Lathlain Park Precinct
Landscape Schematic Design Report

Community Activity (Zone 2) & Equitable Access (Zone 7) and Former Carlisle Bowls Club & Tom Wright Park
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1.0.0 INTRODUCTION

This report sets out the design process for the Schematic Design of Zones 2 & 7 of the Lathlain Precinct as well as the Former Bowls Club Site & Tom Wright Park in Lathlain, Town of Victoria Park.

REALMstudios was engaged by Town of Victoria Park to lead the landscape and public realm design. This meant close involvement in the community engagement process and community driven design for these zones/sites.

This process also saw delivery of the Lathlain Precinct Plan of Management prepared by TPG. The diagram below captures the key zones addressed in the Plan. The Former Carlisle Bowls Club and Tom Wright Reserve site was an important site that was later included in the study.

The process outlined above occurred in consultation with key stakeholder groups - namely:

- The local community
- Community Reference Group
- The West Coast Eagles (Zones 3) and
- Perth Demons Football Club (Zone 1)

Following approval of the Schematic Design, the Community Activity (Zone 2) will progress into Detailed Design, Construction Documentation for which funding has been allocated. A similar process is also anticipated for the Former Carlisle Bowls Club & Tom Wright Reserve Site.
1.2.0 CONTEXTUAL ANALYSIS

1.2.1 Existing Public Open Spaces

Based on analysis of open space provisions within the area the following observations have been made:

• There is generally limited provision of green open space in areas outside of a 5 minute walk from existing parks;
• Most existing parks focus on sporting use and offer limited ecological value (habitat, water management etc.);
• Parks are generally disconnected and offer limited potential for ecological connectivity;
• There is the potential to build connectivity between Tom Wright Park (and future Bowling Club site Park) with John Bissett Park and beyond;
• Parks generally do not integrate with stormwater management (adopting WSUD principles) in order to maximise benefits of open space;
• Regional open space is arguably well provided for given the relative proximity to the Swan River foreshore, Burswood Parklands and G.O. Edwards Park;
• A newly provisioned Lathlain Precinct will add much needed open space amenity at a regional or district level;
• Playgrounds are mostly small and limited in play provision;
• Provision for teenager activities is entirely provided for in Rayment Park.
1.2.2 Movement Network

Movement analysis prepared prior to construction of Oval 2.
1.2.3 Management Plan Principles

Schematic Design: Principles

The following preliminary principles for Zone 2 (Community Activity Zone) are extracted from the Lathlain Precinct Management Plan and are considered imperative to success of the project:

### Preliminary Principles

#### Zone 2

**Community Uses**
- Car parking shall not dominate this zone.
- Create multi-purpose landscaped spaces that facilitate passive recreational opportunities as well as pedestrian access through the precinct.

**Built Form**
- Development shall be limited to lightweight shade structures (i.e., gazebos) and toilet facilities designed to integrate within the overall landscaping theme for the precinct.
- Landscaping treatments shall promote and enhance the connection between Lathlain Place and Lathlain Park in terms of pedestrian access, views and vistas.

**Public Realm and Landscaping**
- Landscaping shall primarily incorporate walk trails, natural landscaped areas and areas for passive recreational opportunities.
- The Goddard Street/McCartney Crescent corner shall be developed as a landscaped entry statement to the precinct.
- Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species and local WA materials. Existing trees are to be retained.

#### Zone 2X

**Community Uses**
- Uses to be multi-purpose and be complimentary to surrounding and nearby open space areas.
- Uses to accommodate the community’s diverse needs (e.g., encourages for multi-age use, and passive and active use).

**Built Form**
- Low scale built form that reflects the role and purpose of the place and be relatable to the local context.
- Avoid duplication of facilities - when park visitors can reasonably access similar facilities nearby.
- Sustainable design and materials is encouraged.

**Public Realm and Landscaping**
- Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species / native plant species and local WA materials.
- Existing trees are to be retained where possible.
- Minimise hardscaping.

