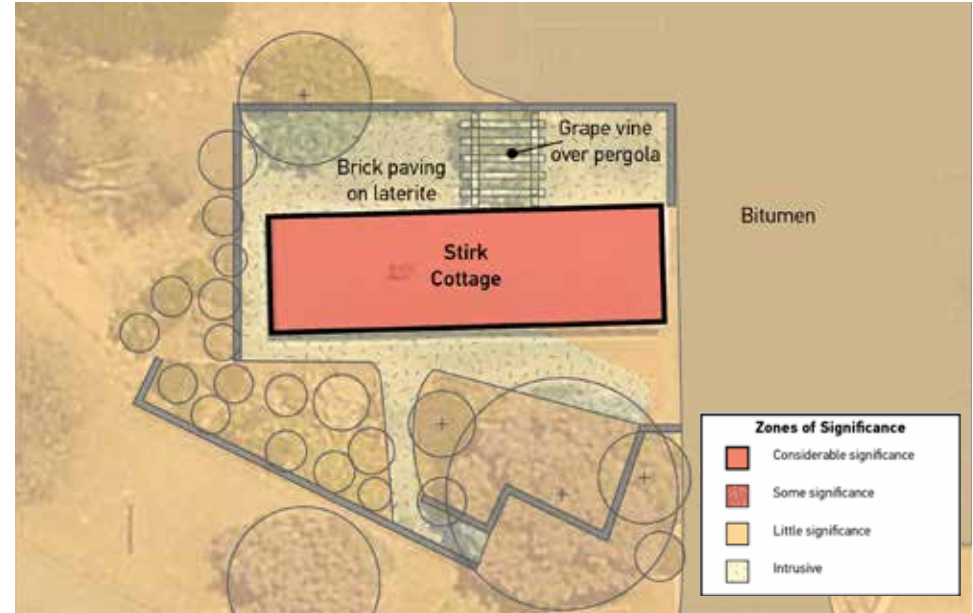


Figure 14. Zones of Significance adapted from Stirk Cottage Conservation Plan

- the place is a rare extant metropolitan example of vernacular design and building techniques of the Victorian Georgian style exhibiting unforced symmetry, quaint proportions and simple detailing and construction;
- the place is a landmark at the entrance of the town of Kalamunda; and
- the place is representative of the way of life of the early settlers, who built simple domestic structures using materials found locally, in designs that could be easily extended to accommodate changing needs.

The raised brick platform located in front (north) of Stirk Cottage is intrusive. The timber arbor and trellis' located to the north and south of the building are of little significance.

Observations	Issues	Opportunities
<ul style="list-style-type: none"> State Registered Stirk Cottage (constructed from 1881) is located along the south west corner of Stirk Park. Stirk Cottage operates as a local history museum, owned by the Shire, and managed by the Kalamunda and Districts Historical Society. Interpretive sign adjacent to Stirk Cottage conveys the history of the Cottage. 	<ul style="list-style-type: none"> Stirk Cottage is situated in a car park setting, rather than an authentic and appreciated setting. 	<ul style="list-style-type: none"> Enhance the Setting – provide a more authentic setting for Stirk Cottage that creates a more prominent identity (through a reconfiguration/relocation of car park). Consider reinstating a garden setting - an early drawing suggests a well and peach tree were located along the eastern side of the dwelling. Interpretation – Stirk Cottage and Stirk Park have an important history and engaging stories that could be further capitalised on and offer opportunities for interpretation. A small heritage trail could encourage users to venture further around the park. Conservation – ensure the on-going care and maintenance of the Cottage and implement the Conservation Works Schedule contained within the 2006 Conservation Plan.

