



City of Nedlands

**COMMUNITY
DOCUMENT**

INFORMATION

Swanbourne Precinct Masterplan

Ref no. TPN/123
 M08/21257

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1 PROJECT OVERVIEW

1.1 Project Background

Swanbourne Beach forms the entirety of the City of Nedlands' coastal zone. Its southern boundary is shared with the Town of Cottesloe and its northern extent lies within vacant Crown land presently used for Defence purposes under Department of Land Information (DLI) control

Summer use of the beach involves sunbathing and swimming and the more-secluded North Swanbourne Beach (under DLI control) has been 'unofficially' utilised for nude sunbathing and swimming for more than 30 years. In 1998, Swanbourne Beach Reserve was identified by the City of Nedlands Councillors and members of the community as a preferred site for locating youth recreation in the City of Nedlands. Successful redevelopment of this foreshore has commenced as part of the Swanbourne Beach Improvement Plan which includes upgrading beach facilities such as surf-lifesaving resources, some car parking areas and improving the coastal landscape.

With several changes in the uses established and proposed in the Swanbourne Beach area, the City of Nedlands considered it necessary to undertake a Masterplan over the site for control and future planning purposes.

The Masterplan will encompass the current opportunities and constraints which the existing uses pose along with identifying a list of feasible options for any vacant/free land within the study area.

One of the main sites which requires attention is the old Swanbourne Bowling Club site. The site was last used in its original form in 1995 and was finally demolished in 2008 after being ruled structurally unsafe. Prior to the City opening the site for expressions of interests with the community, an understanding of the statutory allowances, physical constraints and community wishes are needed.

The second main reason for the Masterplan is to address a major community pressure in the area being ad-hoc car parking and access for both pedestrians and vehicles. Currently all uses within the study area attract various levels of car parking. With a new café and new uses potentially being considered in the future at the Bowling Club site, this issue will only continue to grow. The Masterplan will aim to identify areas which can be used for future car parking to help alleviate the issue.

1.2 Project Objectives

- Identify current opportunities and constraints for the project area based on Community consultation.
- Identify and facilitate new areas to address current car parking issues.
- Identify a list of feasible uses for the old Swanbourne Bowling Club Site in order for Corporate Services to commence an Expressions of Interest process.

- Continue to liaise with stakeholder within the Heritage Precinct and the bushland areas so that resources can be allocated accordingly.
- Continue the high-level environmental conservation which has grown over the past years with close consultation with stakeholders such as the Friends of Allen Park Bushland, Bush to Beach network and the Swanbourne Coastal Alliance.
- Ensure that all new development demonstrates innovation in environmentally sensitive design.

1.3 Vision

It is considered that the most appropriate course of action to identify a vision for this project is to allow the Community to generate key points to use as a starting point of a vision as opposed to the City creating one.

The objective of this type of process is to communicate with the Community prior to creating any plan or ideas in order to identify all current issues, expectations and opportunities as perceived by the local Community.

2 SCOPE

As this is an internally undertaken project, the Work Breakdown Structure (WBS) acts as the scope for the project.

3 BUDGET

Although no formal budget allowances have been allocated to this project, any studies or commissioning of consultants will be financed through the Strategic Planning account under Development Services.

The following studies are required at this stage:

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| • Parking and Traffic Study (Cardno BSD commissioned as part of Swanbourne Beach Café approvals process – currently underway): | \$15,000.00 |
| • Expand study area to Allen Park as required: | ~ \$5,000.00 |
| • Mapping (to be undertaken internally) | |

4 WORK BREAKDOWN STRUCTURE

1. Identify project area.
2. Establish internal working group (to meet monthly) made up of the following:
 - Bushcare Officer
 - TravelSmart Officer
 - Manager Parks
 - Manager Engineering Services
 - Projects Coordinator
 - Community Development Coordinator – Recreation
 - Manager Property Services
3. Identify opportunities and constraints within project area through one-on-one interviews with the key stakeholders (see Section 5.1) identified above.
4. Create map of existing zonings and cadastral information including aerial photographs.
5. Identify feasible land uses for old Swanbourne Bowling Club site based on zoning information and advice from DPI.
6. Conduct parking and traffic study for project area (expand on existing study scope if required).
7. Incorporate Draft Coastal Strategy and Allen Park and Environs Management Plan into Masterplan.
8. Undertake consultation with key stakeholders and community based on issues raised in Section 3.
9. Collate findings from consultation.
10. Prepare Masterplan based on findings from numbers 3-9.
11. Refer Draft Masterplan to Council for in-principle support to consult with the wider community.
12. Undertake consultation with the community utilising the Post Newspaper, the Western Suburbs Weekly Newspaper, Community notice boards and letter box-drops to surrounding residents.
13. Collate findings and amend plan to match community's wishes.

14. Report to Council to approve Final Masterplan.
15. Forward Masterplan to Western Australian Planning Commission (WAPC) for information.
16. Forward Masterplan to Director Corporate Services and Executive Manager Community Development to commence Expressions of Interest Process for the old Swanbourne Bowling Club site.

5 STAKEHOLDER MANAGEMENT

5.1 Key Stakeholders

Key stakeholders to include the following:

- Allen Park Playgroup
- Allen Park Tennis Club
- Associates Rugby Club
- Bush to Beach
- Claremont Nedlands Jnr Cricket Club
- Friends of Allen Park
- Friends of Allen Park Bushland
- Heritage Writers Club
- Swanbourne Coastal Alliance
- Swanbourne Cricket Club
- Swanbourne Nedlands SLSC
- Swanbourne Tigers Jnr Football Club
- WA Bridge Club
- Wild Fig Group

5.2 Stakeholder Management Processes

All consultation to be conducted internally with management of consultant to be handled by project leader.

5.3 Communication Management

Coordinate with Principle Communications Officer to undertake media releases where required.

6 PROJECT BOUNDARY AND INFORMATION

Refer to the following documents for this information:

- Swanbourne Precinct Masterplan – Boundary
- Swanbourne Precinct Masterplan – Aerial
- Swanbourne Precinct Masterplan – TPS 2 Zonings