### 1.2.3.1 Management Plan Principles

<table>
<thead>
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<th>Principle</th>
<th>Objectives</th>
<th>Strategies</th>
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<tr>
<td>Use</td>
<td>Ensure the development of a passive recreational space, incorporating a high level of pedestrian access through the area.</td>
<td>Create multi-purpose landscaped spaces that facilitate passive recreational opportunities as well as pedestrian access through the precinct.</td>
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<td>Limited car parking, designed as multi-purpose spaces with minimal hardstand.</td>
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<td>Uses available for access by the general public:</td>
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<td>- recreation; and</td>
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<td>- limited car parking (VIP and overflow parking).</td>
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<td>Uses subject to restricted access (ie. Perth Football Club).</td>
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<td>Facilities associated with the access and use of Oval 1 (ie. entry gatehouse/delotion block).</td>
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<td>Built Form</td>
<td>Ensure any development and/or structures are minimised and low in scale.</td>
<td>Ancillary structures (eg, entry gate house and delotion blocks) shall be low in scale and designed to be sympathetic to the adjacent residential areas. Structures should incorporate high quality materials and finishes to integrate with, and match the overall development.</td>
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<td>Development within landscaped areas shall be limited to lightweight shade structures (ie, gazebos) and toilet facilities designed to integrate within the overall landscaping theme for the precinct.</td>
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<td>Environment</td>
<td>Ensures public realm entrance are of a high quality and protect the amenity of the residential areas.</td>
<td>Landscaping shall primarily incorporate walk trails, natural landscaped areas and areas for passive recreational opportunities.</td>
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<td>Landscaping treatments to be of a high quality (incorporating hard and soft landscaping elements) and incorporate water wise principles / native plant species / native plant species and local WA materials.</td>
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<td>Existing trees are to be retained as much as possible.</td>
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<td>The Roberts Road/McCartney Crescent corner should incorporate a prominent entry statement, whilst a lesser scale vehicle entry statement should be provided to the Goddard Street/McCartney Crescent street corner.</td>
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<td>The location of on-site car parking shall be limited to the existing Perth Football Club car park (accessed via Goddard Street) at the north-western extent of the Zone. Overflow parking is permitted to the north of the car parking area (adjacent to McCartney Crescent) and shall be developed as a multi-purpose landscaped space capable of being used for car parking (if required) (ie. reinforced turf or similar). The Perth Football Club shall retain priority access to parking areas within Zone 2.</td>
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<td>Car parking areas are to be designed into a landscaped setting rather than dominating the area.</td>
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<td>Public art, themed on local heritage is to be provided.</td>
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<td>Access, Safety and Security</td>
<td>Enhance the sense of safety and personal security for users within the area.</td>
<td>Landscaping treatments shall promote and enhance the connection between Lathlain Place and Lathlain Park in terms of pedestrian access, views and vistas.</td>
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<td>Facilitate safe and appropriate levels of pedestrian access.</td>
<td>The area and facilities shall be designed to accommodate a range of users by incorporating universal access (age and disabled) design principles and complying with the Town’s Disability Access Inclusion Plan.</td>
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|           | The location of all access points shall facilitate controlled access to Oval 1 for Perth Football Club match day games, and closed training sessions shall be located as shown on Figures 5: Key Principles Plan. Fencing should be visually permeable and constructed of high quality materials and finishes and provide opportunities for direct pedestrian access between Zone 2 and Oval 1.
Community Activity & Equitable Access Zones
(Zones 2 & 7)
2.0.0 ZONE 2 & 7 ANALYSIS

2.0.1 Site History

The site was formerly degraded bushland used for farming. Over the years increased development has seen various evolutions from establishment of the residential community to the significant inclusion of the second oval and West Coast Eagles Training Facility shown in the most recent aerial opposite (June 2017).
2.0.2 Existing Vegetation

