

**Draft Development Plan
For the
Queens Park Regional Open Space
for the
10 Years ending the 30th June 2018**



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EXECUTIVE SUMMARY

This plan considers the development and conservation of the Queens Regional Open Space (Q.P.R.O.S.), which is located within the districts of Queens Park, East Cannington and Welshpool. The Regional Open Space currently comprises largely undeveloped open space and features substantial areas of conservation category bushland. The MAMBA Aboriginal Corporation currently occupies several properties within the site. The Open Space is bounded by Orrong Road and Welshpool Roads to the North, Wharf Street to the West, Station and Gibb Street to the East and Maniana Road and Luyer Avenue to the South.

The Regional Open Space comprises City owned freehold lot 22 Wharf Street, Maniana Park Sports Field vested with the City. The balance of the site is Crown Land under the control of the Department of Planning and Infrastructure and is currently leased to the City. Since European settlement parts of this site have been used for dairy and pig farming and night kart sanitation disposal.

More recently the Open Space has been used for bushland conservation, formal and informal recreation pursuits including various ball sports, scouting and pigeon racing. Several premises within the site are used for community based activities.

An original Recreation Development Plan was prepared for the site by planning consultants Hames Sharley in 1992. That plan was reviewed by the City in 2006. This document reflects the recommendations discussed in the 2006 QPROS Development Plan Review and the outcomes of the associated community consultation.

The recommended actions and development program contained in this plan are intended to result in the establishment of approximately 12 hectares of recreational playing fields and ancillary facilities, the continued management and protection of conservation bushland and the creation of a valued and valuable regional parkland resource. The document also provides for the continued allocation of land for use by Aboriginal Organisations.

This plan incorporates a ten year budget program to the value of \$7,260,000 to facilitate the implementation of the recommendations contained within the 2006 QPROS Review.

PURPOSE OF THIS PLAN

The purpose of this development plan is to ensure the management and protection of conservation category bushland, the continued provision of land for use by Aboriginal organisations and the development of first class formal and informal recreational facilities within the Queens Park Regional Open Space (QPROS).

This plan reflects the concepts and recommendations contained in the 2006 Queens Park Regional Open Space Recreation Mater Plan Review (QPROSMR).

The design initiatives, proposed works and their associated costs will be incorporated within the City of Canning's Business Plans following approval of this plan, to ensure funding and appropriate resources are allocated to achieve recommended outcomes. The relevant Business Plans linked to this development are the Road Reserves Business Plan, the Passive Parks and Associated Property Management Business Plan and the Active Sportsfields and Community Halls Business Plan.

PROPOSAL

This Plan incorporates the following design programs and works for the redevelopment, restoration and enhancement of the Queens Park Regional Open Space;

- Drainage Fauna Wetland and lake development
- Sportsground expansion incorporating irrigation infrastructure and sports field lighting
- Park landscaping and path network
- Conservation maintenance and interpretive plan
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- Community / sports pavilion and changeroom building analysis
- Car Parking and lighting
- Regional playground development
- Site Planning of land identified for use by Aboriginal organisations.

BACKGROUND

History

The Queens Park Regional Open Space (see aerial photograph attachment A) covers an area of approximately 50 hectares, it is identified as a regional recreation resource within the State Governments Metropolitan Planning Scheme. It is located within the districts of Queens Park, East Cannington and Welshpool. The Open Space is bounded by Orrong Road and Welshpool Roads to the North, Wharf Street to the West, Station and Gibb Street to the East and Maniana Road and Luyer Avenue to the South.

QPROS lies between the important arterial traffic routes, Leach Highway and Roe Highway . It is approximately 10km from the Perth Central Business District.

The Regional Open Space comprises largely undeveloped open space and features approximately 22 hectares of conservation category bushland. In 2001 most of the bushland within the site was identified by the West Australian Planning Commission (WAPC) under its Urban Bushland Management Strategy (Bush Forever) as conservation category bushland. The community conservation group, the Friends of Queens Park Bushland have been actively involved for approximately 15 years in the management and protection of conservation areas within QPROS.