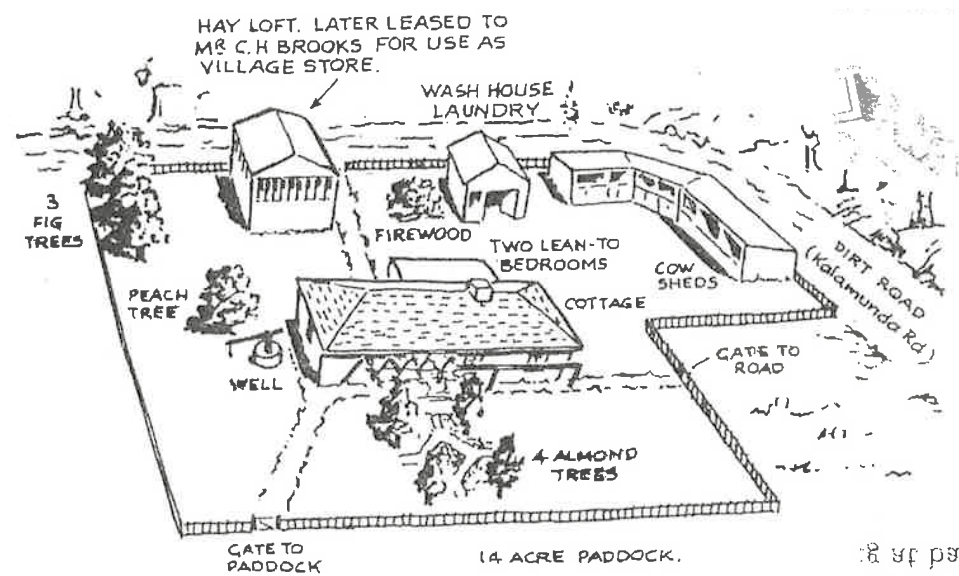


Figure 15. Stirk Cottage in c. 1900 - Information supplied by the Kalamunda and Districts Historical Society by Mrs Edith Gray

The broader area of Stirk Park is also recognised as a place of cultural heritage value through inclusion on the Shire of Kalamunda Municipal Heritage Inventory for the following reasons:

- The place has historic value for its association with the first settlers in the district, the Stirk family;
- The place has historic value for its association with the servicemen from the district and the RSL who erected the memorial avenue of trees;
- The place has historic value for its association with Constance Anderson, CWA branch president; and,
- The place has social value as a valued recreation space within the community, which has been used by many people since its creation in 1949.

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Figure 16. Site Analysis - Heritage

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History Snapshot

The heavily timbered and rocky terrain of the Darling Range must have been a daunting prospect for settlers as none appear to have established themselves there in the early decades of the colony. The rich jarrah forests, soon provided a stimulus for activity as they afforded raw materials for the construction of much needed buildings and infrastructure in the growing colony. In 1864 Benjamin Mason acquired a licence to cut timber in an area, which radiated in what is now the locality of Carmel. Despite establishing a tramway to transport timber from the Range to the Canning River, Mason's Mill closed in 1882 after encountering a number of difficulties.

By this time two other groups of settlers had established properties in this part of the Darling Range. In 1873, William Mead acquired a 16 hectare lot in what is now the locality of Gooseberry Hill. In 1881, Frederick Stirk found his way up the Range. Stirk was a pioneer who laid the foundations of the community which ultimately became the Kalamunda town site.

The following chronology outlines some key events in the history of the place:

1881	Fredrick Stirk and his family move onto a four hectare allotment at the top of the Darling Scarp. They name the property 'Heading Hill' and build a wattle and daub room, which becomes stage one of Stirk Cottage. Two additional rooms were built in two stages.
1891	The Kalamunda Zig Zag was completed, as part of the Upper Darling Range Railway line and gave impetus to settlement in the Kalamunda area.
1896	Stirk family to house in Lindsay Street (now 8 Lindsay Street). With a family of 11 living in the original cottage they built this cottage in the 1890s to take the 'overflow' from the family. Charles Brooks and his family lease Stirk Cottage. They ran an orchard and vegetable garden there, as well as a store from the hay barn. This is purported to be the first store in the district.
1901	Kalamunda was named following a request by 32 residents of the area for a townsite to be declared here.
1903	Brooks family move out of Stirk Cottage.
1920	Stirk Cottage was sold to David Coulson a dairyman.

