



KENT STREET SAND PIT

DETAILED DESIGN REPORT

FEBRUARY 2023



TOWN OF
VICTORIA PARK





PREPARED BY



FOR



REVISION	DATE	ISSUE OR AMENDMENT	BY	REVIEWED
A	22/02/2023	DETAILED DESIGN REPORT	PMA	PMA
B	27/02/2023	DETAILED DESIGN REPORT	PMA	PMA

ACKNOWLEDGEMENT OF COUNTRY

I acknowledge the traditional custodians of this land, the Whadjuk Noongars from the Noongar nation and pay my respects to past, present and emerging leaders, their cultural heritage, beliefs and relationship with this land which still continues today.

INTRODUCTION

The Project

In 2019, in response to a community petition, Council endorsed the preparation of **Phase 1: Design Opportunities and Considerations Report** to investigate rehabilitate and revegetate the Kent Street Sand Pit. The project aims to direct the future management of the reserve, restoring the natural environment and enhancing the community connections to the space.

The site is zoned for parks and recreation under the Metropolitan Region Scheme (MRS) and, due to the sites' history as a landfill site, is classified as 'remediated for restricted use' under the Contaminated Sites Act 2003. These considerations limit the options for redevelopment of the site. Fortunately, the previous decisions of the Town of Victoria Park Council, consultation with the Town of Victoria Park representatives and key local stakeholder strongly indicated a preference for the establishment of a relatively informal, conservation-oriented area of public open space within the site.

The **Phase 1** report scoped the various considerations, constraints and subsequent opportunities that exist for the site, namely utilising the site for passive recreational and cultural purposes, with revegetation being a strong focus and creating a significant amenity for the Town's community and visitors.

Phase 2 sought to develop Concept Plans for the Kent Street Sand Pit site which guide the design direction of natural spaces in this urban area in an economically realistic, respectful of the natural environmental values and maximising the value and opportunity that community connection to natural spaces provides. The end of Phase 2 resulted in one concept option adopted

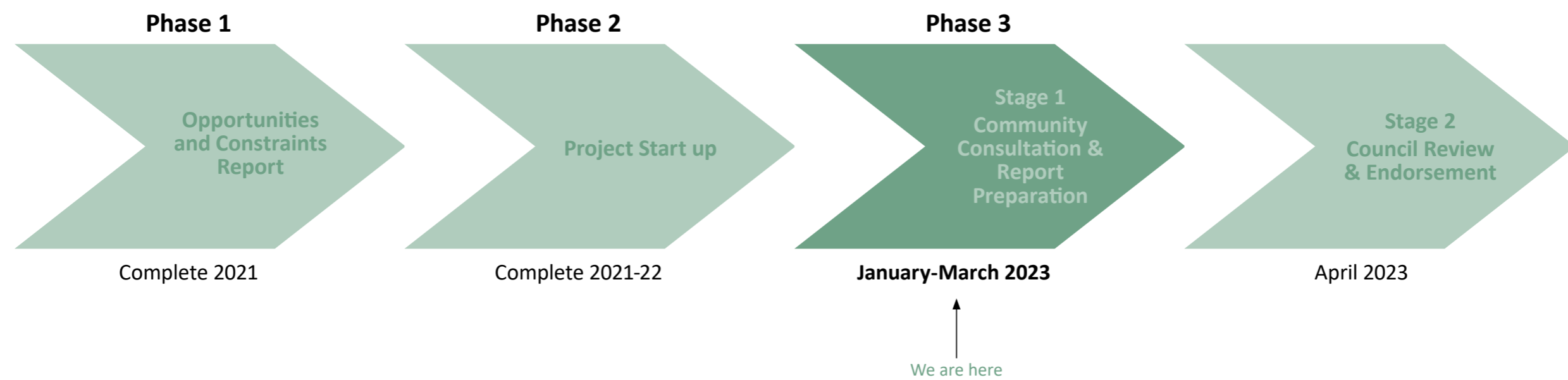
Phase 3 sought to produce the Detailed Design package based on the endorsed concept plan from Phase 2.

To enable the detailed design to evolve, a community consultation strategy was programmed. This included:

- Stakeholder engagement of the Mindeera Advisory Group, Traditional Owners, UFS Working Group, Friends of Jindarup Bushland, Town of Vic Park Staff and community.
- Digital engagement through the Town of Victoria Parks 'Your Thoughts' platform closed 6 February 2023.