Trees to be surveyed (not on survey)
Existing tree to be removed (Due to poor performance)
Trees that require minor remedial works such as dead wood pruning and canopy lift pruning (Tree Survey - Paperbark Technologies Pty Ltd, Arboricultural Consultants, Zana Sheary - March 2016)
Trees recommended for removal due to canopy suppression, poor health or poor structure (Tree Survey - Paperbark Technologies Pty Ltd, Arboricultural Consultants, Zana Sheary - March 2016)
Trees to be potentially relocated (WCE)
Existing tree to be retained
2.0.3 Tree Species

List of existing tree species in Lathlain Park Precinct
(Taken from: Tree Survey - Paperbark Technologies Pty Ltd, Arboricultural Consultants, Zana Sheary - March 2016)

Acacia saligna
Agonis flexuosa
Allocasuarina fraseriana
Banksia attenuata
Callistemon Kings Park Special
Callistemon viminalis
Cinnamomum camphora
Corymbia calophylla
Corymbia citriodora
Corymbia maculata
Eucalyptus camaldulensis var. camaldulensis
Eucalyptus camaldulensis var. obtusa
Erythrina indica

Eucalyptus erythrocorys
Eucalyptus gomphocephala
Eucalyptus marginata
Eucalyptus sideroxylon
Eucalyptus sideroxylon rosea
Eucalyptus torquata
Ficus microcarpa
Hymenosporum flavum
Jacaranda mimosifolia
Liquidambar styraciflua
Lophostemon confertus
Nuytsia floribunda
2.0.4 Issues and opportunities

**BISHOPSGATE STREET WEST**
- Colour of paving (pink)
- Poor private verge maintenance
- Recent street improvements 2 years old (not established)
- Congested mix of existing trees (new-old)
- Underground existing services
- Verge parking (commonplace)
- Numerous driveways
- No overall vision for the street
- No turf establishment to verge - Weeds dominating
- No irrigation
- No consistency in verge treatments

**BISHOPSGATE STREET WEST ISSUES**
- Wide street cross section
- Potential to narrow lanes / support larger street trees
- No overhead power
- Remove young/small/poor quality Callistemons and replace with Jacaranda trees to establish a long term vision of a Jacaranda boulevard, which is a tree with appropriate scale for the wide street cross section
- Remove weeds and establish new mulched garden beds to verges potentially together with a temporary irrigation system/solution

**BISHOPSGATE STREET EAST**
- No room for verge foot path on southern side
- Pinch points on southern side with blind corners are unsafe
- New street trees (Jacaranda) are not yet established
- New street trees (Jacaranda) not planted to the far eastern end

**BISHOPSGATE STREET EAST ISSUES**
- Provide an attractive streetscape that is integrated into the future West Coast Eagles Training Facility
- Continue Jacaranda street tree planting theme to form boulevard connecting with Lathlain Train Station
- Direct pedestrians to north side for safer passage
- Replace poor performing street trees
- Support establishment of new (Jacaranda) street trees - Include two stakes and mulched root zone
- Verges to typically be turfed unless low native ground covers are more appropriate (e.g. in tight and inaccessible locations)

**MCCARTNEY STREET ISSUES**
- Poor performing street trees
- Underground existing services
- Sports lighting spill (red criss cross)
- No pedestrian path to park side

**MCCARTNEY STREET ISSUES**
- Wide verge allows for perpendicular parking to park side
- Replace existing street trees
- Provide footpath to park side

**ROBERTS ROAD ISSUES**
- Busy road
- Underground existing services
- Potential road widening
- Sports lighting spill (red criss cross)

**ROBERTS ROAD ISSUES**
- New street trees to park side
- New footpath to park side
- New connection to Former Bowls Club
- Site & Tom Wright Park
- Reestablished turfed verges (remove weeds)

**GODDARD STREET ISSUES**
- Verge Parking
- Underground services

**GODDARD STREET ISSUES**
- Wide street cross section
- Potential to narrow lanes / support larger street trees
- No overhead power
- Potential to enhance existing Jacaranda promenade
- Potential to include central median tree plantings (narrow the vehicular lanes) to support more street trees and increase canopy cover

**GODDARD STREET OPPORTUNITIES**
- Provide footpath to park side
- Replace existing street trees
- Wide verge allows for perpendicular parking to park side
- New connection to Former Bowls Club
- Site & Tom Wright Park
- Reestablished turfed verges (remove weeds)
2.1.0 ZONE 2 & 7 COMMUNITY CONSULTATION

2.1.1 Schematic Design Development

TPG/Placematch has prepared the Draft Lathlain Precinct Plan of Management which followed a thorough community consultation process. For more detail refer to this document.