1922	Stirk Cottage was sold to George Shaw and then Charles Davies, both who were involved in dairy farming. During the ownership of Coulson, Shaw and Davies the cottage was rented and for a period three school teachers shared it for a rent of 14 shillings a week. For this amount, they received a fully furnished house, as well as milk, cream, firewood and afternoon teas.
1933	Stirk Cottage was sold to Francis Roberts a dairy farmer held 140 cows on the property.
1949	Darling Range Roads Board purchase Stirk Cottage for recreational purposes.
1956	Proposal to demolish Stirk Cottage due to its dilapidated state. Community objection saves building.
1950s	An avenue of trees recognising those enlisted men of the district who gave their lives in World War II and some from World War I was erected in the 1950s and continues to be added to.
1958	Mr W.H Martin and his wife lease Stirk Cottage and carry out repairs.
1969	Kalamunda and Districts Historical Society was formed.
1971	Management of Cottage formerly handed over to by the Kalamunda and Districts Historical Society.
1974	A bench was constructed as a tribute to Constance W Anderson who was the Foundation Branch President of the Gooseberry Hill Kalamunda CWA.
1983	Extensive conservation works carried out to Stirk Cottage with financial assistance from the Western Australian Heritage Committee, the Kalamunda and Districts Historical Society, and local people.
1984	Stirk Cottage was reopened to the public on Foundation Day. Native Garden planted by representatives of six local primary schools. Since this time Stirk Cottage has continued to function as a local history museum, owned by the Shire, and managed by the Kalamunda and Districts Historical Society.

Sources:

- Hocking Heritage Studio (2015) Shire of Kalamunda Municipal Heritage Inventory
- State Heritage Office (2005) State Register of Heritage Places Assessment Documentation Stirk Cottage – Place No. 01253
- Phil Griffiths Architects and Bush, F (2006) Stirk Cottage Conservation Plan



Figure 17. Stirk Cottage in c. 1930, supplied by the Kalamunda and Districts Historical Society

6. COMMUNITY ENGAGEMENT – VISIONING PROCESS

Community interest in the master plan of Stirk Park has been significant, with over 600 respondents to the community survey and over 100 participants collectively providing input via the community workshop and farmer’s market information stall. Outlined below are the key messages that emerged from this engagement process.

SUMMARY OF KEY THEMES

Throughout the stakeholder engagement, what has become apparent is the connection that locals have to Stirk Park. At the workshops, during the stakeholder meetings and in the survey responses the following core message became apparent: while the park is in need of enhancement, the community has a genuine connection with this green, open, tranquil space that they continually use to relax, play and gather. Additionally, the feedback can be categorised into key themes:

- **Playgrounds** – need upgrading; more safe; accessible; nature play elements; other metro playground references; and elements for broader age groups.
- **Character** – what’s already there is special; build on the character of the park to improve what’s already there but don’t change its character.
- **Nature** – maintaining/improving trees and lake/waterways (i.e. clean/quality) presence.
- **Toilets** – need upgrading; more accessible; accommodating; safer and better located (e.g. playground proximity).
- **Parking** – needs improvement; volume; access; and traffic safety.
- **Social Spaces** – maintaining; shade (gazebos, trees); enhancing open spaces (e.g. picnics/BBQs); more seating; café/vendor consideration; and event space consideration (including sound shell).
- **Connectivity** – within park; external to park; connection to town centre (pedestrian and wheel friendly).



Figure 18. Stirk Park Master Plan Workshop 1

7. MASTER PLAN DEVELOPMENT – CONCEPT DESIGNS

MASTER PLAN CONCEPT CONSIDERATIONS

Two draft concept Master Plans were prepared in response to the outcomes of the literature and data review, site visits and detailed site analysis, demographic analysis and community and stakeholder engagement. These concept designs were produced in accordance with contemporary urban design best practice and recreation planning design best practice (including CPTED principles and Healthy Spaces and Places principles) and are guided by the following:

- Creating Spaces to Gather** - this park currently plays an important social role in people's lives. Survey respondents talked fondly of the park and shared memories of key moments or personal milestones spent at the park, such as marriages and childhood memories. On any given Sunday you can visit the park and see families gathering to share a picnic or BBQ. Weddings, birthdays and funerals/remembrances are celebrated at the park, and yearly community events further enhance the feeling that the park is almost used as a timepiece for people's lives. The proposed concept plans shall enhance this by creating spaces where people can gather: in both large and small groups, and for both formal and informal events.
- Creating a Cohesive Vision for the Place** - this park currently houses a wide variety of community facilities including children's playgrounds, the Kalamunda Club (Bowling Club), the sound shell (and stage), the Stirk Park Kalamunda World War I and II Memorial Walk and the historic Stirk Cottage. While these facilities add a great deal to the amenity of the park (and the surrounding area), more could be done to enhance this park as a cohesive 'place' or destination. The design shall seek to strategically pull the disparate parts together through the use of materiality and design. During consultation the community communicated a strong emotional connection to the 'Kalamunda feel' and that any new element in the park should work to enhance that feel. Creating and enhancing Stirk Park's place identity will be crucial to the success of the project.
- Building on the Park's Natural Features** - the existing natural features of the park are a beautiful canvas to work with. The existing footpath that descends through the park creates a naturalistic journey through different spaces. The existing gully and slopes of the site provide opportunities to work with, enhance and re-sculpt the earth in ways that can help to better capture and share amenity. The existing mature trees (some of which are reaching their natural life) are a defining feature of the site and shall be enhanced through the landscape design.
- Creating Varied Experiences for a Range of Users** - we believe that parks work best when they appeal to a wide range of users. There are opportunities to attract greater activity to the park by enhancing existing facilities and infusing complementary activities. This will attract visitors external to the area, as well as cater to Kalamunda's growing population. The successful blending of user groups can be achieved by balancing areas of sanctuary and activity for different times of the day. We have arranged areas of activity so that they can 'borrow' activity from each other in periods of low usage. The design seeks to celebrate this journey and enhance the rhythm of movement between 'outdoor rooms' – spaces which have varied levels of enclosure, as defined by plantings, canopy and structures.
- Improving Connection: Looking Inside and Out** - It is important to look beyond the defined boundaries of the Master Plan site, to enhance the synergies between on and off-site activities. The park's perceived level of connectivity to the town centre and its visual prominence will play a significant role in attracting users. Being able to easily find and access a place is a powerful means of determining the attractiveness of a place to people. As such, this park will need to ensure intuitive and attractive access and movement networks are revealed or created to cater for and entice cyclists, pedestrians and motorists. Additionally, creating activity connections (such as "coffee stops" at the park) will create greater connection to the main shopping strip. An additional consideration for achieving this connection is the long term Urban Design considerations surrounding the section of Canning Road that is closest to the park.

It is recommended that due consideration is given to the design of this streetscape, to create more active edges (by minimising street setbacks and increasing activity and interest onto the footpaths) and to allow the materials, furniture and planting pallet to spill out onto the shopping strip.

- **Traffic Matters** – the park’s relationship to its surroundings will also be explored in relation to traffic management. The consultant team and the Shire have explored how to address traffic issues, such as the easternmost vehicle entrance to the Bowls club, which is poorly located near the apex of the curve on Kalamunda Road. The parking arrangements are indicated on the master plan, to allow for patronage to Stirk Cottage, the Kalamunda Club and the rest of the park. It is recommended that the final location and design of car parking and traffic management will be explored and determined under further traffic and engineering investigations. Additionally, it should be noted that all works relating to parking and roadworks need to be funded from a separate pool of funds, and has therefore not been included in the indicative costings.
- **Fire** - the site of Stirk Park is within the jurisdiction of State Planning Policy 3.7 – Planning for Bushfire Prone Areas. The Shire’s Planning team will review the Master Plan to ensure that the policy is adhered to.

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Figure 19. Existing Site Images

CONCEPT MASTER PLAN – CHARACTER AND MATERIALS PALETTE

Two character and material palette options were composed, the first of which was influenced by the materials and colours found on site and the second of which was influenced by the materials and colours found in Kalamunda’s broader context. These palettes were used to inform the concept master plan options.

Character and Materials Palette – Option 1



Figure 20. Character and Materials Palette – Option 1

Character and Materials Palette – Option 2



Figure 21. Character and Materials Palette – Option 2

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CONCEPT MASTER PLAN - OPTION 1



Figure 22. Proposed Concept Master Plan - Option 1 Plan



Figure 23. Proposed Concept Master Plan - Option 1 Mood Imagery



Figure 24. Proposed Concept Master Plan - Option 1 Site Section

Option 1 – Staging Diagram and Cost Estimate

With the Shire of Kalamunda having allocated approximately \$1 million over a three year period (within the current ten year Long Term Financial Plan) towards the implementation of the Stirk Park Master Plan, staging and prioritisation of the long term plan is crucial. The staging and indicative costs for Option 1 include:



Figure 25. Concept Option 1 Proposed Staging Diagram

No.	Item	Indicative Cost
A	Path Network Upgrade	\$371,340.00
B	Stirk Cottage Gardens	\$172,175.00
C	Community Building Upgrade	\$119,660.00
D	Memorial Walk Upgrade	\$118,327.00
E	Memorial Relocation	\$100,010.00
F	Playground upgrade and BBQ Facilities	\$465,623.00
G	Pump Park and Sport Facilities	\$302,602.00
H	Amphitheatre and Sound Shell upgrade	\$311,202.00
I	Entry Statement	\$78,750.00
J	Urban Edge and Promenade	\$602,670.00
K	Lake and Swale Relocation	\$242,070.00
L	Kalamunda Club Upgrades	\$133,800.00
TOTAL		\$3,018,229.00

NOTES:

Price above exclude:

Design fees, demolitions, civil works, drainage, building works and fitout, lake lining, pump and filtration, services, parking bays, kerbing, irrigation connections, bulk earthworks and maintenance

Cost estimates above are high level opinions of probable costs – it is advised that additional cost calculations be carried out by a Quantity Surveyor.

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CONCEPT MASTER PLAN - OPTION 2



Figure 26. Proposed Concept Master Plan - Option 2 Plan



Figure 27. Proposed Concept Master Plan - Option 2 Mood Imagery



Figure 28. Proposed Concept Master Plan - Option 2 Site Section

Concept 2 - Key Elements and Cost Estimate

With the Shire of Kalamunda having allocated approximately \$1 million over a three year period (within the current ten year Long Term Financial Plan) towards the implementation of the Stirk Park Master Plan, staging and prioritisation of the long term plan is crucial. The staging and indicative costs for Option 2 include:



Figure 29. Concept Option 2 Proposed Staging Diagram

No.	Item	Indicative Cost
A	Path network Upgrade	\$413,700
B	Stirk Cottage Gardens	\$195,630
C	Community Building Upgrade	\$147,720
D	Art	\$106,000
E	Memorial Relocation	\$63,720
F	Playspace	\$431,410
G	Sport and Fitness Facilities	\$245,000
H	Amphitheatre and Sound Shell upgrade	\$471,470
I	Entry Statement	\$86,070
J	Urban Precinct	\$580,670
K	Lake Upgrade	\$311,100
L	Kalamunda Club Upgrades	\$301,645
TOTAL		\$3,354,135

NOTES:

Price above exclude:

Design fees, demolitions, civil works, drainage, building works and fitout, lake lining, pump and filtration, services, parking bays, kerbing, irrigation connections, bulk earthworks and maintenance

Cost estimates above are high level opinions of probable costs – it is advised that additional cost calculations be carried out by a Quantity Surveyor.

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8. COMMUNITY ENGAGEMENT – DESIGN FEEDBACK

The two Concept Plans were presented to stakeholders and the community via an online survey, a community workshop and also several key stakeholder meetings. The community were asked to nominate their preferred design concept, list their Likes and Improvements for each design and finally to identify their priority projects within each design. It was noted that across all the feedback channels (online, workshops and meetings) there was no clear preference between the Option 1 and Option 2 designs. Rather, the community were identifying closer with individual elements between the two designs as well as providing feedback on considerations that were missing in both designs and which items should be prioritised.

SUMMARY OF KEY THEMES

At the workshop, during stakeholder meetings and in the survey responses the feedback can be categorised into key themes:

- Playground and Play Spaces are highly valued by the community with a real desire and need being prevalent across the community. Any new facilities should be safe, accessible, inclusive of age groups, well shaded and be at least the same size as the existing playground.
- The existing ecosystems need to be considered in any site works that are to occur, particularly in regard to the lake. Turtles and waterfowl that frequent the area are an attractor to many people. Nature is a real asset to the site.
- Entrance points to the park can be enhanced using traffic-calming infrastructure and creating a more welcoming entry (e.g. artwork).
- Community facilities such as barbecues, public toilets and rubbish bins would be welcome on the site. These facilities would allow families to linger on site.



Figure 30. Stirk Park Master Plan Workshop 2

- Connectivity within the site is something that needs to be addressed so that patrons to the site are able to utilise all the different spaces and uses of the park with ease. Linking up Stirk Cottage to the rest of the park is a high priority.
- The Bowls Club Site has an opportunity to consider how their club facilities can connect better with the park in the long term.
- Drainage Issues onsite (due to the high water table) were discussed as an issue, with many commenting that the moisture in the grounds of the park often made spaces unusable or slippery.

