



BANKS RESERVE MASTERPLAN DESIGN REPORT

Prepared for The City of Vincent, February 2019



CITY OF VINCENT

udla



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CITY OF VINCENT

Image 1. Group walking on foreshore path to fish at the beach area, Banks Reserve, Source: UDLA (Left)

Image 2. Banks Reserve foreshore, Source: City of Vincent (Cover)



Image 3. Banks Reserve - UDLA

EXECUTIVE SUMMARY

Aligning with City of Vincent strategic objectives the Banks Reserve Master Plan provides a coherent and coordinated vision to guide the future development and management of Banks Reserve. Implementation of this Master Plan will ensure the potential benefits from this high-quality community asset are maximised and that it positively influences a broad range of the current and future City of Vincent community members.

The project team, together with the City of Vincent facilitated a community engagement process. The final component of which was a collaborative design process with a Community and Stakeholder Reference Group to develop a Master Plan which responds to the needs of community and key stakeholders.

The resulting Master Plan:

- Supports the objectives and strives to achieve the priorities of the City of Vincent's Strategic Community Plan 2018-2028:
 - Priority 1: Enhanced Environment
 - Priority 2: Accessible City
 - Priority 3: Connected Community
 - Priority 4: Thriving Places
 - Priority 5: Sensitive Design
 - Priority 6: Innovative & Accountable
- Recognises the cultural significance of the site to the Whadjuk people and the site's recent history as a place of reconciliation.

- Builds upon the existing qualities of the site improving access to and experience of these high-quality landscape attributes.
- Utilises the riverside location to enhance and improve the opportunities to access, interact with and view the Swan River.
- Improves the current access allowing equitable access to all proposed features and amenities.
- Facilitates a diverse activation program comprising events, pop-up vendors etc.
- Increases and diversifies opportunities for informal active recreation.
- Improves the conflict issues with the dual use path reinventing it as the "Banks Promenade" a wider path with a surface suitable for sharing and lined with low garden beds to create separation from the oval area.
- Retains the natural character of the reserve and preserves the large open lawn areas popular for recreational use.
- Proposes additional revegetation areas to continue the intent of recent environmental projects.
- Improves opportunities for interaction with nature via boardwalks allowing access along the revegetated foreshore.
- Improves and increases the parking capacity with minimal influence on the character and function of the reserve.
- Proposes an upgrade of the play space and active sports area that is coordinated with other amenities and connections across the site.
- Proposes a replacement of the problematic Banks Pavilion building with a partially covered, plaza space that allows a flexible range of activity and functions that can be utilised by the wider community.
- Provides the option for incremental implementation and allows the feasibility of a proposed new community / commercial facility (stage 2) to be explored prior to pursuing implementation.
- Accommodates the reality that stage 2 may be a long-term proposition and therefore provides a coherent stage 1 plan that is suitable as a standalone master plan.
- Provides an order of magnitude estimate of costs for the implementation of the Master Plan.

The implementation of the Banks Reserve Master Plan will ensure this high-quality community asset realises its full potential and plays a key role as green infrastructure within the City of Vincent.



Image 4. Banks Foreshore - UDIA

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1.0 INTRODUCTION

Image 5. Walters Brook - UDLA



1.1 INTRODUCTION

UDLA were engaged by the City of Vincent to develop an integrated Master Plan that outlines a clear coordinated direction for improvements to Banks Reserve and the adjacent foreshore area.

The process of developing the Banks Reserve Master Plan involved multiple community engagement methods, as well as comprehensive analysis. This formed a base of knowledge from which a design process, that included the community and stakeholders at each stage, could be delivered. A final Master Plan is a representation of the coordinated aspirations of the community, the City of Vincent and stakeholders.

Key project objectives/outcomes from the Council Workshops¹ include:

- Retain and maintain natural features of the site and use subtle design features
- Acknowledge the cultural significance of the site to Aboriginal people
- Opportunity for a cafe/commercial building with community benefits
- Improve car parking without impacting the rest of the site
- Coordinate the master plan with any medium to long term plans for the Old East Perth Power Station site and surrounding development
- Support pop-up capabilities to maximise Optus Stadium foot traffic
- Parking restrictions, path improvements and parking improvements to consider Optus Stadium impacts

¹ Council Workshop held on 23 January 2018 and communicated on 9 February 2018

- Align with the Foreshore Restoration Project
- Imagine Vincent techniques should be used for community engagement and consultation
- Playground, lighting and toilets are the key short-term deliverables

The Master Plan also includes improvements to

- Interaction with the Swan River
- Play space
- Active recreation opportunities
- Equitable access
- Safety (CPTED)
- Environmental outcomes
- Commercial opportunities
- Community facilities

Whilst a much loved community asset, Banks Reserve requires careful planning with strong community involvement to address key current and foreseen future issues.

The Master Plan aims to maximise the positive influence that Banks Reserve can have on the lives of members of the Vincent community and beyond.

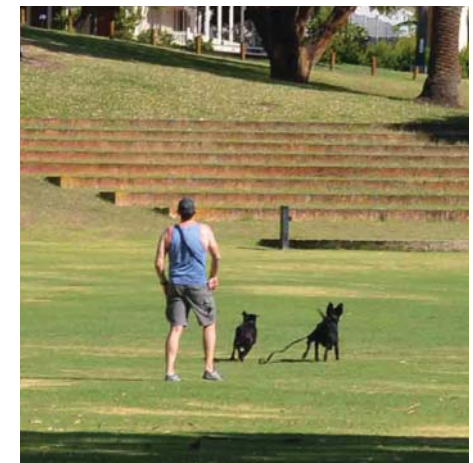


Image 6. Various images of Banks Reserve - UDLA



Image 7. Banks Reserve - UDLA

1.2 THE PROJECT

The Banks Reserve Master Plan project was initiated as per the City of Vincent Strategic Plan 2013-2017, items 1.1.6 Enhance and maintain the City's parks, landscaping and the natural environment, specifically item (D) Prepare a Master Plan for land adjoining the Swan River, Banks Reserve and Walters Brook.

The site is located on the Mount Lawley, East Perth boundary and according to the City's Local Planning Scheme (LPS) is central Public Open Space (POS) to the planned East Perth Power Station Growth Area which indicates significantly increased residential density adjacent the site.

Further to this, current pedestrian access for the Perth Stadium estimates that 7,500 people will arrive by train at East Perth Station and another 1,100 will park at the East Perth station car park on event days. This provides a possible 8,600 people potentially moving through the site to access the stadium on event days.

This combination of increased residential density and sporadic peaks in visitor use during times the stadium is in event mode indicates that Banks Reserve will become a key piece of 'Green Infrastructure' for the City of Vincent.

This Master Plan is intended to provide direction to the City of Vincent for the ongoing management and upgrade of the site to manage the changing dynamics

of the park.

UDLA has worked closely with City of Vincent staff to complete the following project stages from which the Master Plan Design Report is derived.

- One on one engagement sessions
- Park pop up engagement session
- Online survey
- Design Guidelines (Appendix A)
- Literature Review (Appendix B)
- Site Analysis (Appendix C)
- Audit of facilities and infrastructure (Appendix D)
- "A week in the life" park usage analysis (Appendix E)
- Master Plan Reverse Brief Document (Appendix F)
- Engagement and Communications Strategy (Appendix G)
- Collaborative design process with community and stakeholder reference group comprising (Appendix H - J):
 - Workshop 1: Opportunities and directions
 - Workshop 2: Concept scenarios
 - Workshop 3: Agreed direction
- Site Cultural Significance Analysis
 - Dialogue with Noel Nannup, (Appendix K)
 - Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
 - RAPWG Consultation (October 2018)
 - Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)



Figure 1. Aerial photo of surrounding area at 1:10,000 (at A3)

SCALE: 1:10,000 AT A3



Image 8. Claisebrook Cove Park Run Saturday mornings - UDLA

1.3 STRATEGIC & POLICY CONTEXT

The Enhancement of Banks Reserve contributes to the furthering of many City of Vincent strategic objectives.

The Banks Reserve Master Plan represents a formalisation of strategic objectives into a cohesive spatial plan suitable for staged implementation. A summary of the key documents that have informed this master plan include (refer Appendix A for the formal literature review) :

- The City of Vincent Local Planning Scheme No.2
- City of Vincent Policy 3.8.12 Mobile Food Vendor, (2015)
- City of Vincent Strategic Community Plan, 2013-2023 (2013)
- City of Vincent Strategic Community Plan, 2018-2028 (2018)
- The City of Vincent Sustainable Environment Strategy, 2011-2016 (2011)
- City of Vincent Reconciliation Action Plan, 2017-2018 (2017)
- City of Vincent Disability Access and Inclusion Plan, 2017-2022 (2017)
- City of Vincent Community Safety and Crime Prevention Plan, 2015-2018 (2015)
- City of Vincent Asset Management Plan (2013)
- City of Vincent Corporate Business Plan 2018/19-2021/22 (2018)
- City of Vincent, Vincent Vision 2024 (2005)
- City of Vincent, Greening Plan (2014)
- Fisher Research Aboriginal Heritage Protection: Heritage Survey - Banks Reserve (2006)
- State Planning Policy 2.10 Swan-Canning River System (2006)



City of Vincent Strategic Priorities.

These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018) and have been drawn from the feedback received from the City of Vincent community, reflecting their past, present and future. All priorities are equal and work in synergy with the others to deliver on the City of Vincents community's overall Vision.