The following document outlines the outcomes of the consultation, the Town of Victoria Park responses and the impacts on design.





DETAILED DESIGN PLAN AS ADVERTISED



LEGEND

- - - EXTENT OF WORKS
- EXISTING TREES & VEGETATION WITH REVEGETATION PLANTING
- 2.0M WIDE CLAY ROAD BASE OVERLAID WITH POLY SEALANT FOR ALL ABILITY ACCESS. 0.5M WIDE PEA GRAVEL SHOULDER FOR MAINTENANCE ACCESS
- PROPOSED AGRICULTURAL STYLE FENCING
- EXISTING SUMP TO BE RETAINED
- KNOWLEDGE EXCHANGE WITH FEATURE BOULDERS
- WAY FINDING SIGNAGE
- TREE TO BE RETAINED
- BIRD WATERERS FINAL LOCATION ALTERNATED BY THE RESTORATION PLAN
- CHITTY-CHITTY (BIRD) INTEREST
- WARDONG (BIRD) INTEREST
- RAINBOW BEE EATER
- RAINBOW BEE-EATER NESTING SITES
- CONFIRMED (3)
- UNCONFIRMED/ACTIVE (4)
- UNCONFIRMED/INACTIVE (5)
- - - BUSH FOREVER LINE

1. DETAILED DESIGN OF KNOWLEDGE EXCHANGE AREAS TO BE CO-DESIGNED WITH TRADITIONAL OWNERS.
2. PUBLIC ART AND INTERPRETATION OPPORTUNITIES AS INDICATED ON DETAIL PLAN. OTHER OPPORTUNITIES INCLUDE:
 - BALUSTRADING TO RAMP & DECK
 - ARRIVAL & WAYFINDING SIGNAGE
 - KNOWLEDGE EXCHANGE NODE
3. LOW LEVEL SOLAR LIGHTING TO ACCESS RAMPS
4. FINAL VEGETATION SPECIES AND TREE/PLANT NUMBERS WILL BE DETERMINED THROUGH AN INDEPENDENT RESTORATION PLAN.
5. PROPOSED USE OF NATURAL MATERIALS WHERE POSSIBLE

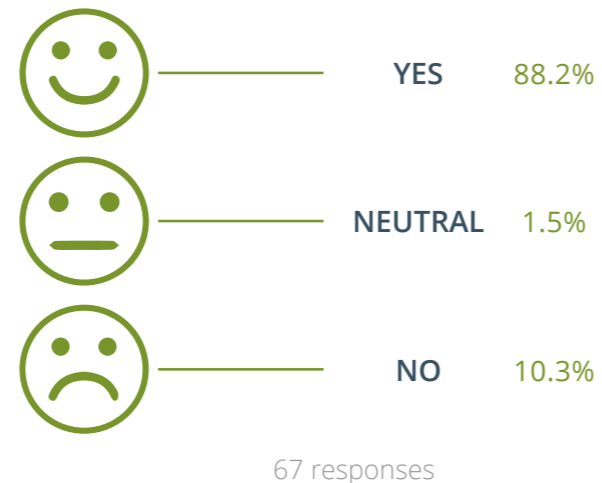
DIGITAL ENGAGEMENT OUTCOME

Relationship to the Town of Victoria Park?



Above figures are number of times choice appeared from 69 responses

Do you support the draft detailed design?



If not in support, let us know why:

- I am concerned about the possible anti social environment this will encourage
- It's pretty underwhelming and more of the same as what's available in the rest of the bushland precinct. There is nothing outstanding in the design that connects it to the place
- The council deliberately constructed the review and consultation process to enable it to propose and approve one single use consideration without any due to respect to the broader community wishes. Yes of course the council will consider they did - but the process never gave any consideration for use of the site as a community open access area/sporting groups. The single focus on The Bushland proposal satisfies a handful of birdwatcher
- This appears to be a massive waste of money for something that will not be used. Even if it is used, traffic on Kent street will increase which puts a risk on the children at the school. We do not want an increase of anti-social behaviour. (as in Harold Rossiter Park) Surely there's a better way to use this money. Or lower our rates.
- The area should be reinstated as native bushland similar to the Kensington Bushland. Infrastructure should be limited to paths and benches
- Viewing platforms, increased visitors to area of real concern. Especially as we look onto this quiet area apart from its usual bird life
- I believe there is an opportunity here that could include a off road/track for mountain bikes. There is a few pump tracks in the suburbs that get very busy, but no natural terrain trails in the suburbs. These would be cheap to build and would require next to no upkeep

Is there anything missing from the draft detailed design?