A selection of plans generated by REALMstudios as part of the consultation process are included to give a sense of the developments.

The design has been community led with a series of workshops that allowed the community to directly influence use/program, spatial layout and budget priorities. This has directly informed the Schematic Design.
2.2.0 SCHEMATIC DESIGN

2.2.1 Master Plan

Final Zone 2 & 7 and Former Carlisle Bowls Club Master Plan & Detailed Area Plans
2.2.2 Detailed Plans

Zone 2 - West

- INTEGRATED NATURE PLAY TRAIL
- ABLUTIONS & GATE HOUSE
- NEW PATH
- STORMWATER MANAGEMENT DRY MOST OF YEAR (AREA TBC)
- CREATE ARRIVAL PLACE
- INDICATIVE PATH CONNECTION
- PAVED CONNECTION
- ALTERNATIVE PATH
- PASSIVE PARKLAND
- INTEGRATED NATURE PLAY TRAIL
- RETAIN TREES WITHIN ZONE 2 & 7
- MULTI-USE CAR PARK - 54 BAYS
- LEASE LINE
- ABLUTIONS & Gate House
- Repurpose Old Scoreboard as Public Art
- Nature Play
- Gathering Area - BBQ
- Gathering Area - BBQ
- PASSIVE PARKLAND
- New Street Trees
- Ecological Zones
- Shade Structures
- Biofiltration of Stormwater
- Shade Structures
Zone 7 - Equitable Access Zone
Bishopsgate Street Plan A

Legend

- Study area
- Native planting areas
- Turf
- Existing bike + parking lanes
- Existing tree to be retained
- Existing tree (Jacaranda) to be retained
- Existing tree to be removed
- Proposed tree (native species)
- Proposed tree (Jacaranda)
- Proposed tree (feature species)

EXISTING TREES
- Existing tree to be retained
- Existing tree (Jacaranda) to be retained
- Existing tree to be removed

PROPOSED TREES
- Proposed tree (native species)
- Proposed tree (Jacaranda)
- Proposed tree (feature species)

LEGEND

Native planting areas
Turf
Existing tree to be retained
Existing tree (Jacaranda) to be retained
Existing tree to be removed
Proposed tree (native species)
Proposed tree (Jacaranda)
Proposed tree (feature species)

Study area
Existing bike + parking lanes

VERGES TO BE MULCHED AND PLANTED WITH LOW NATIVE GROUND COVERS OR TO OWNERS REQUEST BUT CONSISTENT WITH COUNCIL VERGE POLICY

VERGES TO BE MULCHED AND PLANTED WITH LOW NATIVE GROUND COVERS OR TO OWNERS REQUEST BUT CONSISTENT WITH COUNCIL VERGE POLICY

FOOTPATH RENEWAL
- Replace pink footpath with standard concrete

REPLACE SMALL CALLISTEMONS WITH JACARANDA TO COMPLIMENT EXISTING STRATEGIES

REMOVE LARGE GREY CONCRETE SLAB AND ESTABLISH NATIVE GARDEN BED

JACARANDA AT REGULARLY SPACED INTERVALS OR WHERE POSSIBLE IN VERGE

BISHOPSGATE STREET

Lathlain Park Precinct - Schematic Design Report August 2017
Zone 7 - Equitable Access Zone
Bishopsgate Street Plan B

Legend
- Existing Perth Football Club grandstand
- West Coast Eagles training, administration and community facility
- Study area
- Native planting areas
- Existing tree to be retained
- Turf
- Existing tree (Jacaranda) to be retained
- Pedestrian entry
- Existing tree to be removed
- Proposed tree (native species)
- Proposed tree (Jacaranda)
- Proposed tree (feature species)

New Jacaranda plantings along Bishopsgate Street to be supplemented with new Jacaranda plantings (conduct arboricultural assessment of existing trees and replace as advised with new).