Priority 1: Enhanced Environment

Actions:

- 1A. We will assess, maintain and increase our green spaces and park areas, including social infrastructure
- 1B. We will encourage and facilitate an increase in native flora planting and tree canopy

Outcomes

- 1.1 Our green spaces and natural areas are protected and enhanced
- 1.2 Our urban forest (tree canopy) is increased
- 1.3 An alternative power future and emerging technologies are supported



Priority 2: Accessible City

Actions:

- 2A. We will prioritise bicycle infrastructure on strategic corridors
- 2B. We will improve walking infrastructure and prioritise pedestrian safety

Outcomes:

- 2.1 Our pedestrian environments are connected and accessible



Priority 3: Connected Community

Actions:

- 3A. We will prioritise public art

Outcomes:

- 3.1 The diversity of our people and cultures is celebrated
- 3.2 Our rich arts and cultural heritage is promoted and supported
- 3.3 All members of our community are included & supported
- 3.4 Our community facilities are well used by many people in our community
- 3.5 Our relationship with the community is strong and constructive



Priority 4: Thriving Places

Actions:

- 4A. We will increase safety and security
- 4B. We will develop active and social spaces for young people of all ages
- 4C. We will ensure the ongoing maintenance of community assets

Outcomes:

- 4.1 The design of our places is focussed on the people who use them
- 4.2 Our urban environments are future thinking & innovative

NOTE: These priorities are taken from the City of Vincent Strategic Community Plan, 2018-2028 (2018)



Image 9. Summer Street car park - UDLA

2.0 THE LEARNING

2.1 THE SITE

Banks Reserve is located on the Swan River (Derbarl Yerrigan), approximately 2km north-west of the Perth CBD. The site is bounded by Joel Terrace to the west, Tony DiScerni Wetlands to the north and the East Perth Power Station to the south. Its foreshore location provides both active and passive access to the Swan River and is the only area in the City of Vincent with direct river access.

The 3.5ha site includes a steep grassed embankment which transitions to the river foreshore. A key feature of the site is the dual use path that extends north/south along the river and is highly utilised by recreational and active transport users. The park includes numerous active recreation facilities such as a single ring basketball area, playground, cricket nets and outdoor fitness stations, along with picnic seating and BBQs.

The site also includes a community building that provides both a venue hire function, storage facilities and public toilets.

Statutory Planning Context:

The land comprising Banks Reserve is owned in fee simple by the City of Vincent and is known as Lot 500 on Plan 26933, and being the whole of the land comprised within Certificate of Title Volume 2213 Folio 600.

The land is reserved "parks and recreation" pursuant to the Metropolitan Region Scheme and is declared a Development Control Area under the Swan and Canning Rivers Management Act 2006, which means that any development will need to be in accordance with this Act and associated regulations, and may require the approval of the Department of Biodiversity, Conservation and Attractions.



Figure 2. Aerial photograph of Banks Reserve and immediate surrounds at 1:1000 (at A3)

N
SCALE: 1:1000 AT A3

Banks Reserve is located in a highly urban area 2.5km from the Perth CBD. The reserve is in a foreshore location adjacent the East Perth Train Station and is the main public open space (POS) for residents east of the high volume East Parade and north of the Graham Farmer freeway and Windan Bridge.

The reserve is also located between the East Perth Train Station and the new Perth Stadium. It has been observed that a large number of users of the stadium pass through and near Banks Reserve prior to and after events.

High density urban growth areas are planned for sites in close proximity to the reserve which will increase the local population that will rely on Banks Reserve as their local green space.



Figure 3. Map of surrounding area at 1:10,000 (at A3) representing showing context and distance to other public open space.

Banks Reserve is bordered by Joel Terrace to the west, East Perth Power Station and residential properties to the south, the Swan River to the east and the Tony Di Scerni Wetlands / residential properties to the north. Due to its surrounding context and level change between the park and its urban context Banks Reserve has a sense of isolation from the broader urban context. This provides an opportunity for the urban population to use Banks Reserve as a “green getaway” to have a more naturalistic recreational experience.

The dual use path running north / south along the reserve's eastern edge is a significant influence and the main route by which visitors enter and exit the reserve. Its close proximity to the Perth CBD, pleasant surrounds and shade make this pathway popular for both commuters and other high-speed cyclists along with leisurely slower paced cyclists. The dual use path is also popular for joggers and walkers due to its separation from traffic and idyllic shaded surrounds. The high usage of this path presents an opportunity to increase reserve amenity and attract users to spend a longer time within the reserve itself, activating and enlivening the reserve for longer periods of time. This could also present a commercial opportunity.

The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events¹.

The reserve is very popular with dog owners and a strong community exists around this activity. Numerous clashes were observed between cyclists and dogs. Solutions to help alleviate this problem were explored throughout the Master Plan process.



Figure 5. Map of Banks Reserve showing main site influences area at 1:1000 (at A3)

Figure 4. Surrounding Context.

2.2 CULTURAL HERITAGE ANALYSIS



Figure 6. Map of Banks Reserve showing culturally significant areas at 1:1000 (at A3)

Banks Reserve has been a significant cultural place for Noongar people for many thousands of years. The City of Vincent acknowledges the Traditional Owners of the Land and Water, the Whadjuk Noongar people, and is committed to engaging and seeking the input of Noongar Elders and community members to ensure we move forward to greater reconciliation, and certify Aboriginal culture is given opportunity to further thrive in our society.

As the Master Plan continues its progression towards implementation it is recommended that the communication with the Whadjuk Working Party continues as it is vital that Aboriginal culture and heritage remains highly regarded.

Two categories of consideration are required prior to the final design and implementation of any proposed actions.

1. Heritage preservation

Banks Reserve is within the boundaries of three registered Aboriginal heritage sites:

- Swan River (DAA ID 3536)
- East Perth Power Station (DIA ID 3767)
- Claisebrook Camp (DIA ID 3694)

A heritage survey was conducted in 2006 by Fisher Research and again in 2013 by Anthropos Australis. The latter was a component for the Section 18 approval process for the upgrade of Walter's Brook. The detailed design and implementation of the actions contained in this master plan will require a further approval process and close communication with

SWALSC and the Whadjuk Working Party.

2. Cultural Interpretation

Banks Reserve is considered by the City of Vincent as a key place of reconciliation for the City, and the reserve has hosted reconciliation ceremonies and events for the community over the years.

The inclusion of Aboriginal art and interpretive elements that can promote the cultural heritage significance of the site and continue its perpetual function as a place of reconciliation is considered an essential part of the re-development. Currently artworks commemorating reconciliation and Aboriginal cultural heritage are located between the oval and the dual use path and this Master Plan recommends and assumes the in-situ retention of the works.

Potential inclusions for cultural interpretation include:

- Mural / sculpture installation
- Inclusion of cultural art within landscape elements (eg. on painted hard surfaces or in shelter design)
- Signage explaining the cultural significance of the site and the Beelihar (river).
- Inclusion of an educational trail along the proposed boardwalk and reserve pathway.
- Planting of indigenous plants with signage including Aboriginal naming and traditional usage of the species.
- Inclusion of a firepit and yarning circle.

This Master Plan recommends close engagement with appropriate Whadjuk Noongar / Nyoongar representatives and artists during the detailed design and implementation of upgrade and development works.

The Banks Reserve area is considered by Noongar / Nyoongar people to be of high heritage significance for its spiritual, mythological and historical connections.¹

Beeliar (Swan River) & the Waugal.

The Beeliar is a place of great cultural significance. Whadjuk Noongar / Nyoongar people associate Beeliar as the home of the Waugal and Dreaming Stories.² The Waugal is the major spirit for Noongar / Nyoongar people and central to beliefs and customs, taking shape in the form of a snake or rainbow serpent. The Waugal is believed to be the giver of life, maintaining all fresh water sources. It was the Waugal that made Noongar / Nyoongar people custodians of the land.³

As the Waugal slithered across the land its body formed the rivers and banks, “making its way down the river, creating the bends at Belmont and Maylands before emerging through the Narrows into Perth Water to create the large expanse of downstream water”⁴

Noongar / Nyoongar people would frequent the area hunting and gathering food and freshwater from the local spring. The Beeliar was a place (still is) the Noongar / Nyoongar people traversed often for hunting and gathering food, to collect freshwater from the nearby spring and other matters of

ceremonial and cultural importance.⁵

Vinnicombe and Bates both observe that the Waugal is also believed to have created permanent water sources at places where it rested, and a number of these locations subsequently became important centres for trade and exchange.

The Waugal not only created the Beeliar but also remains omnipresent within it – the flow of water is evidence of the Waugal’s presence.

Whadjuk Noongar / Nyoongar people believe that if the Waugal is not respected or if its resting place is disturbed, all the water will dry up.⁶

Walters Brook

The Walters Brook site was a site of freshwater, which attracted people to camp nearby.

Claisebrook Camp & East Bridge Precinct

Claisebrook Camp was a camping ground between Windan Bridge which possibly extended all the way to East Perth Power Station. Claisebrook Camp is recorded as a camp and water source used from the late 1800s into the 1950s.

The “Claisebrook” camp of recent history was unlikely to enter within the Banks Reserve boundary, however as this camp represented a series of former camp-sites that existed pre colonisation , it is likely that Banks Reserve area was used as a camp at

some stage.⁷

Similarly, the East Bridge Precinct was a campsite for Aboriginal people from Yellagonga’s time (1830s) up to the 1900s. It lies on either side of the former now Windan Bridge, bordering on Claisebrook Camp

Aboriginal consultants asked that the former camps here and at overlapping sites be protected by inclusion in designated public open space and recognised through public art or information (MacDonald et al. 1991).