9. MASTER PLAN DEVELOPMENT – FINAL DESIGNS

In response to community and stakeholder feedback, and in consultation with the Shire the final master plan was prepared. This master plan responded to community and stakeholder feedback, and incorporated elements from both concept master plan options.

MASTER PLAN CONCEPT CONSIDERATIONS

Many of the design considerations remained unchanged from the concept plan stage. Some additional considerations included:

- **Drainage** - a drainage study had commenced during the final stage of the master plan process. It is recommended that this study take into consideration the location and design of the component parts shown in the master plan.
- **Universal Access** - the master plan has been designed with universal access requirements in mind. Adherence to all universal access regulations and requirements will be required as each component of the master plan is designed.
- **Community Engagement** - while extensive community engagement has been carried out for the master plan, it is recommended that additional community and stakeholder engagement be carried out during the detailed design of components of the master plan that have a high level of community and/or stakeholder interest, such as the playground development.

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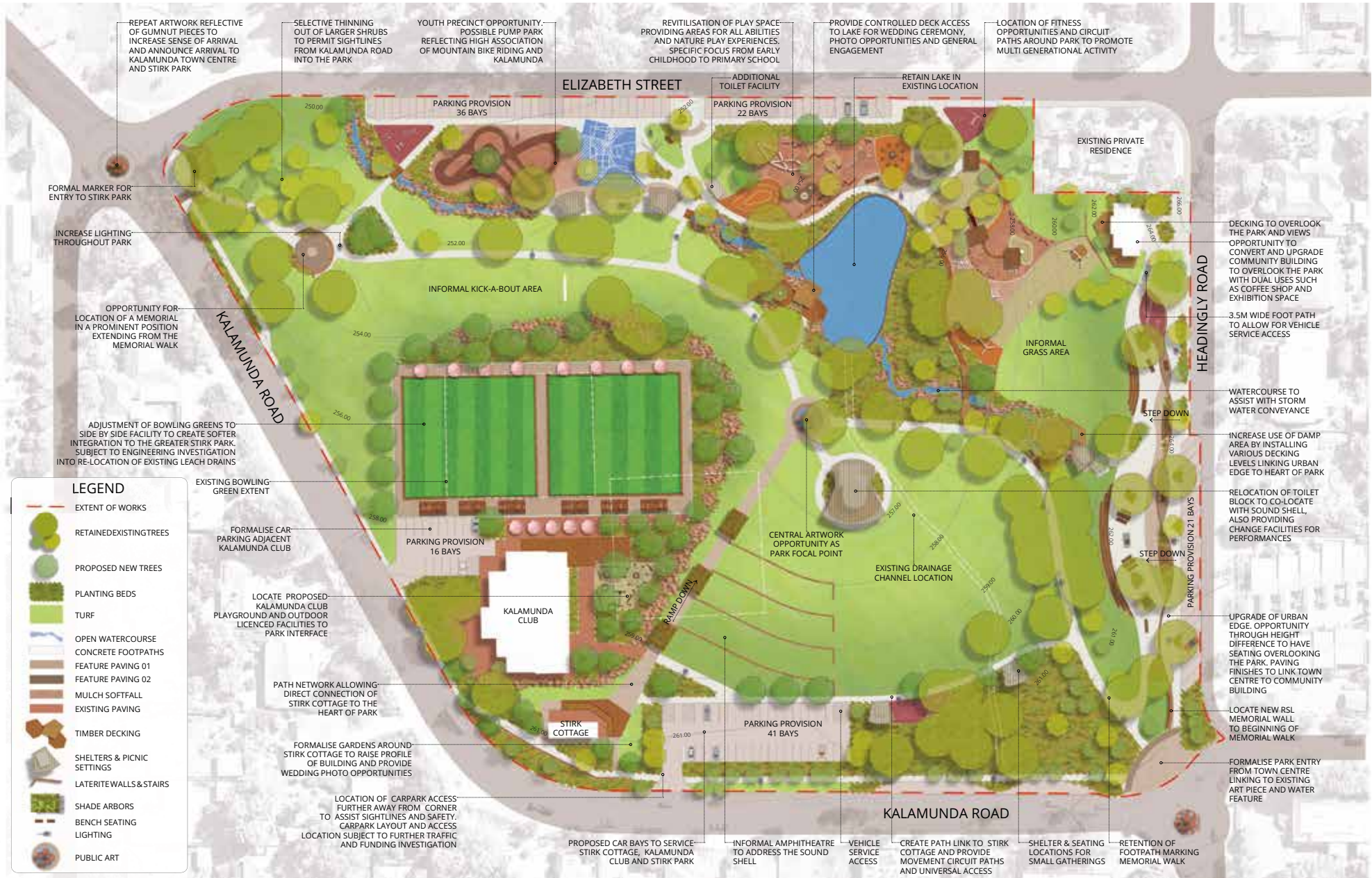