Mature Jacaranda plantings along Goddard Street to be supplemented with new Jacaranda plantings (conduct arboricultural assessment of existing trees and replace as advised with new).

Re-establish turf to verge adjacent Perth Demons stadium for improved address/arrival. Install irrigation.

Turfed verges to be renewed.

Existing on street bike path to be retained.

Opportunity for feature garden bed (Low native planting) with street tree in coordination with WCE.

Potential feature garden bed.

Existing planted medians to be retained.

New path.

Medians to be mulched and planted with low native ground covers.

Low natives in tight and inaccessible locations.

Replace small Callistemons with Jacaranda to complement existing strategies.

Low natives in tight and inaccessible locations.

Potential feature garden bed.

Existing planted medians to be retained.

Existing planted medians to be retained.

Turfed verges to be renewed.

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Turfed verges to be renewed.

Existing on street bike path to be retained.

Turfed verges to be renewed.

Existing on street bike path to be retained.
2.3.0 ZONE 2 DESIGN ELEMENTS

2.3.1 General Material Strategy

PAVING

PAVING - FEATURE PROMENADE (P1)
- Concrete pavers (large format)
- Match existing pavers in Lathlain Place

PAVING - MAIN PATHS (P2)
- Brushed concrete

PAVING - Feature banding
- Brick banding

BITUMEN PARKING

OTHER SURFACES

Bitumen car park with StreetPrint line markings and graphics

NATURE PLAY ELEMENTS

Site sourced timber repurposed for play and seating etc

FEATURES AND STRUCTURES

Ablutions & Gate House
- Shade structures / awnings to create BBQ areas

ZONE 7

Repurposed Scoreboard as water-feature and bird bath in stormwater treatment area

SEATING

Precast or In situ concrete edge seating

Integrated seating

Playful seating at nodes

Variety of seating experiences

Turfed car parking areas and passively irrigated garden beds
Zone 2 West - Perspective View of Multi-use Car Park and Sports Courts (Looking South East)
2.3.0 ZONE 2 DESIGN ELEMENTS

2.3.2 General Planting Strategy

**ZONE 2**

**TREES**

Key aspects are:
- Retain significant trees and enhance.
- Use predominantly native species.
- Consider succession tree planting.
- Improve sightlines using predominantly smaller (<1m) shrubs and groundcovers.
- More structured ‘show’ planting and textures (grasses, grey foliage, etc) to feature locations.
- Minimal turf areas in pockets of full sun only.
- Retain dead trees for habitat.

PROPOSED TREES FOR CONSIDERATION

- **Eucalyptus forrestiana**  
  FUCHSIA GUM

- **Eucalyptus gomphocephala**  
  TUART

- **Eucalyptus marginata**  
  JARRAH

- **Corymbia calophylla**  
  MARRI

- **Eucalyptus torquata**  
  CORAL GUM

- **Agonis flexuosa**  
  WILLOW MYRTLE

- **Corymbia maculata**  
  SPOTTED GUM

**ZONE 2 VERGES**

**TURF**

Minimal turf areas - to full sun locations only

**VERGES**

Enhance the aesthetic value of verges (low maintenance shrubs, groundcovers and areas of mulch)
Utilise shade from existing large trees (Figs) to incorporate ‘lush’ planting including ferns, bromelias and groundcovers.

GROUNDCOVERS AND SMALL SHRUBS

STORMWATER BASIN
Zone 2 West - View of Stormwater Biofiltration area - looking north
3.0.0 CARLISLE FORMER BOWLS CLUB SITE & TOM WRIGHT ANALYSIS

3.0.1 Existing Conditions

1. EXISTING PEDESTRIAN/ CYCLE CONNECTIVITY
   - Old but existing pedestrian / cycle connectivity around all edges of the site - in situ concrete;
   - No pathway on the western edge of Roberts Rd;
   - Potential to provide green link to adjacent existing area;
   - Desire lines essentially criss cross the site.