The MAMBA Aboriginal Corporation has enjoyed a significant period of association with the open space and currently occupies three properties within the site; they are located at 176 & 178 Gibbs Street and 305 Welshpool Road. Maamba, which operates various social engagement programmes has recently been offered formal medium term leases with relation to the use and occupation of these properties.

QPROS includes City owned freehold lot 22 Wharf Street, Maniana Park sports field which is vested with the City. The balance of the site is Crown Land under the control of the Department of Planning and Infrastructure and is currently leased to the City. The City understands that the State Government is willing to permanently vest permanently with the City, the portion of the site which it currently controls.

Since European settlement, parts of this site have been used for dairy and pig farming, night kart sanitation disposal.

More recently the Open Space has been used for bushland conservation, formal and informal recreation pursuits. Several premises within the site are used for various community based activities.

The Maniana sports oval occupies approximately four hectares in the South East corner of the site. It is currently utilised by the Canning United Football Club for matches. The Club has indicated that it would require club rooms, storage, change rooms and training lights to facilitate complete relocation from Thomas Moor Park to this site.

The existing change room facility at the Maniana sports oval is considered inadequate although relatively minor alterations could resolve the present accommodation difficulties. The community hall is however currently licensed to the Baris Education Foundation and adjoins the leased community kindergarten.

The recent refurbishment of the local community housing stock associated with State Governments Urban renewal Programme “The Quattro Development” is expected to result in a change in the social demographics of the area and is likely to increase demand for formal and informal and recreation opportunities. The Open Space also incorporates a Water Corporation open drain and compensation basin.

Key Staff

The following positions are the key staff members responsible for ensuring that the planning, design and construction elements of the Development Plan are undertaken.

Steve Atwell - Acting Executive Engineering and Technical Services
Geoff Moore - Manager Recreation Services
Steve Morrison - Manager Engineering Construction Services

ANALYSIS OF PROPOSAL

Current Status

Since the completion of the Hames Sharley, Queens Park Regional Open Space Recreation Master Plan in 1992, little progress has been made with plans to create an extensive regional scale grassed sports playing surface as proposed in the original plan, which was modified in the subsequent 2006 Review. This reflects the limited demand previously demonstrated for the additional sports areas particularly a substantial sports stadium, as discussed in the 1992 document.

The existing Maniana Spots oval was extended in 2005/06 to facilitate the establishment of a full size cricket pitch or two soccer pitches on the ground.

Whilst funds have been listed to progress detailed design of aspects of the development proposal detailed design has been limited to conservation focused activities. As a consequence, most projects have been conducted within the conservation areas. In 2000 the Black Creek Wetland (Station Street Wetland), a feature of the original concept design, was successfully constructed as part of the Orrong Road extension, to accommodate storm water run off from the new road. These works were undertaken by the City and funded by Main Roads WA.

In addition conservation bushland within the Luyer Street Bushland, Maniana Bushland and McDowell Street Bushlands have all been fenced to control access and have benefited from the implementation of Phytthora (Jarrah Die-Back) management and weed management programmes. In some locations limestone maintenance access and walk tracks have been installed and rehabilitation planting has been implemented.

The Maamba Aboriginal Corporation continue to occupy and utilise buildings in Gibb Street and on Welshpool Road for education and community engagement programmes.

This development plan lists the allocation of funds to the value of \$7,260,000 over a period of ten years to facilitate the implementation of works described in the Revised Queens Park Regional Open Space Recreation Master Plan.

PROPOSED INITIATIVES

1. Wetland Drain and Compensation Lake / Basin

The construction of the wetland and drainage areas is required, in part, to enable the development of additional sports fields. The existing Water Corporation drainage basin requires relocation to the west of its current location near the Gibbs Street boundary in order to allow the expansion of playing surfaces to the North of Maniana Park. The existing open drainage channels will be realigned to create a more serpentine wetland stream to carry storm

water flows to the new lake, which will function in part as a compensation basin. The wetland will also facilitate the treatment of stormwater and improve water quality.