ACCESSIBILITY



CONSIDERED

- Wheelchair tyre washing facilities. Response: *These will be considered in an amended design.*
- Details of the accessible wheelchair points. Response: *As above.*
- Tactile ground surface indicators proposed for each ramp. Response: *As above.*
- Compliance of the shared space beside ACROD bay? Response: *As above.*
- Consideration should be given to making the paths 3mtrs wide with an access ramp for 4wd ambulance or fire appliances. Response: *Advice from bushfire consultants informed the design, including pathway width consideration. In the event of a bushfire, firefighters may operate from the road reserve. Primary paths can provide access point and can be limited to 3m. Given the small size of the site, the 3m perimeter path will be sufficient for mobilisation around the sand pit.*
- Inclusive space. Response: *Noted*

NOT CONSIDERED

- Clear all ability access to the adjacent reserves and bushlands. Response: *The ramp to the north-west corner of the site will be all-ability accessible and will adjoin the Etwell St entry to Kensington Bushland.*

ART



NOT CONSIDERED

- I dont think you need the public art - nice addition but save the money or put the art somewhere in within the Town. Response: *The public art will be an integral a part of the cultural restoration of the site.*

FAUNA



CONSIDERED

- The more bird watering stations the better. Response: *Noted*
- More hollows for birds? bat boxes? on ground watering stations for lizards? Response: *Nesting hollows and bat boxes are established within Kensington Bushland and the Town is happy to consider these for Kent St Sand Pit.*

NOT CONSIDERED

- I'd love to see a marsupial native in South Perth and Victoria Park area (while keeping out introduced species like cats and dogs). Response: *Noted. This will be something that can be discussed with the restoration team.*
- We'd love to see the introduction of Kangaroos, emus and other native fauna. Response: *The introduction of large marsupials such as Kangaroos and Emus may actually be counter-productive to vegetation restoration efforts and will be very difficult to manage.*

FLORA



CONSIDERED

- Indigenous vegetation should be restored. Response: *Noted. This will be informed by the 5 star restoration project.*
- Increase shade tree canopy. The sand pit and the surrounding bushland is extremely hot at times and uncomfortable do to a lack of large shady trees. Response: *Noted. The intent of the site will be to restore to Banksia Woodland, which will increase canopy. The aim is to contribute to the Town's urban forest, including canopy, which will provide shade. It may be take some time for these trees to establish.*
- Planting Eucalyptus and Acacias. Response: *Noted. This will be informed by the 5 star restoration project.*
- The design should privilege restoration over infrastructure. Response: *The main intention of the site is to restore Banksia Woodland. Approximately 90% of the site will be revegetated. The remaining infrastructure is to allow our community to easily access the site, interact with the bushland, as well as experience cultural exchange opportunities*
- Placing major importance on re-vegetating the land for the benefit of black cockatoos. This will be programmed on Harold Rossiter Park outside of the project area. Response: *The Town is working with the Curtin University restoration team. As part of this, provision of faunal habitat, inclusive of Black Cockatoos, is a key focus.*

NOT CONSIDERED

- Planting Macadamia trees to provide an alternate food source for the black cockatoos. Response: *Noted. This will be programmed on Harold Rossiter Park outside of the project area.*

PLAY | RECREATION | DOGS



NOT CONSIDERED

- Off road cycle track. Response: *The classification of the site precludes the Town from large impermeable surfaces or active recreation on the site.*
- Fixed exercise equipment. Response: *Exercise equipment may be better explored at Harold Rossiter Reserve.*
- Attraction for young families, opportunities for kids to engage with the bushland. Nature play area/nature walkway for kids to play, sit and have a picnic as well as going for a walk. Response: *Some nature play elements may be incorporated into the precinct.*
- Incorporation of a fenced off part of the space for people to exercise dogs. Response: *The use potentially conflicts with the intended restoration of flora and fauna on the site.*
- Make it a dog friendly area. Provide dog waste bags at bin locations. Response: *Given the intent of the site, dogs are welcome but would need to be leaded.*