⁷ Dorch, Fisher & Cuthbert, Report on a Heritage survey of the proposed remediation of the Swan River

Whadjuk / Noongar / Nyoongar people acknowledge the importance and sacredness of the Beeliar – Swan River, the Dreaming stories and Dreaming tracks (Mythological) associated with the Waugal (Rainbow Serpent), the traditional Noongar / Nyoongar names of significant places and their meanings, ceremonial sites, places they can and can’t go, the Noongar / Nyoongar seasons, the Noongar / Nyoongar runs/bids, they know their camping grounds, locations of natural springs and waterholes.⁸

⁸ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter’s Brook) 2018

“Nguny might be bibbul koorliny - that means going south, where all the paper bark trees are, that mean bibbul. Paper bark trees they call them bibbul trees. Bibbul boorn. They tear all the paper bark off then they make a little mia mia out of it. A little round camp, they tear all the paper bark off with a wanna stick. The women used wanna sticks in those days. They tear off like an axe. They get all that bark out and jab through and tear it off. They were real good little camps; they never let the rain through. They know how to build it, same as you build your tin [hut]. A little round mia mia. They reckon, they kwop (good). Mia warra mia now. Houses no good. Wedjela making mia now koombar moort kaya - yes that means big family house, they’re making all big flash places for their families. Ngulluk kura kura, nitcha ngulluk mia nyinalang - Kura kura - that means long time ago, here they were living in those little camps long ago.”

Sites of Significance, City of Fremantle. Collard, Harben & Thompson

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter’s Brook) 2018

² Ibid

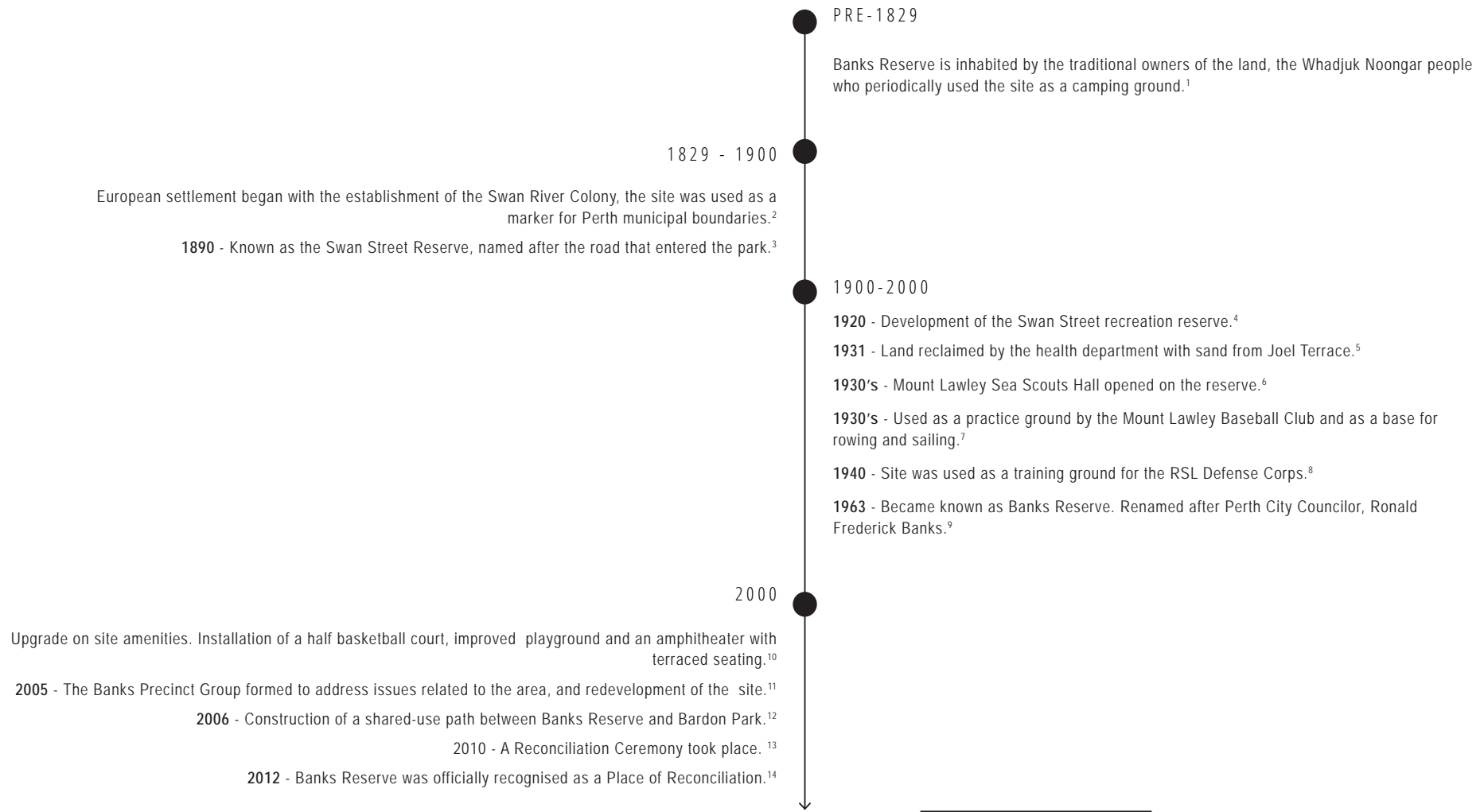
³ <https://www.noongarculture.org.au/spirituality/>

⁴ Australian Interaction Consultants (AIC) Report – City of Fremantle

⁵ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter’s Brook) 2018

⁶ Ibid

RECENT TIMELINE OF BANKS RESERVE AREA



1: Report on an ethno-historical investigation into the Aboriginal heritage of the Town of Vincent, Rodney Harrison 2000
2: Brief history of Banks Reserve & name changes, City of Vincent, 2018
3-12: Ibid



Figure 7. Existing cultural artwork with small animal / dreaming story sculptures fixed into rock. Source: UDLA

2.3 PHYSICAL ANALYSIS



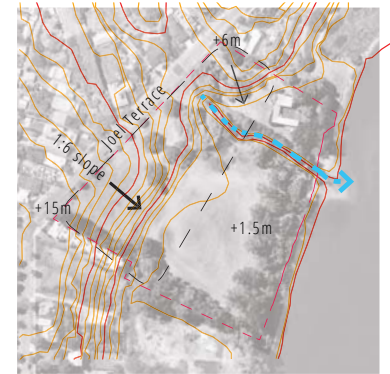
ACCESS



CAR PARKING



SERVICE EASEMENTS



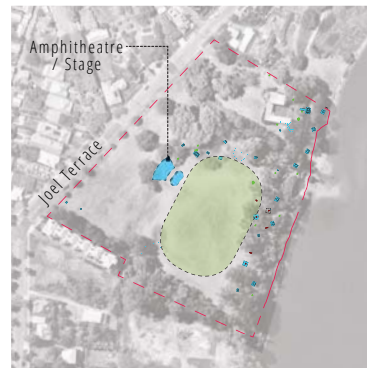
TOPOGRAPHY



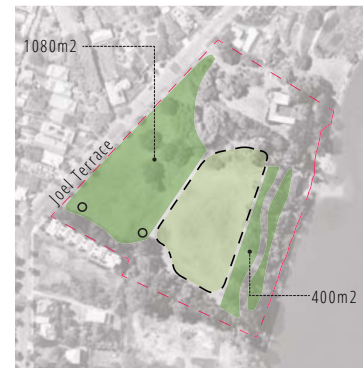
FENCES



AMENITIES - ACTIVE



AMENITIES - PASSIVE



IRRIGATION



TREES



REVEGETATION

2.4 USAGE ANALYSIS

RECREATIONAL USERS



- Many recreational users enter via the Tony di Scerni pathway from the north or south.
- Some local users enter the site via Joel Terrace.
- The current pavilion receives low usage due to its poor design and functionality.

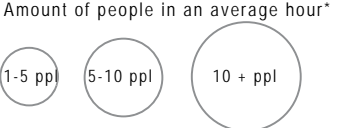
	Walking/Jogging		Playground		Primary recreation route
	Cycling		Basketball		Local access
	Dog off-lead		Soccer		
	Dog on-lead		Fishing		
	BBQ area		Boat		

ACTIVE USERS



- The majority of active users enter the site via the Tony di Scerni pathway from the north or south.
- Some people add the exercise stations into their route, and then continue along the path.