Figure 31. Proposed Master Plan



Figure 32. Proposed Staging Diagram

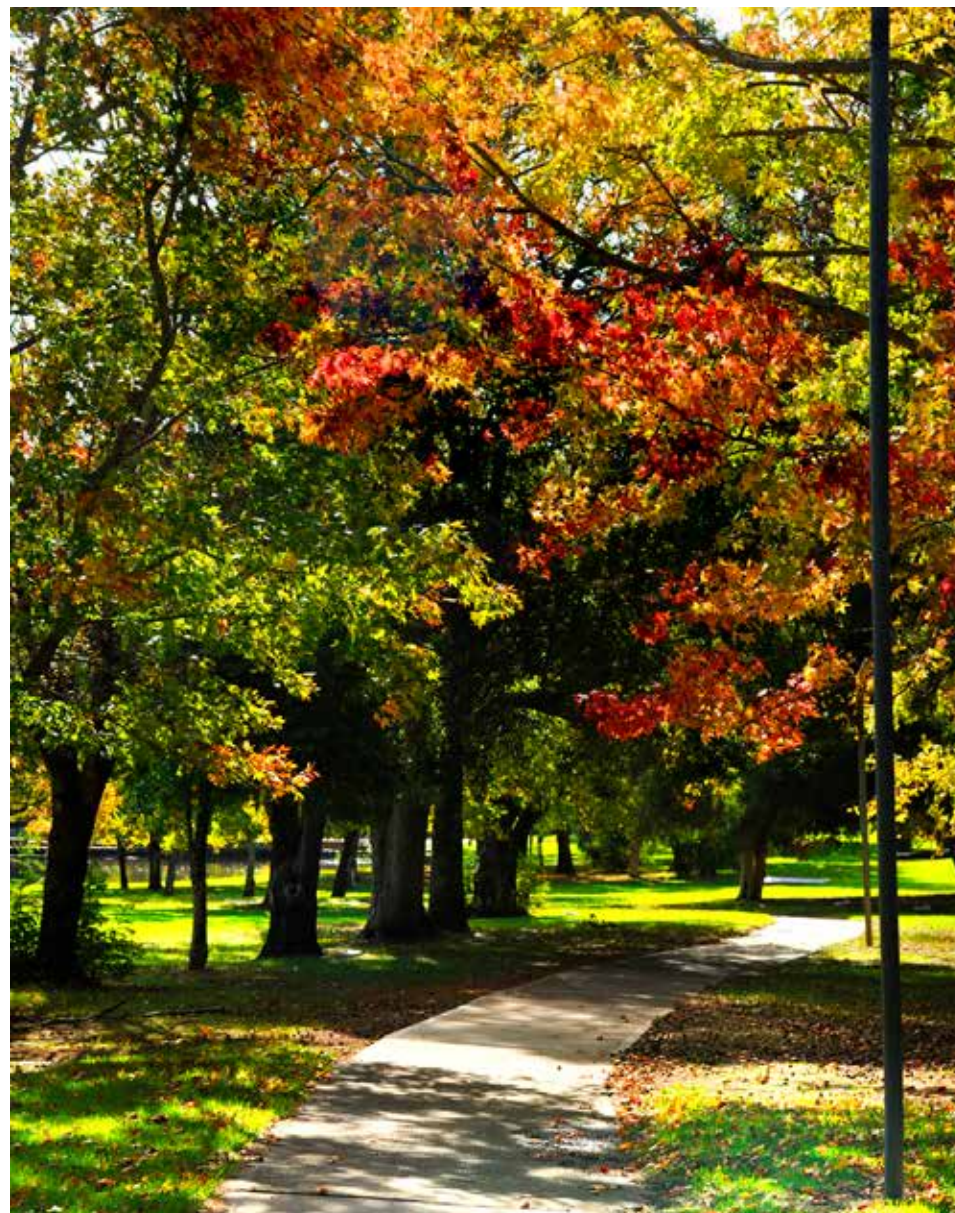
Item	Description	Timeframe Estimates	Cost Estimates
A	Path Network Upgrade	1-3 Years	\$251,700.00
B	Playground Upgrade (includes modular toilet block facilities, excludes sewer works)	1-3 Years	\$527,300.00
C	Ampitheatre Upgrade (excludes car park and drainage infrastructure)	1-3 Years	\$296,130.00
D	Entry Statement	1-3 Years	\$35,200.00
E	Youth Precinct	1-3 Years	\$265,800.00
F	Roundabout Upgrade	1-3 Years	\$60,000.00
Total (1-3 Years)			\$1,436,130.00
G	Promenade	3-6 Years	\$229,100.00
H	Lake Upgrade (excludes earthworks to lake, lining, pumps and filtration)	3-6 Years	\$427,000.00
I	South Shell Upgrade (includes toilet block facilities, excludes sewer works)	3-6 Years	\$310,150.00
J	Art	3-6 Years	\$86,000.00
Total (3-6 Years)			\$1,052,250.00
K	Stirk Cottage (excludes carpark works)	6-10 Years	\$208,550.00
H	Headingly House (excludes building works and internal fitout)	6-10 Years	\$113,400.00
J	Urban Edge	6-10 Years	\$357,400.00
I	Memorial	6-10 Years	\$93,500.00
Total (6-10 Years)			\$772,850.00