2. EXISTING TOPOGRAPHY
   - The steepest embankment on site is located along the northern western corner and has a grade of 1:10. This is a key site access point and ramping will be required;
   - The western end also features a strong embankment zone;
   - The north eastern corner also has an embankment that slopes gently down to a the temporary dog park and Tom Wright park;
   - Creating universal access into the park from Roberts Road & Planet St will require ramping;
   - Planting and exiting topography reflect the geometric grid across from the existing bowls club.

3. EXISTING RESIDENTS
   - Well established trees and vegetation on grade around the site boundary;
   - Two palms frame existing central main axis of the bowls club site;
   - Lack of trees within the central zone of the bowls club contribute to harsh conditions;
   - Adjacent properties to be considered in the design particularly to the east.
3.0.2 Key Views

4. EXISTING VIEWS

- Site sits within a subtle depression which allows for expansive uninterrupted views into the park from high points particularly in the north east and west;
- Views from the south are slightly hindered due to slight elevation of Tom Wright Park;
- Views looking out (to the north) from the park are subdued due to the site topography.
3.0.3 Existing Site Features

Existing site features are addressed via the four ‘R’s’. In some cases features are identified for retention or removal and in other cases they are identified for relocation or reinterpretation into the proposed design;

- Retain/Improve
- Remove
- Relocate
- Reinterpret

1. Existing large figs that define corners of the site
2. Existing lawn bowl greens to be potentially interpreted
3. Sculptural tree located in southern corner near Tom Wright Park
4. Temporary dog park
5. Tree grove in Tom Wright Park
6. Existing playground
7. Palm trees defining the central main axis of the bowls club
8. Existing extent of existing fence
9. Existing cubby bushes
10. Exiting power transformers
11. Existing brick retaining wall
12. Existing parking lot
3.1.0 EXISTING SCHEMATIC DESIGN

3.1.1 Design Principle Diagrams

1. PROPOSED PEDESTRIAN/ CYCLE CONNECTIVITY

- Primary axis and main site entry points guided by historic bowling green layout;
- Maintain existing desire lines/ access points;
- Interpret the former bowls;
- Create a circuit path to enhance site through links and promote site integration;
- Break down geometric grid across the site to create naturalised park setting;
- Use cultural plantings of palm trees to define main entry into space.

2. PROPOSED ACTIVATION / FUNCTION

- Respond to community feedback with provision of determined uses;
- Build upon existing uses - play space and dog park;
- Historic layout and function informs program - create 5 distinct character zones with a diversity of programs for all ages;
- Provide a shady, ecological and soft setting for all uses;
- Locate ablutions close to road for CPTED and between courts and play space.

3. PROPOSED ENVIRONMENTAL / ECOLOGICAL

- Use predominantly native plant palette that supports the Forest Red-tailed Black Cockatoo;
- Protect and enhance views into and across the park - use vegetation to frame main axis and define vantage points;
- Retain & protect large corner figs and other trees across the site;
- Expand existing plantings to provide significant tree canopy across the site for shade and ecological habitat;
- Provide an ecological buffer to Roberts road and neighbouring properties;
- Bird bath to support native birds during summer months.
Native planting areas
Central walk concrete path
Stabilised gravel (dog park)
Turf
Sand or mulch soft-fall
Park benches
Shade structures/bbq area
Fenced plexipave (or similar) courts
Universal access play space
Whimsical path
Stabilised gravel paths
Park pedestrian entry
Dog park entry
Perspective view locations

Note: not to scale
Perspective view from Roberts Road (Looking East)
3.1.3 Detailed Plans