In addition to the stormwater drainage and retention functions, the formation of wetland and lake is intended to create variety within the landscape, establish valuable habitat, create a water reservoir suitable for use as an irrigation resource whilst also providing a physical boundary to the Maniana conservation bushland area.

The wetland and lake need to be constructed in the early stage of the project and will require design investigation and development to address issues of landform, drainage compensation and site hydrology. It would be advantageous to design the regional sports fields at the same time, firstly because it is likely that the earthworks will need to be balanced between the sports field development and wetland and lake, and secondly because the lake will serve as a reservoir for irrigation water.

A sum of \$600,000 is provided in the development plan budget split between the financial years of 2010/11 and 2011/12 to facilitate construction of the wetland and lake system.

2. Wetland Rehabilitation

A sum of \$150,000 over the years 2011/12 and 2012/13 is included to facilitate environmental rehabilitation works within the wetland which will include sedge and other wetland plants, as well as dry-land planting.

3. Active Sports Fields

The QPROS 2006 Master Plan Review recommends the expansion of the existing Maniana Park sports playing field to create an area of approximately 10 hectares of sports grounds suitable for the pursuit or active recreation at a regional scale. The proposed expansion is to the North of the existing sports ground, running parallel to Gibbs Street and will extend to Welshpool Road.

To facilitate this expansion it will be necessary prior to commencement of works to give notice to the Maamba Aboriginal Corporation which currently is considering acceptance of draft leases to occupy two houses located at 76 & 78 Gibb Street immediately to the North of the Maniana Park sports field. These two buildings will be demolished to facilitate the completion of the expansion of the sports fields at some time. It is likely that demolition can be delayed to the final stage of the sports field expansion in late 2013. Maamba also lease a property at 305 Welshpool Road. The Maamba Corporation has expressed a desire to develop additional community facilities within the Regional Open Space.

The plan lists a sum of \$300,000 over the years 2010/11 and 2011/12 to fund the earthworks, soil preparation and grassing of playing fields. A further \$500,000 is included within the 2011/12 and 2012/13 financial years to facilitate the installation of an automated irrigation and pumping system to water the parklands. Demolition of the Gibbs Street properties could occur at this time.

4. Car Parks, lighting and Landscaping

Two substantial car parking areas are proposed to service the regional sports fields, funds to the value of \$750,000 is included in years 2012/13 2013/14 for car parks, lighting and soft landscaping of the parkland perimeter.

5. Dual Use Path Network

The revised Master Plan describes a series of dual use paths within the regional open space to encourage recreational and commuter cycling by linking the from Station Street and

Wharf Street and connecting Welshpood Road and Maniana Road North. \$250,000 is listed for this purpose post 2013.

6. Buildings

A substantial sports pavilion and change room facility is included in the plan and is depicted as being constructed at the Northern end of the regional sports grounds. It is anticipated that this facility would be funded post 2012/13. \$3,000,000 is listed for this project but it is possible that one or more of the cultural groups and or sporting organisations which have expressed an interest in occupying the site may be able to contribute toward the development of such a building.

It is also likely that the existing change room facility at the Maniana Neighbourhood Centre will require minor refurbishment and expansion to incorporate additional storage at the Southern end of the site to more adequately service the existing Maniana Park sports ground. A further \$300,000 is included for this purpose and is listed post 2013.

7. Playground

A regional playground is proposed to be incorporated at the regional sports site, a sum of \$200,000 is listed for this purpose post 2013.

8. Sports field training lights

A sum of \$500,000 is listed post 2013 to facilitate the installation of sports training lights to meet Australian Standards.

9. Furniture

An allocation of \$50,000 is listed in the 2012/13 year with a further \$50,000 post 2013 to allow installation of seating, shelters and BBQ facilities throughout the regional open space.