	Walking/Jogging
	Cycling
	Exercise equipment



*Refer to 'A Week in the Life' Study by UDLA

2.5 LANDSCAPE CHARACTER

BEACH



Figure 8. Beach



Image 12. Beach

THE FORESHORE GROVE



Figure 9. Foreshore Grove



Image 14. Foreshore Grove

BUILDING & CAR PARK

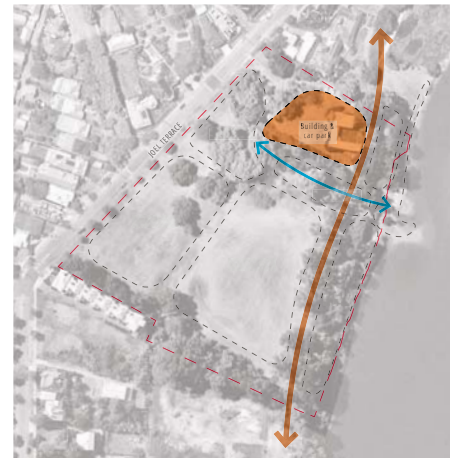


Figure 10. Building and Car Park



Image 13. Building & Car Park

CENTRAL SPACE



Figure 11. Central Space



Image 11. Central Space

LOWER OVAL



Figure 12. Lower Oval

GRASS EMBANKMENT

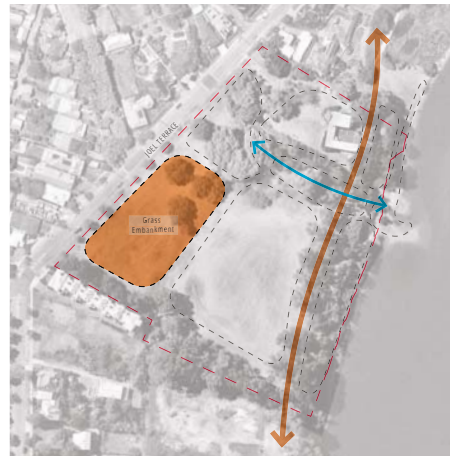


Figure 13. Grass Embankment

HERITAGE TREES

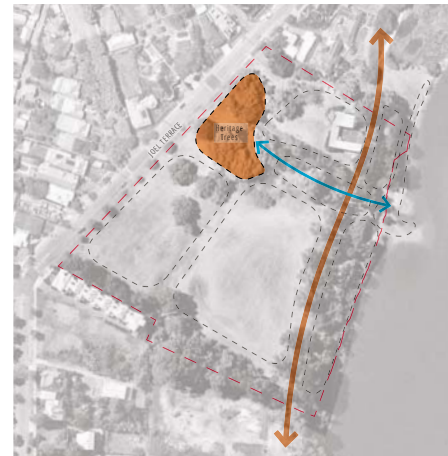


Figure 14. Heritage Trees



Image 17. Lower Oval



Image 16. Grass Embankment



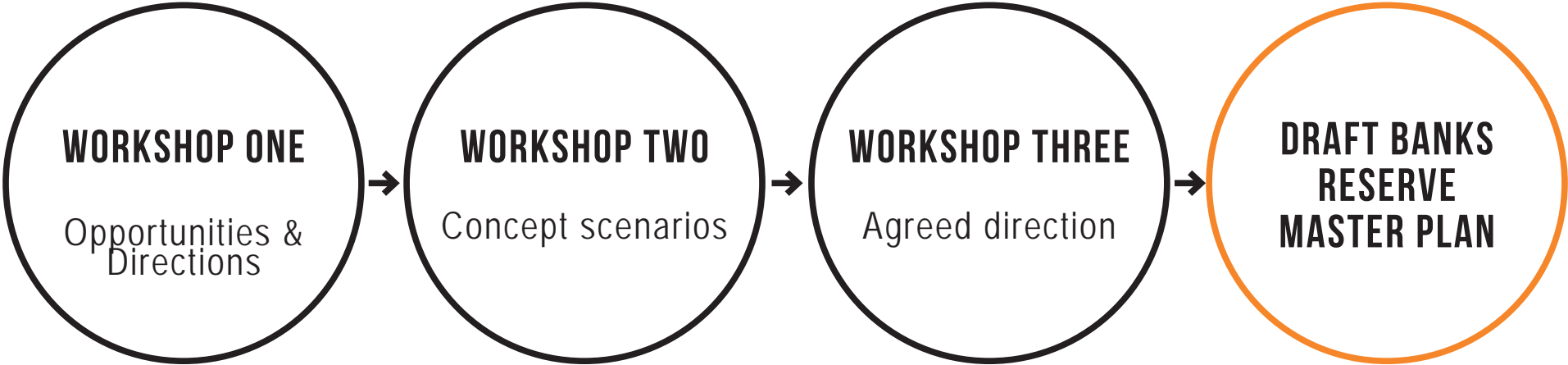
Image 15. Heritage Trees

A community reference group were guided through a collaborative design process involving the following stages:

HOLISTIC
EXPLORATION



COLLECTIVE
DIRECTION



2.6 ENGAGEMENT PROCESS

The engagement process was conducted in two stages. The first stage included:

A Week in the Life Study

This study aimed to understand the current influence of Banks Reserve on the community. UDLA project team members visited the site at varying times for one hour every day for a week. Whilst on site the team observed and recorded the way the park was used and interviewed users of the park and passers-by. This provided the project team with an understanding of how the park was used and what this place means to a wide range of users. The results of the study are found in the appendix.

One on One engagement sessions

One on one engagement sessions were held with various groups or institutions of influence to Banks Reserve. These sessions aimed to communicate the intent of the Master Plan Project and to determine the strategic position of the stakeholders in relation to Banks Reserve. These sessions were conducted with:

- Department of Biodiversity Conservation and Attractions (Rivers and Estuaries Division)
- Department of Local Government, Sport and Cultural Industries
- Claisebrook Town Team
- City of Bayswater
- City of Perth
- Western Power
- Venueslive
- MRA

Park Pop-Up and Postcards

Postcards were delivered to local residents advising them of the project, the online survey and of a pop up event that was to take place in the reserve. During this pop up event, the project team had many conversations with community members enquiring as to the ways the park was currently used and the vision and ideas community members had for the future of the reserve.

The second stage of the engagement component involved the formation of a Community Reference Group (CRG) who were included in a collaborative design process. This collaborative design process was structured around the following three workshops:

Workshop One - Opportunities and Directions

This workshop involved the presentation of the site analysis and early engagement findings followed by group discussions focused on possible actions for six key opportunities at Banks Reserve:

- The Pavilion
- The Foreshore
- The Playground
- The Oval
- The Path
- East / West Access

A broad array of comments and ideas were received which set the foundation for the creation of a set of design scenarios. The workshop 1 presentation and feedback is detailed in the appendix.

Workshop Two - Concept Scenarios

Three concept scenarios were created from the ideas and themes discovered in Workshop 1 and preceding engagement sessions. This stage involved the converting of ideas into spatial concepts with a key focus on the relationships between ideas and their compatibility and contextual appropriateness.

The three scenarios were created around the following design concepts:

- Concentrated activity
- In-situ upgrade
- Dispersed activity

Each scenario and the feedback it received can be found in the appendix.

Pro's and con's of each design move were discussed resulting in a clarification of ideas to create a clear preferred direction for the Master Plan.

Workshop Three - Agreed Direction

The favoured components and design directions were maintained in the establishment of a single concept representing the collective preferred actions for Banks Reserve. This single plan was however divided into two stages. Below summarises the key moves of each stage.

Stage 1:

- Reconfigure car park
- Creation of Plaza and connected deck space
- New playground in current location
- Active path to oval perimeter
- North/ south running deck along foreshore
- Combined toilet and kayak storage
- Widening of dual use path (DUP), and change of surface with alignment retained.
- Temporary commercial opportunities

Stage 2:

- New community / commercial facility
- Extension of car park
- Angled parking to Joel Terrace

This division into two stages allowed the feasibility of a new facility to be explored with the potential that it may not eventuate. The stage 1 design could be conceived without the facility to ensure a cohesive and functional master plan for the reserve. Stage 1 and 2 were discussed with the CRG and feedback informed the refinement into the final draft master plan.

Cultural Significance Consultation

The cultural significance of Banks Reserve has been closely considered in preparation of this master plan. Consultation with local Noongar / Nyoongars included:

- Dialogue with Noel Nannup, Aug 2018, (Appendix K)
- Len Collard Literature Review - 'Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook)' 2018 (Appendix L)
- City of RAPWG Consultation (October 2018)
- Whadjuk Working Party Consultation (November 2017, May 2018 and November 2018)

Aboriginal Engagement

- Meeting with Aboriginal Elder Noel Nannup 7th August at Banks Reserve to establish context and Aboriginal significance of the site
- Consultant engaged – Len Collard from Moodjar Consultancy to prepare a 'Sense of place study' for Banks Reserve
- Consultation with RAPWG – October
- Consultation with Whadjuk Working Party (November)

Council Advisory Groups

City of Vincent Arts Advisory Group

City of Vincent Urban Mobility Advisory Group

City of Vincent Children and Young People Advisory Group



Image 18. Banks Reserve Foreshore - UDLA

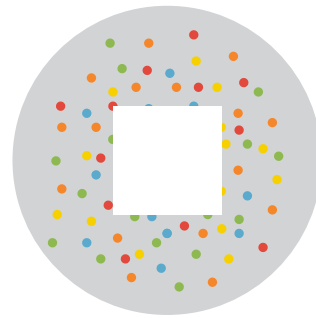
2.7 OBJECTIVES

Following site analysis, context analysis and community and stakeholder engagement, a number of key objectives were identified for the Master Plan to focus on enhancing at Bank Reserve:

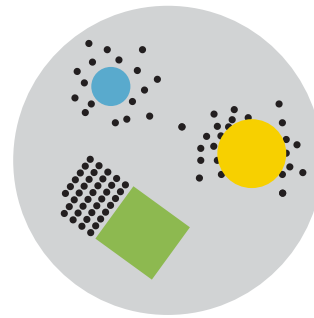
- Activation
- Accessibility
- Culture
- Recreation
- Foreshore interaction
- Character
- Amenity
- Safety
- Environment

These objectives provide a framework to motivate and guide design propositions and actions.

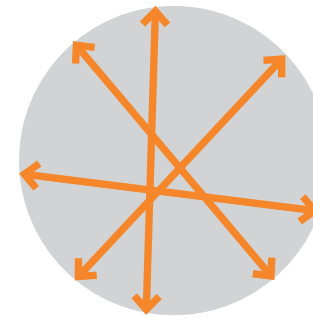
OBJECTIVES:



AMENITY



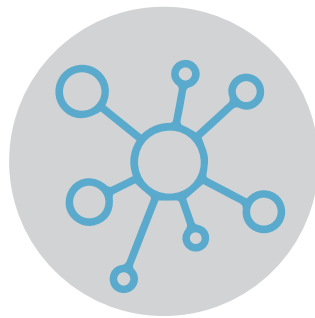
ACTIVATION



ACCESSIBILITY



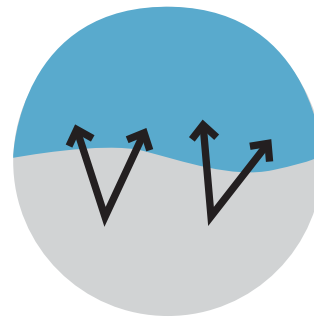
SAFETY



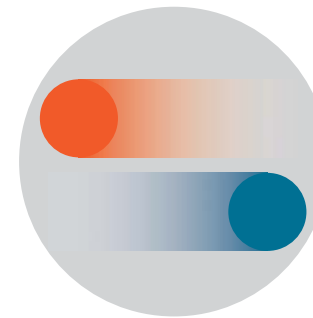
CULTURE



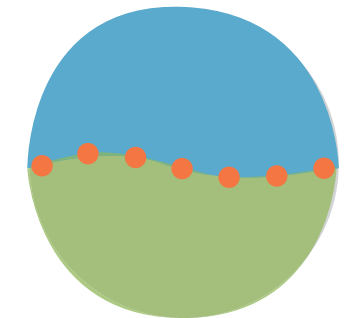
CHARACTER



FORESHORE
INTERACTION



RECREATION



ENVIRONMENT

3.0 THE OPPORTUNITIES

Opportunities on the Banks Reserve site to progress the objectives of the project were determined. Each opportunity has a unique potential to further a specific set of objectives.