NOTES:

Price above exclude:

Design fees, demolitions, civil works, drainage, building works and fitout, lake lining, pump and filtration, services, parking bays, kerbing, irrigation connections, bulk earthworks and maintenance

Cost estimates above are high level opinions of probable costs – it is advised that additional cost calculations be carried out by a Quantity Surveyor.



EXTERNAL FUNDING OPPORTUNITIES

With the Shire of Kalamunda having allocated approximately \$1 million over a three year period (within the current ten year Long Term Financial Plan) towards the implementation of the Stirk Park Master Plan, sourcing external funding will be a crucial component to the success of the Master Plan.

Some external funding opportunities include:

- The Department for Sport and Recreation’s Community Sporting and Recreation Facilities Fund offers up to one-third of the capital costs of the project – subject to terms and conditions and specific funding exclusions such as carparking and licensed facilities (which can be viewed at www.dsr.wa.gov.au/csrfapplication). This scheme offers three programs:
 - o Small grants up to \$150,000,
 - o Annual grants of \$150,000 up to \$500,000, and;
 - o Forward planning grants for projects over \$500,000.
- Lotterywest offers grants to local governments that can contribute to a wide range of activities and projects such as events and celebrations, community and recreation centres, heritage/cultural interpretation and specific programs directed at people with special needs. For example there is an open ‘Community Spaces Outdoor’ grant available, which aims to “create spaces for people to come together and join in activities that benefit their well-being such as skate parks, playgrounds, memorials, and community gardens”. This grant has no minimum or maximum funding limit. It is important to note that core local government activities are not eligible for grants.
- ‘The AGHS Restoration Fund for Historic Gardens’ grant is available for applications of up to \$10,000 from the Australian Garden History Society – WA Branch. This grant money could be used to develop a Conservation Management plan for the Stirk Cottage gardens, which could be used as a guide to prioritise the conservation and preservation of this building and surrounding areas. Refer to the website: <https://www.gardenhistorysociety.org.au/>
- Department of Planning, Cash In Lieu Funding – funding may be available, particularly if Stirk Park is regarded as district level status and Stirk Park’s facilities can be considered accessible and attractive to Shire residents in other suburbs.

It is commonplace for funding programs to require an equal or part contribution to the project cost. Local government and community organisations are required to provide matching or seed funding to a project cost with community fundraising being of considerable benefit.

Community contributions through labour and materials are not as favourably received due to quality, compliance and risk minimisation strategies.

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