10. Conservation Works

A total of \$555,000 is listed over the ten year life of the plan to fund the progressive enhancement of the conservation infrastructure within the bushland conservation areas. Works would include walk trails, viewing platforms and interpretive signage. These funds will be in addition to existing policy maintenance accounts required to maintain bushland areas.

RESEARCH

Research conducted

In compiling this plan the following research was conducted – A review of the Queens Park Regional Open Space, 2006 Recreation Master Plan Review. Consideration of the City of Canning, Public Open Space Local Planning Strategy, 2001 and interviews with the following stakeholders:

New Chile Social club
Queens Park Junior Football Club
South East Metropolitan Softball Association
Canning United Football Club
Friends of Queens Park Bushland
MAAMBA Aboriginal Corporation

Analysis

An analysis of the research reveals that the continued management and protection of the conservation bush lands and the development of the formal and informal recreational parkland within the Queens Park Regional Open Space will provide an important and necessary community amenity.

COMMUNITY CONSULTATION

A significant program of consultation has preceded the establishment of this Development Plan in association with the completion of the 2006 Review of the Queens Park Regional Open Space Recreation Plan. It proposed that this plan together with the 2006 Review be placed on the City website for public viewing. It is further proposed that stakeholders and the broader community be advised of its availability either on the web or alternatively at the City's Administration Office and by direct mail for stakeholders and by advertising in local community news papers for the broader community.

FINANCIAL FORECASTS

The following statement provides an overview of the financial forecasts for the life of this development plan.

SUMMARY OF PROPOSED ESTIMATES

Estimated Expenditure	Existing Budget 2008/2009	Proposed Estimates 2009/2010	Proposed Estimates 2010/2011	Proposed Estimates 2011/2012	Proposed Estimates 2012/2013	Proposed Estimates 2013/2014 - 2017/2018
Detailed Design	35,000	10,000	10,000			
Drainage Wetland / Lake			300,000	300,000		
Wetland Rehabilitation				50,000	100,000	
Develop Sports Grounds			150,000	150,000		
Irrigation Infrastructure				300,000	200,000	
Landscape Works				0	100,000	150,000
Car Parks & Lighting				0	250,000	250,000
Dual Use Path Network				0	0	250,000
Sport Pavilion Change Rooms				0	0	3,000,000 300,000
Playground				0	0	200,000
Sports Field Lighting				0	0	500,000
Furniture				0	50,000	50,000
Conservation Works		50,000	55,000	60,000	65,000	325,000
Total Expenditure	35,000	60,000	515,000	860,000	765,000	5,025,000
Estimated Funding	Existing Budget 2008/2009	Proposed Estimates 2009/2010	Proposed Estimates 2010/2011	Proposed Estimates 2011/2012	Proposed Estimates 2012/2013	Proposed Estimates 2013/2014 - 2017/2018
Govt Grants	*(See note below)					
Contributions Development Area						
General Purpose Funding						
Total Funding	35,000	60,000	515,000	860,000	765,000	5,025,000

* While no alternative funding sources have been secured at this time, it is likely that financial contributions toward specific aspects of the plan may be available via programmes such as the Department of Planning & Infrastructure, Metropolitan Improvement Fund and the Department of Sports & Recreations, Community Sporting Recreation Facilities Fund (CSRFF). Funding to assist in the management of the conservation status bushland may also be available.

DEVELOPMENT TIMELINE

This development plan details the timing of works over the ten year life of this plan.

Activity	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Detailed Design	x	x								
Drainage Wetland / Lake			x	x						
Develop Sports Grounds				x	x	x				
Irrigation Infrastructure				x	x	x				
Landscape Works					x	x	x			
Car Parks & Lighting					x		x			
Dual Use Path Network						x				
Sport Pavilion Change Rooms						x	x			
Playground									x	
Sports Field Lighting								x	x	
Furniture					x				x	
Conservation Works	x	x	x	x	X	x	x	x	x	x

ATTACHMENT A