THE PAVILION

- The Pavilion has the potential to be a major driver of change to the reserve and with the opportunity to have significant effect on the reserve's functionality and value.



BEELIER (RIVER) & FORESHORE

- Banks Reserve is a key point for interaction with the Beelieer (Swan River) and the City of Vincent's main river foreshore asset. The Beelieer is a place of great cultural significance being the home of the Waugal and Dreaming Stories.¹ The foreshore area provides great opportunity for Whadjuk Noongar / Nyoongar history and culture to be celebrated in a cognisant and sensitive way through interpretative artwork and cultural narrative. This cultural history and story-telling could greatly improve the experience of the river from the reserve.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



THE PLAYGROUND

- The current playground is in need of an upgrade and an opportunity exists to attract and broaden the demographic of the users of Banks Reserve. This upgrade is a chance to explore the location and composition of the play space.
- There is opportunity to incorporate Noongar / Nyoongar cultural elements to be incorporated into the playground such as the use of water.¹

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018



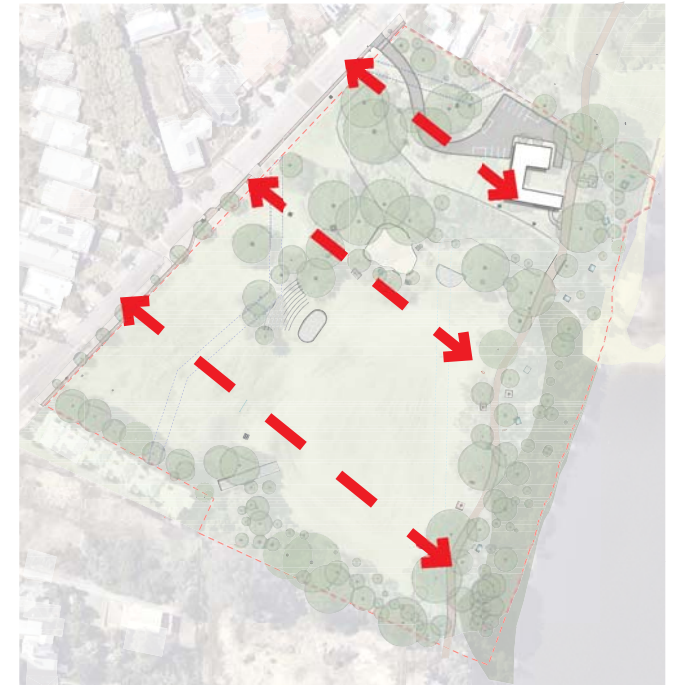
THE OVAL

- The open oval area is highly used by the local community. This area has an informal active recreation function and an opportunity exists to improve and expand this experience. This area is a very popular dog exercise area.



THE PATH

- A dual use path runs between the foreshore area and the reserve. This high use path is the main access point for those entering the reserve however its mix of users are at times in conflict. An opportunity exists to explore design interventions that could improve the function and experience of this path.
- The path provides a great opportunity for Whadjuk Noongar / Nyoongar history and culture to be shared and celebrated along the path in a cognisant and sensitive way through interpretative artwork and cultural narrative. These could incorporate existing artworks along the path.



EAST / WEST ACCESS

- Equitable access from Joel Terrace to the river is absent. Including equitable access across the park in an east/ west direction will be a significant improvement.



Image 19. Banks Reserve - UDLA

4.0 THE PLAN



GARDINER ST

JOEL TERRACE

WESTRALIA ST

SWAN RIVER

0 25M 50M



4.1 WORKS BY ZONES

SUMMER ST CAR PARK

- Upgrade existing car park
- River access regulation

BANKS PLAZA

- Toilet and kayak storage facility
- Hardstand plaza
- Foreshore deck area
- Car park upgrade
- Lighting

BANKS PROMENADE

- Widening and resurfacing of path
- Indicate key crossing zones
- Cultural elements
- Lighting

BANKS ACTIVE ZONE

- Firepit
- Play space
- Mixed active recreation space
- Active path
- Joel Terrace connecting path
- Lighting

WALTERS' BROOK

- Bridge structure over Walters Brook
- Interpretive elements

BANKS BOARDWALK

- Raised boardwalk
- River Journeys Project interpretive nodes
- Cultural elements
- Low height re-vegetation
- Lighting

TURF AREAS

- Upgrade existing furniture and signage.
- Perimeter path along Joel Terrace

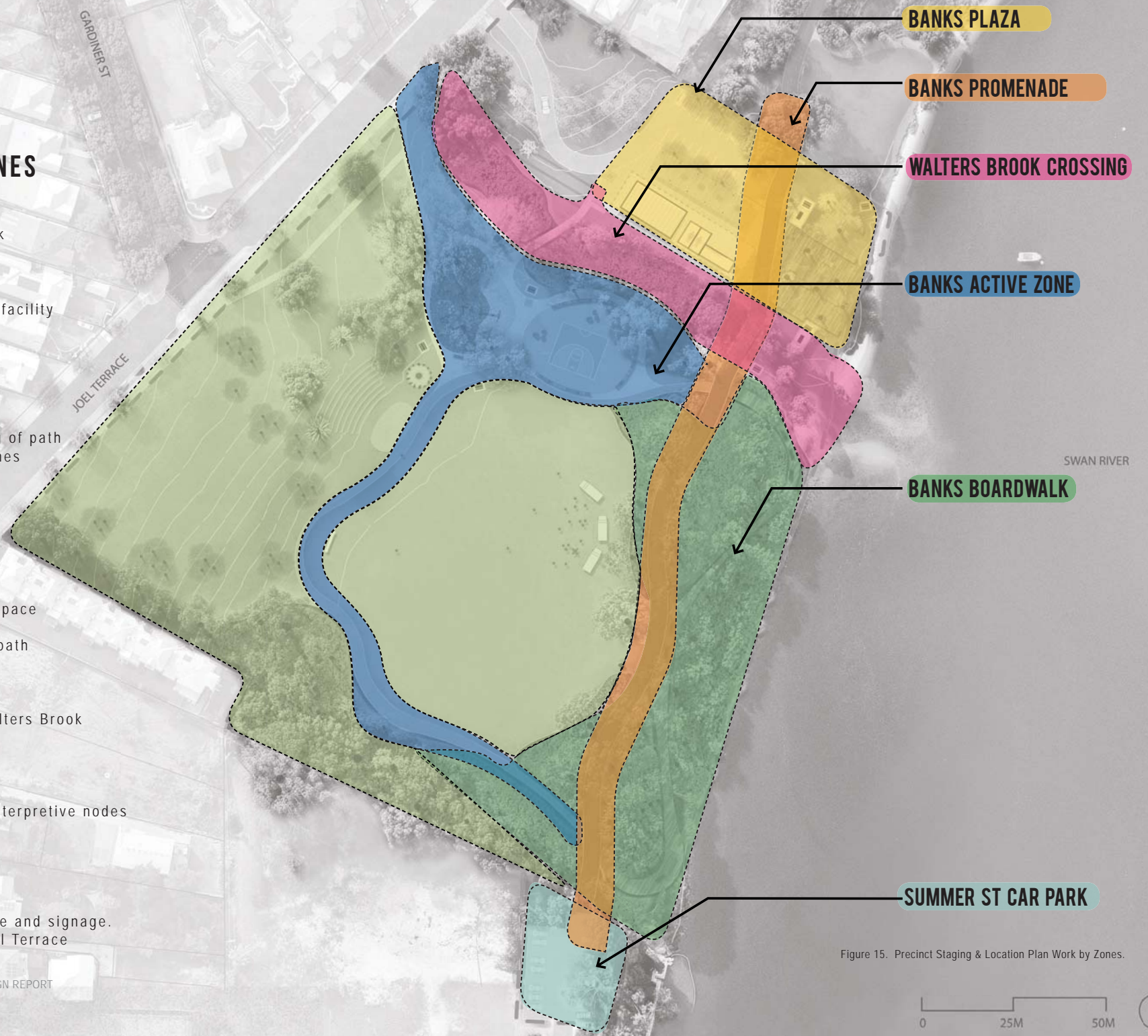


Figure 15. Precinct Staging & Location Plan Work by Zones.



PULL OVER / PASSING AREA
ADDED TO ENTRANCE ROAD

WALTERS BROOK CROSSING

BANKS ACTIVE ZONE

BANKS PLAZA

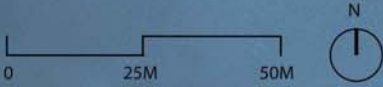
SWAN RIVER

BANKS PROMENADE

BANKS BOARDWALK

SUMMER ST CAR PARK

Figure 16. Stage 1 Completed Plan.