MATERIAL | FURNITURE | FACILITIES



CONSIDERED

- Consideration of a different material than timber for the deck. Metal grating that is accessibility friendly and requires less maintenance in the long term. It also allows the plants to grow underneath so wont disrupt the growth of plants. (option for Traxion, anodised aluminium, Gripmesh material). Response: *Noted. The materiality of the decking will be revised.*
- Drink fountain at the Baron-Hay entrance. Water bottle drink station/bubbler by the car park. Response: *It will be considered for Baron-Hay entrance. drinking fountain at the car park has been included.*
- Bins. Response: *It has been included in the carpark and at the Baron-Hay entrance.*
- The precinct (including the sand pit) would benefit from formalised shaded areas for sitting and observing the landscape along the pathways. Response: *Noted. There will be some shaded nodes on the site. The aim is also for the site to significantly contribute to the Town's urban forest, including canopy, which will provide shade.*

FUTURE CONSIDERATION

- Details of what backrests and seat arms are available on the seating at each of the resting points. Response: *This will be determined through documentation.*

NOT CONSIDERED

- Storage spots / tubs / areas for any community group to store or remove rubbish. Response: *Noted.*
- Off the path shelters with seating/table. Response: *There are some seating areas. Picnic areas were explored but then removed because of the potential rubbish and food waste risk.*
- Raise the height of viewing platform. Response: *These cannot be too high as the height needs to be sensitive to the privacy of the surrounding residents. Height is also set for CPTED purposes and disabled access.*
- Public toilet facilities would make it more accessible for families as well as shaded picnic tables. Response: *The contaminated site status of the site means that the Town can't construct buildings such as public toilets. Public toilets are available at Harold Rossiter building.*
- Could you consider making the paths out of the same finish as the Kensington Bush land? The whiteness of the path is much cooler and more pleasant to be on in summer. Response: *The path material considered is a sealed clay-aggregate, similar to that within Hillview Bushland. This was chosen for maintenance requirements. It is also best for restoration efforts.*
- Barbecues & gazebos like at Burswood. Response: *Picnic areas were explored but then removed because of the potential rubbish and food waste risk. These facilities are available in Harold Rossiter Park.*

CULTURAL



CONSIDERED

- I hope that the Aboriginal influence will be widely evident. Response: *The detail of the interpretive signage will be determined as part of the broader site artwork, in liaison with Nyoongar elders and the Friends of Jirdarup Bushland.*

FUTURE CONSIDERATION

- Signage that is in both English and Noongar. It would also be great to consider having a braille signage given the proximity to Vision Australia. Response: *As above*
- Interactive/education components (signage, boards, touch/feel spaces, art...) covering the indigenous culture of the region and the ecological significance of the location. Response: *As above. There are education/knowledge exchange nodes indicated on the design. This will include environment education as well as cultural education, storytelling.*

COMMUNITY | USES



CONSIDERED

- A plan of all parking available including number of proposed bays. Response: *The Detailed Design shows the entry parking.*

FUTURE CONSIDERATION

- Including the development into learning topics or excursions for local schools. Response: *Integrated into the site will be environmental and cultural education. As such, we would hope that schools will visit the site, and are happy to liaise with schools to have visitation considered.*
- Give the community the opportunity to participate in plantings. Response: *It is anticipated that this will be coordinated as part of the Urban Forest Community Planting Day series.*
- Plans for regulation of ages, events... Regular timeslots for activities to be set out. Response: *This will be considered as part of future operation of the site.*
- All vistas need to be open most times for everyone's pleasure and entertainment. Response: *This will be considered as part of future operation of the site, including site security.*

NOT CONSIDERED

- Is there a way to connect the Kensington Bush Land to the sandpit? It would allow a larger variety of walking options. Response: *The Town is trying to minimise the amount of Bush Forever vegetation that may be disturbed as a result of pathway installation. For that reason, only one pathway (Etwell St) is proposed to allow direct connection between the Kensington Bushland entry and that of the Sand Pit.*
- Parking in Baron Hay court needs to be considered. Response: *Street parking is outside the scope of this project, but will be considered as part of the broader precinct.*

SIGNAGE



FUTURE CONSIDERATION

- Interpretive signage about the reserve (flora, fauna, historic use, bush forever details). Response: *Noted. This will be determined through documentation and will include environment education as well as cultural education, storytelling. The detail will be determined as part of the broader site artwork, in liaison with Nyoongar elders and the Friends of Jirdarup Bushland.*
- Work with the Friends of Jirdarup to create a series of informational signage. Helping people understand native flora and fauna will help them feel more inclined to care for country. Response: *As above.*
- Would like more interpretative panels / walkthrough re plants and uses, with QR codes for more information. Response: *As above.*