Play Zone

- Informal skate zone
- Multi-use sports courts
- Whimsical line
- Retain dead tree & potentially paint
- Natural play materials
- Enhanced play space
- Reused site timber for play
- Swings
- Time capsule
- Ablutions with awning and seating
- Informal skate zone
- Multi-use sports courts
- Whimsical line
- Retain dead tree & potentially paint
- Natural play materials
- Enhanced play space
- Reused site timber for play
- Swings
- Time capsule
- Ablutions with awning and seating
Dog Park Area

- Controlled entrances
- Poop bag provisions
- Playful elements
- Sand zones
- Playful elements
- Open dog training areas
- Seating areas
- Water outlets
- Playful elements
- Playful elements
- Sand zones
3.1.4 Long Sections

Section AA - Looking West
Section BB - Looking North

- Bird bath
- BBQ station and awning
- Stabilised gravel Soilbond paths
- Black fencing mesh
- Plexipave courts
- Existing dead tree Potential to paint as feature
- Existing dead tree Potential to paint as feature
- Time capsule
3.2.0 DESIGN ELEMENTS

3.2.1 Shade Structures

- Suite:
  - **Large**: Community Shelter with full canopy and dappled shade
  - **Medium**: Node Shelter with full canopy
  - **Small**: Arbour with dappled shade

- Design Drivers:
  - ‘T’ Frame and Repetition - Reference from Lathlain Bowls Club
  - Datum - Linear horizontal line
  - Recycled Timber Battens
  - Artificial turf to underside of shelter surface
  - Curved trajectory of Lawn Bowl
SUITE

LARGE

MEDIUM

SMALL
3.2.2 Whimsical Line

- The whimsical line will consist of Linear time capsule
- Local community to bring in selected objects that are sentimental to them and have them set in resin
- The resin line then becomes a journey for the park users to follow;
- Creates another layer of history to the site
- Provides user interaction
- Resin to be possibly back lit to display the objects at night
- Incorporation of multiple community uses and activities along a linear pathway
- Painted tiles incorporated as a mosaic
- Edible gardens
- Chalk drawing areas
- Tree species leaf imprints within the concrete
3.2.3 General Material Strategy

FORMER BOWLS CLUB SITE & TOM WRIGHT

PAVING - CENTRAL AXIS (P1)
Concrete pavers (large format)
Match existing pavers in Lathlain Place

PAVING - PERIMETER PATH (P2)
Brushed concrete

PAVING - PERPENDICULAR PATHS
Brick banding

OTHER SURFACES
Bitumen car park with StreetPrint line markings and graphics

FEATURES AND STRUCTURES
Ablutions & Gate House
Shade structures / awnings to create BBQ areas

Maximising non-permeable surfaces to have more than one use

Site sourced timber repurposed for play and seating etc

Dog park that incorporates nature based equipment

NATURE PLAY ELEMENTS

SEATING
Precast or Insitu concrete edge seating
Integrated seating
Playful seating at nodes
Variety of seating experiences
3.2.4 General Planting Strategy

FORMER BOWLS CLUB SITE & TOM WRIGHT

TREES

Key aspects are:
• Retain significant trees and enhance.
• Use predominantly native species.
• Use local species to support biodiversity.
• Consider succession tree planting.
• Improve sightlines using predominantly smaller (<1m) shrubs and groundcovers where required.
• More structured ‘show’ planting and textures (grasses, grey foliage, etc) to feature locations.
• Minimal turf areas in pockets of full sun only.
• Retain dead trees for habitat.

PROPOSED TREES FOR CONSIDERATION

Eucalyptus forrestiana
FUCHSIA GUM

Eucalyptus gomphocephala
TUART

Eucalyptus marginata
JARRAH

Corymbia calophylla
MARRI

Eucalyptus torquata
CORAL GUM

Agonis flexuosa
WILLOW MYRTLE

Corymbia maculata
SPOTTED GUM

TURF

VERGES

Turf species to be discussed with CoVP

Enhance the aesthetic value of verges (low maintenance shrubs, groundcovers and areas of mulch).
Utilise shade from existing large trees (Figs) to incorporate ‘lush’ planting including ferns, bromelias and groundcovers.