4.2 POSSIBLE FUTURE WORKS

POSSIBLE FUTURE WORKS

NEW FACILITY

- Community and/or commercial facility
- Car park expansion
- Angled bays to Joel Terrace

**NEW FACILITY
CARPARK
UPGRADES**



Figure 17. Precinct Staging & Location Plan - Possible Works



CARPARK UPGRADE

NEW FACILITY

CARPARK UPGRADE

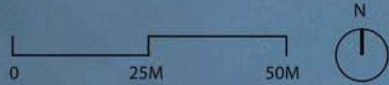
JOEL TERRACE

GARDINER ST

WESTRALIA ST

SWAN RIVER

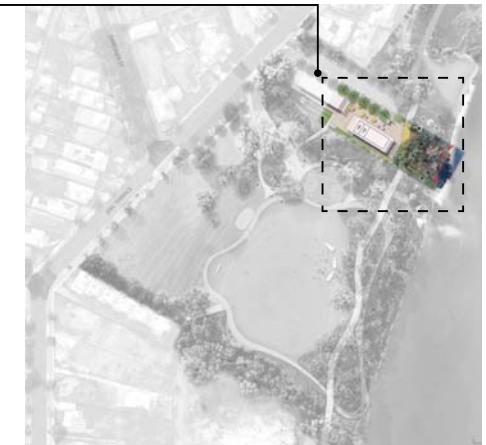
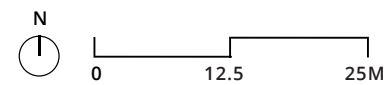
Figure 18. Plan Showing completion of possible works.



4.3 BANKS PLAZA



Figure 19. Banks Plaza 1:1000 at A3



Removing the existing building provides the opportunity to consolidate the built forms into a compact linear passage with the following inclusions:

- (A) - New kayak storage facility. Due to the high profile location this facility must be of a high architectural / aesthetic quality
- (B) - New stand alone toilet facility.
- (C) - Pop up or temporary container cafe. Potential to assess viability of a cafe within Banks Reserve.
- (D) - Raised decking structure to provide access to the foreshore whilst protecting roots of mature trees.
- (E) - Raised timber furniture.
- (F) - 2 x BBQ areas with shelter and picnic settings.
- (G) - Electric wheelchair charging point.

Detailed design consideration is required to determine the final extent and composition of the foreshore deck and other proposed riverside infrastructure. This detailed design will require consideration of the predicted impact of climate change and the associated increase in flood and storm surge inundation levels.

There is an opportunity to tie in the plaza and decking space with the Swan Canning 'River Journeys Project,' a recreational trail consisting of 25 nodes along the Swan River. Banks Reserve has been earmarked as a possible future location for this project. Interpretive artwork and sign-age could also be incorporated into the decking and or paving (see figure 19).



Figure 20. Map showing River Journeys Project Nodes.



Figure 21. Example of River Journeys project at Bickton Baths.



Figure 22. Open decking area surrounding foreshore.



Figure 23. Access to foreshore.

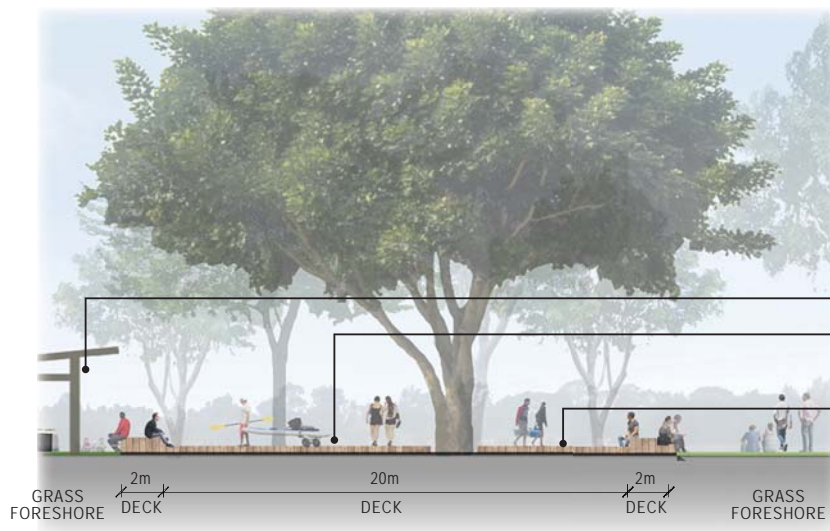


Figure 25. Section AA

- BBQ shelter.
- Raised deck to protect existing tree roots.
- Open deck space with permanent seating to the edges to allow clear access to the foreshore through the central space.



Figure 24. Kayak storage facility of high aesthetic quality.

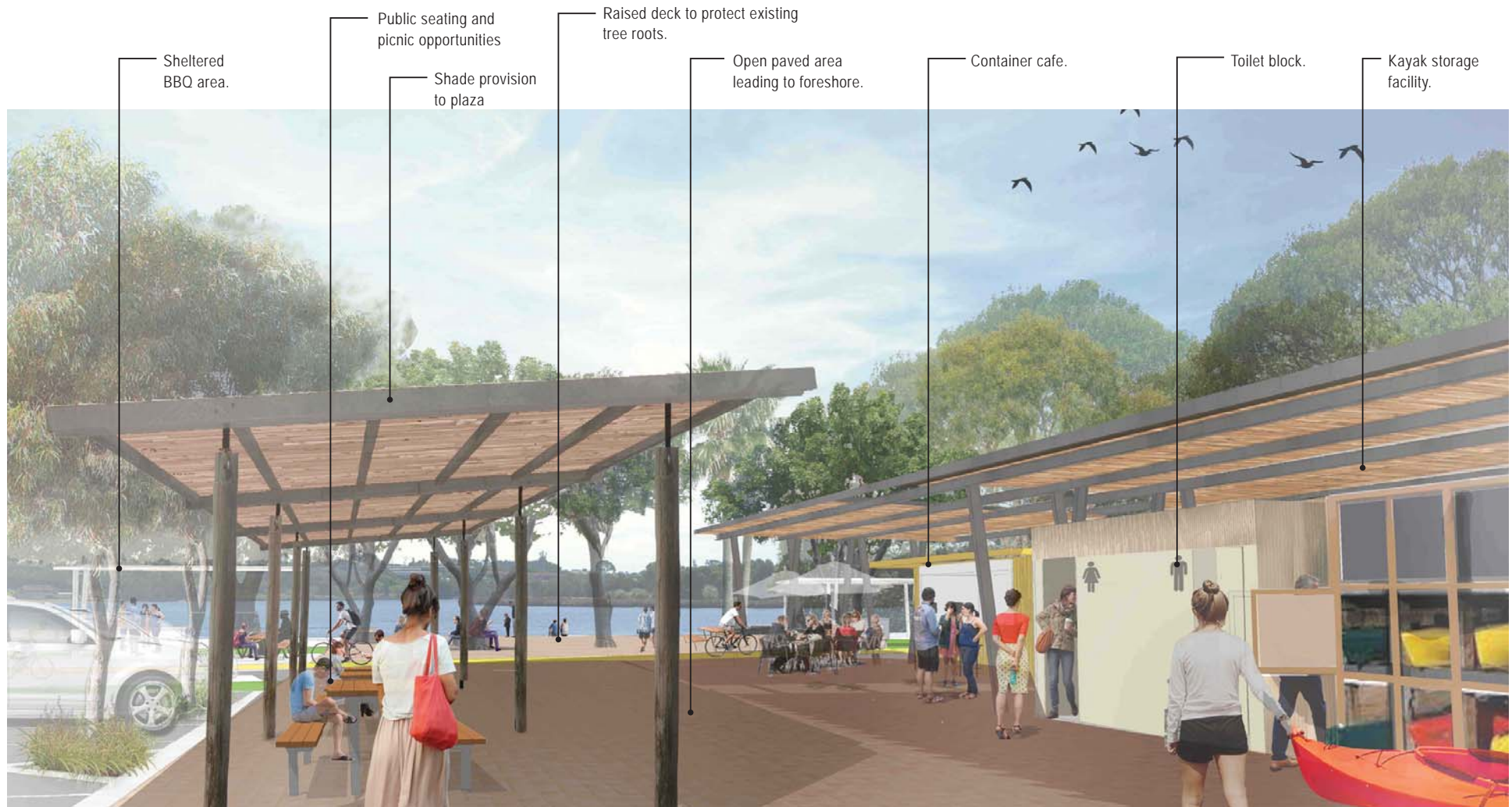


Figure 26. Artist Impression - Elevation C



Figure 27. Section BB

Car park upgrades to the pavilion car park and Summer St car parks would likely happen during the Plaza upgrades. The Summers Street car park extends from Summer Street to the southern edge of Banks Reserve and is a key point of arrival for visitors to the reserve. An upgrade is planned for the car park to formalise it and increase capacity. The increase in capacity of the Summers Street car park reinforces the Master Plan's proposal to only rationalise and reconfigure the Banks Pavilion car park without major expansion.

The Summers Street Jetty to the south of the site has recently been considered structurally unsound and requiring significant structural upgrade. As a result, access to the Jetty has been restricted. This reinforces the need for river interaction, kayak storage and launching spaces within the Banks Plaza.

- Shade shelter to open plaza space
- Public seating and picnic area
- Open paved area leading to foreshore.
- Canoe storage & toilet facility & pop up container cafe.
- Low re-vegetation maintains sight lines for a safer crossing.



Figure 28. Open decking area surrounding foreshore.



Figure 29. Temporary or semi-permanent container cafe



Figure 30. Toilet block precedent

4.4 BANKS PROMENADE

The Banks Promenade will remain in its current location, with the following upgrades:

- (A) - Widening of the path to 4m. Resurfacing to red asphalt with a concrete edge to comply with Department of Transport's 'Recreational Shared Path' requirements.
- (B) - Rumble strip markings on intersection areas to signify caution and reduce cyclists speed.
- (C) - Low re-vegetation planting surrounding the path to minimise pedestrian crossover points, resulting in 3 clear crossing areas.
- (D) - Minor entry statement.
- * - Opportunity for cultural narrative / interpretive artwork.