CPTED



FUTURE CONSIDERATION

- Security: lighting, fire / personal emergency alarm. Response: *Noted. Security will be an operational consideration of the site.*
- Trimming back vegetation around the outskirts on Kent Street and Etwell Street to improve safety. Response: *As above.*

NOT CONSIDERED

- Securing the space to discourage anti-social behaviour. Response: *Noted. The Town appreciates the need to ensure community safety and will consider security requirements going forward as part of site operation. This may include securing the site at night.*

DESIGN RESPONSES

FAUNA



BIRD NESTING BOXES AND BIRD WATERER. CONSIDERATION OF BAT BOXES

FLORA



NATIVE AND INDIGENOUS PLANTS/TREES TO INCREASE AVAILABLE FOOD RESOURCE FOR THE LOCAL BIRD SPECIES AS WELL AS REGENERATING THE EXISTING BUSHLAND AND INCREASING SHADE CANOPIES

SIGNAGE



INTERPRETIVE SIGNAGE ABOUT LOCAL FLORA, FAUNA AND INDIGENOUS CULTURE OF THE REGION

ACCESSIBILITY



TACTILE GROUND SURFACE INDICATORS TO RAMPS, WHEELCHAIR TYRE WASHING STATION

MATERIAL | FURNITURE | FACILITIES



ALL ABILITY ACCESS CLAY ROAD BASE OVERLAID WITH POLY SEALANT / RAMP, VIEW DECKS /LOW KEY FURNITURE

INCIDENTAL NATURE PLAY



NON-STRUCTURED PLAY OPPORTUNITIES

DESIGN RESPONSES: DETAIL PLAN 1



ELEVATED VIEWING DECK WITH BALUSTRADE AND SHELTER. THIS IS ONLY PLATFORM WITH SHELTER.

BENCH ON DECK

ELEVATED RAMP WITH BALUSTRADE FOR DISABILITY ACCESS. DEPTH OF FOOTING FOR RAMP WILL NOT INTERFERE WITH CONTAMINATION ZONE (1M DEEP)

PUBLIC ART OPPORTUNITY

PLANTING IN BETWEEN RAMPS

LEGEND

- EXTENT OF WORKS
- VIEW OPPORTUNITY
- BUSH FOREVER LINE
- EXISTING TREES & VEGETATION WITH REVEGETATION PLANTING
- 2.0M WIDE CLAY ROAD BASE OVERLAID WITH POLY SEALANT FOR ALL ABILITY ACCESS. 0.5M WIDE PEA GRAVEL SHOULDER FOR MAINTENANCE ACCESS
- FEATURE BOULDERS
- ELEVATED WALKWAY WITH DISABILITY ACCESS RAMP
- TACTILE GROUND SURFACE INDICATORS TO RAMPS
- TREE TO BE RETAINED
- PROPOSED AGRICULTURAL STYLE FENCING