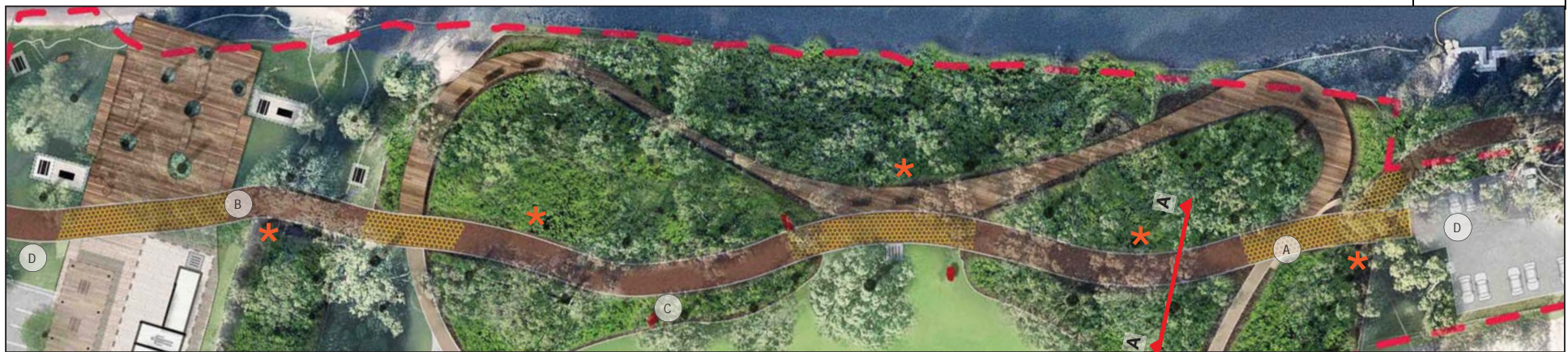
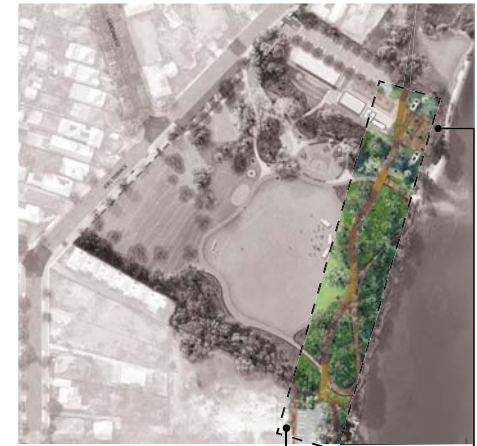


Figure 31. Section through Banks Promenade - 1-1000 @A3

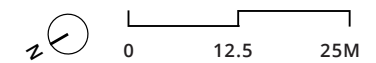




Figure 36. Example of interpretive signage at Matuwa Kurrara Kurrara. Source: Publik



Figure 38. Example of interpretive signage at Port Noarlunga. Source: Ecept Studio



Figure 37. Cultural narative board: Needwonnee Walk, Melaleuca Source: think-tasmania.com



Figure 33. Rumble strip painting to signify crossing point.

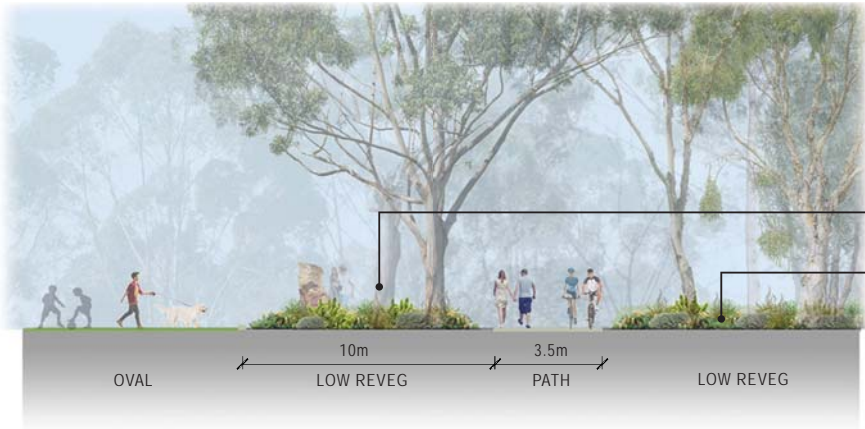


Figure 32. Section AA through Banks Promenade - 1-500 @A3



Figure 34. Low endemic re-vegetation planting.



Figure 35. Red asphalt path with crossing point.

4.5 BANKS ACTIVE ZONE



Figure 39. Banks Active Zone- 1:1000 at A3



- (A) - The playground will be upgraded and kept in its current location, taking advantage of the existing slope and mature shady trees.
- (B) - Half court with line-marking for various ball sports.
- (C) - Shelter with BBQ, picnic table, water fountain and bike racks.
- (D) - Curved bench along the edge of the active hub with general power outlets (GPO).
- (E) - Firepit.

Banks active zone north area is comprised of the local playground, and a mini court recreational area. Both will be upgraded in their current location.

The playground represented in this master plan is a result of a collaborative design process with the community reference group and also represents the community comments from the “a week in the life study”, the online survey and pop up engagement sessions. The following summarises the key community desires captured in the engagement process:

- Scale of playground to be local and not a regional attractor level (master plan parking provision also suits this scale).
- General location to be retained.
- Shade from surrounding mature trees to be utilised
- Naturalistic aesthetic is favoured as are “Nature Play” elements utilising natural materials such as timber.
- Noongar / Nyoongar consultants recommend incorporating Whadjuk Noongar / Nyoongar themes within the play area such as the use of water in the playground.¹
- Playground to be in two age appropriate zones, with the zone for younger children to be fenced due to close proximity to a very popular dog exercise area.
- Potential to explore utilisation of the sloped bank for older children (without fence).
- Proximity to sports space favoured so elder siblings and young children in relative proximity.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter’s Brook) 2018



Figure 40. Local size nature based playground utilising slope.



Figure 44. Incorporating water play elements



Figure 41. Firepit and yarning circle.



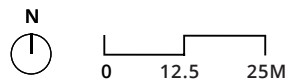
Figure 42. Recreational hub with hit up wall and half court.



Figure 43. Section AA through playground and ball court.



Figure 45. Banks Active Zone - 1:1500 at A3



Banks Active area 'full extent' is comprised of a loop path and a large open central space for informal sport and recreational users. This area will remain a dog exercise area. This area has the opportunity to be set up with service points for food trucks and events capacity. A firepit is proposed which would be formally used in cultural ceremonies and informally used by recreational users. The loop path is to be of a low key "earthy" aesthetic such as compacted limestone. The use of limestone is recommended by Noongar / Nyoongar consultants as it is associated with the Waugal dreaming stories.¹

- A - Loop path connecting to the foreshore boardwalk.
- B - Service points (power/water) for food trucks & events.
- C - Open turf area / dog exercise area
- ✱ - Opportunity for cultural narrative / interpretive artwork.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

Existing path to be widened and resurfaced.



Figure 46. Banks Active Area - Existing Image

Compacted limestone path to retain low key "earthy" aesthetic
Low revegetation
Shared space indicator markings
Existing path to be resurfaced.



Figure 47. Banks Active Area - Proposed Elevation

4.6 WALTER'S BROOK



Figure 48. Walters Brook Crossing - 1:1000 at A3



A new crossing point at Walter's Brook is proposed to amend the current bottle neck at the existing single crossing. This crossing will provide a strong connection between the plaza space and the playground / active sports area. Walters Brook is a place of great cultural significance to Aboriginal people and could provide an opportunity for interpretive artwork and story-telling.

Ⓐ - Walters Brook Crossing

* - Opportunity for cultural narrative / interpretive artwork.

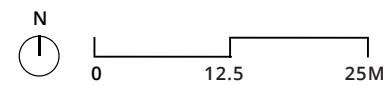




Figure 49. Section AA through Walters Brook Crossing.

* Opportunity for cultural narrative / interpretive artwork.

Walter's Brook crossing.

Low native vegetation.

Existing brook



Figure 50. Sloped paving treatment.



Figure 51. Prefabricated Bridge.



Figure 52. Example of interpretive signage and artwork opportunity.

4.7 BANKS BOARDWALK



Figure 53. Banks Loop Path.



The Banks Boardwalk winds its way through the existing revegetation area meeting the Banks Promenade at the 3 distinct crossing points. Following consultation with the Whadjuk Working Party, or their chosen delegate, Aboriginal cultural heritage and the significance of this site would be recognised at various points along this boardwalk.

- (A) - Raised boardwalk with ramped accessible entrance.
- (B) - Seating/viewing area.
- (C) - Low re-vegetation planting.
- * - Opportunity for cultural narrative / interpretive artwork.

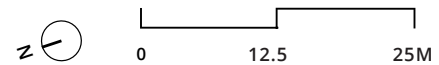




Figure 57. Example of the River Journey Project. Heathcote Reserve, Applecross



Figure 54. Example of raised timber boardwalk.



Figure 55. Raised perforated steel boardwalk.

As mentioned on page 43, Banks Reserve has been identified as a future node for the Swan Canning 'River Journeys Project.' The boardwalk provides an ideal opportunity to incorporate interpretive artwork and cultural narrative elements throughout the walk or within the decking.