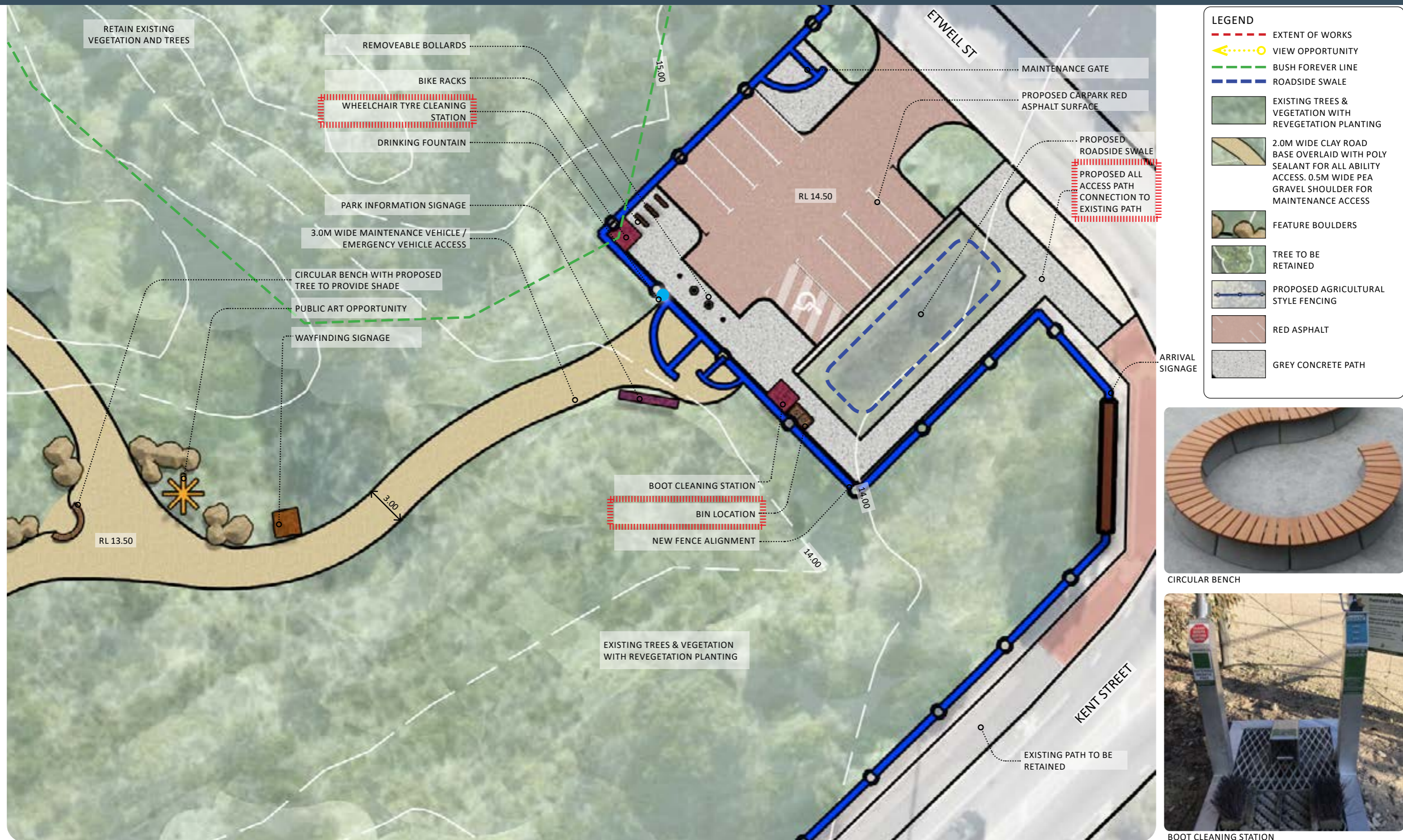


CLAY ROAD BASE OVERLAID WITH POLY SEALANT FOR ALL ABILITY ACCESS



TIMBER VIEWDECK AT THE TOP OF THE RAMP

DESIGN RESPONSES: DETAIL PLAN 2

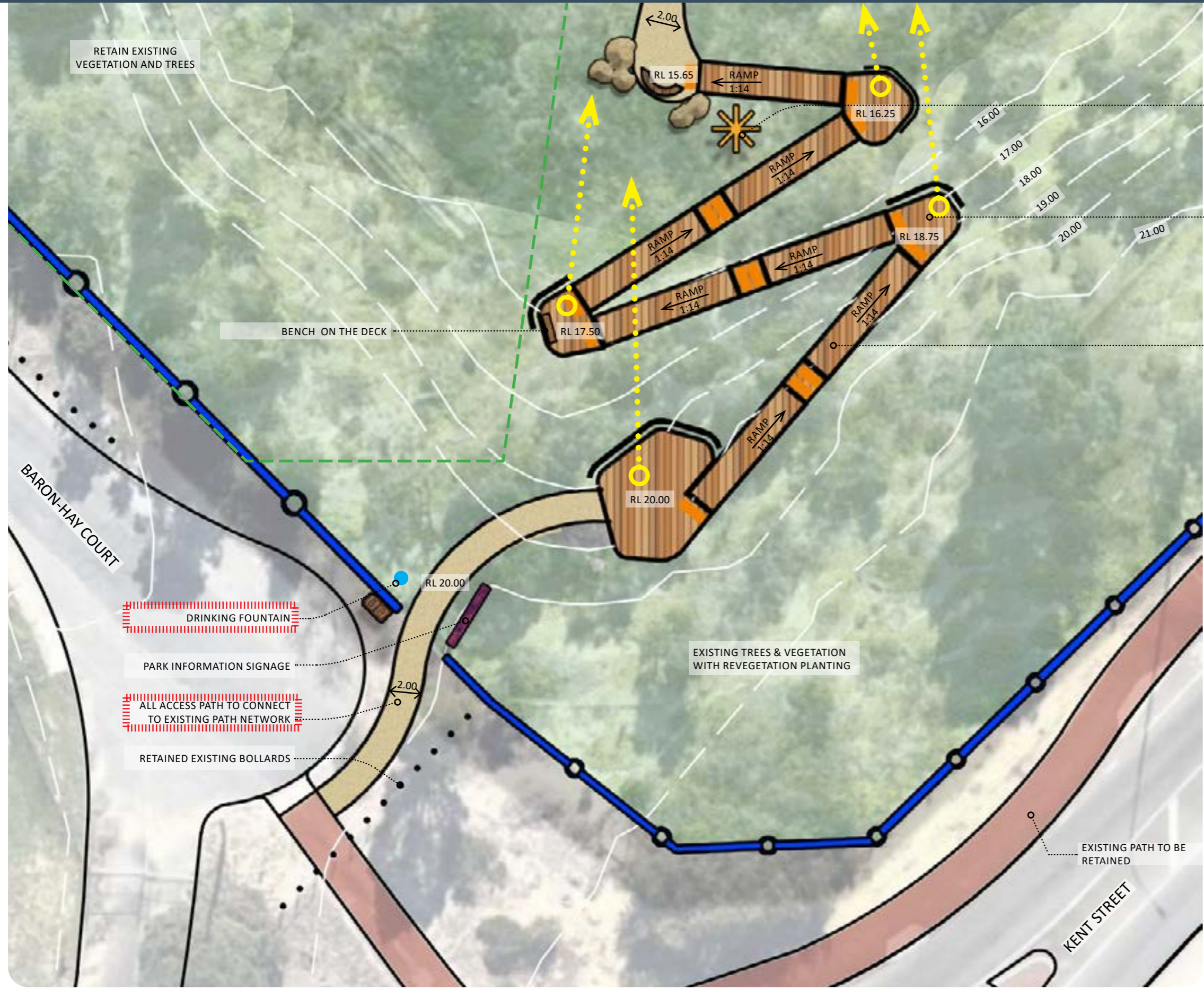


CIRCULAR BENCH



BOOT CLEANING STATION

DESIGN RESPONSES: DETAIL PLAN 3



LEGEND

- - - EXTENT OF WORKS
- ⬅️⋯⦿ VIEW OPPORTUNITY
- - - BUSH FOREVER LINE
- EXISTING TREES & VEGETATION WITH REVEGETATION PLANTING
- 2.0M WIDE CLAY ROAD BASE OVERLAID WITH POLY SEALANT FOR ALL ABILITY ACCESS. 0.5M WIDE PEA GRAVEL SHOULDER FOR MAINTENANCE ACCESS
- FEATURE BOULDERS
- ELEVATED WALKWAY TO DISABILITY ACCESS RAMP
- TACTILE GROUND SURFACE INDICATORS TO RAMPS
- TREE TO BE RETAINED
- PROPOSED AGRICULTURAL STYLE FENCING

PUBLIC ART OPPORTUNITY

ELEVATED TIMBER VIEW DECK

ELEVATED RAMP WITH BALUSTRADE FOR DISABILITY ACCESS. DEPTH OF FOOTING FOR RAMP WILL NOT INTERFERE WITH CONTAMINATION ZONE (1M DEEP). NO SHELTER ON THIS RAMP ACCESS.



STAGING AND DELIVERY

The Project

The staging and delivery of works within the site will be well informed by the recently instigated George Street Reserve Revegetation Project on the north eastern side of the Jindarup Bushland Precinct. With the progression of the Kent Street Sand Pit detailed design a recommended general staging of works is as follows:

1. Landscape plan preparation including community consultation (external consultants / Town).
2. Detailed design.
3. Documentation preparation (external consultants).
4. Tender works for construction of the parking area and paths and features (Town).
5. Construct parking area, paths and features (external contractor).
6. Tender or coordinate progressive works for planting of restoration areas (external contractor / Town).
7. Complete progressive works within restoration areas (external contractor / Town).
8. Ongoing maintenance of infrastructure and restoration areas (Town).