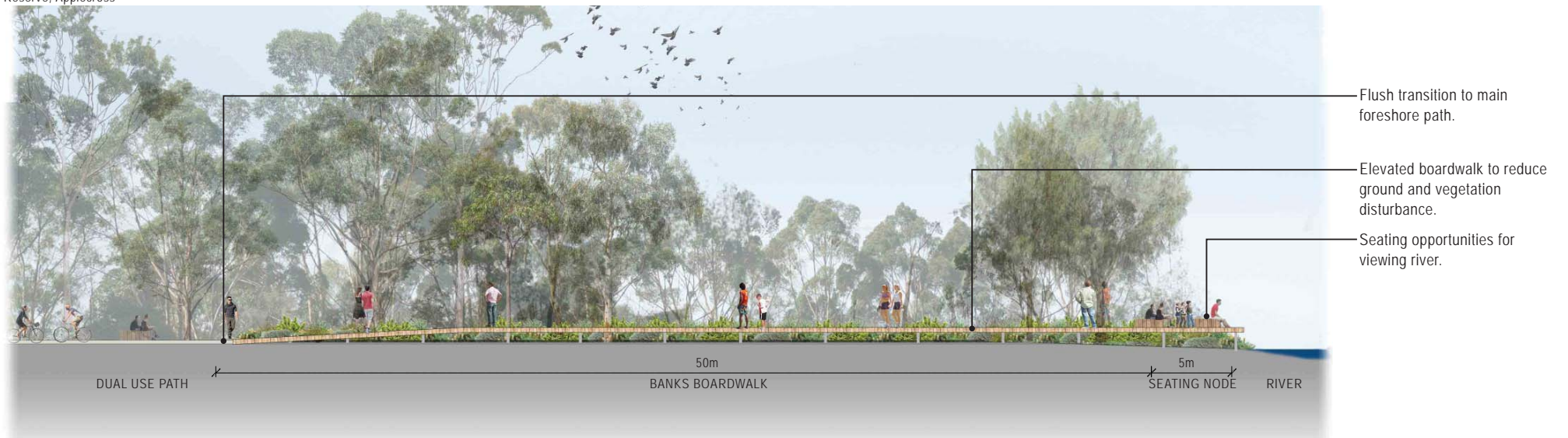


Figure 56. Section AA through Banks Boardwalk.

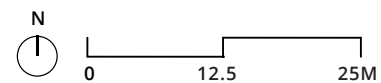
4.8 NEW FACILITY OPPORTUNITY



Subject to a business case and community demand, stage 2 entails a new facility and adjacent car park. This facility would be multi use with potential commercial and community use functions.

- (A) - New facility building approx. 500m²
- (B) - Angled street parking (~14 Bays).
- (C) - Adjacent car park extension (~32 Bays).
- (D) - Entrance space / public fore court to new facility.
- * - Opportunity for cultural narrative / interpretive artwork.

Figure 58. New Facility - 1:1000 at A3



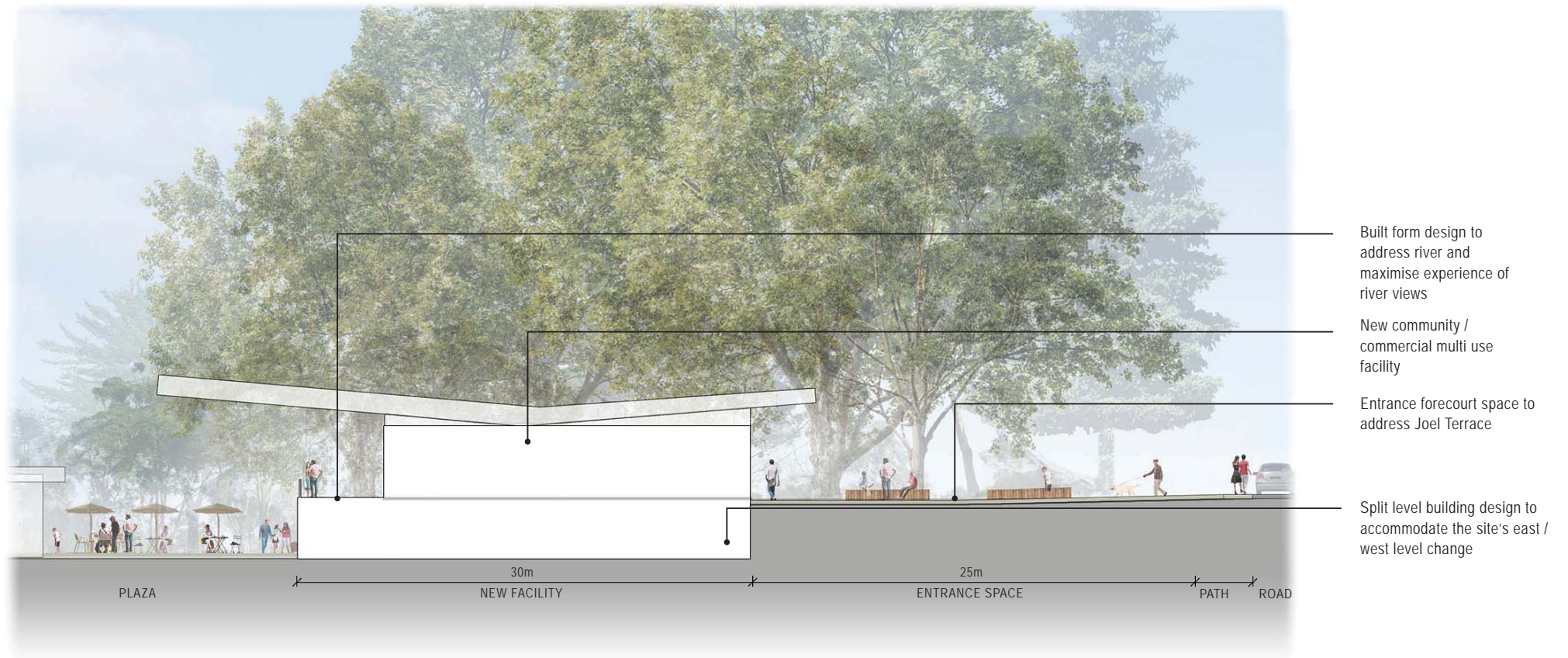


Figure 59. Section AA through new facility building.

5.0 MASTER PLAN OUTCOMES

5.1 LIGHTING



A quick win for the reserve is the inclusion of lighting. High level lighting is proposed for high use areas such as the promenade, play and car park areas. Low level lighting is proposed for the board-walk and other lower use paths. This would improve safety and address CPTED principles.

• Low level lighting (5-10m spacing)

■ High level lighting (20m spacing)



5.2 ACTIVATION OPPORTUNITIES

Banks Reserve presents a number of activation opportunities consisting of small scale temporary vendors up to medium sized events. The availability of space for car parking and impact on surrounding residents is a limiting factor on the size of events that are practical at Banks Reserve.

The Master Plan proposes a Plaza space adjacent to an upgraded car park (with vehicle access) to the north of the site. This flexible space would consist of an open hard stand surface suitable for temporary vendors such as food trucks or container café's. The new Perth Stadium could bring as many as 8600 pedestrians traveling through the site towards East Perth Station and the car park during large events which could provide a great activation opportunity¹.

Vehicle access to the area is proposed from the south eastern corner of the site. This location is already the service vehicle access point for the reserve. It is proposed that this intent is maintained which allows an activation opportunity with access from the Summer Street car park along the dual use path and into the reserve. This would suit community events being hosted on the oval.

The existing amphitheatre and stage platform provides another activation opportunity with the potential for performance style events better suited to the banked seating.

An objective of the Master Plan is to provide a variety of opportunities for increasing activation of the reserve. Temporary activation events and programming can create awareness of the value of the amenity within the reserve which could lead to more frequent usage and longer term sustainable activation.

Through more detailed design appropriate power, water and sewerage connections will be located.



¹ Perth Stadium Transport Project Definition Plan December 2012

5.3 EQUITABLE ACCESS

Accessibility is a core objective of the Master Plan for the upgrade of Banks Reserve. The current situation is very poor from an equitable access perspective and could be considered discriminatory. The key equitable access issues include general east / west movement across the site, access from Joel Terrace into the reserve, access to the playground, access to the BBQ's and oval (eg dog walking etc.), access to the river, and opportunities to experience the foreshore environment.

The Master Plan proposes significant improvement to equitable access within Banks Reserve including:

- Proposed access path from Joel Terrace into the Banks Active zone which includes Play Space, BBQ's, Sports Area
- Flush plaza space and foreshore decking area allowing interaction and recreation opportunities with the river.
- Foreshore boardwalk to allow equitable experience of the foreshore environment.
- An electric wheelchair charging station is proposed for the plaza near the Banks Promenade.

The access upgrades proposed in the Master Plan will assist with the creation of positive and inclusive experiences for people with disability.



5.4 ENVIRONMENT

Banks Reserve is an environmentally significant site. Riverine foreshores are environmentally important due to the role they play in water quality, floral diversity and fauna habitat. At Banks Reserve this significance is heightened as the surrounding drainage catchment converges to run across the site as Walter's Brook and then enter the Swan River. This catchment is now an urban one with a storm water drainage network daylighting at Walters Brook prior to entering the river.

This potential to improve the quality of the urban water prior to its entrance into the Swan River was identified and a Walter's Brook upgrade project was completed in 2014. This project created the currently well vegetated Walters Brook which now plays a phytoremediation function, along with providing habitat for local fauna.

Other recent projects at Banks Reserve include two foreshore stabilisation and revegetation projects and the revegetation of the southern boundary of the reserve.

This focus in the last 20 years on environmental projects has brought Banks Reserve up to an environmentally high standard (the main oval space is also unirrigated). This high environmental regard must be maintained and enhanced in the future planning and management of the reserve.

The Master Plan proposes a further increase to areas of revegetation with an increase to the southern boundary revegetation, additional revegetation areas between the oval and the shared path, and an expansion of the foreshore revegetation area to meet the shared path.

An increase of local tree planting to the south western lawn bank was explored during the collaborative design process, however this was not

well received by the community who value the open lawn bank for recreational purposes and for the open views it allows between the street and lawn oval. Leaving this area open lawn will align with the safety and recreational objectives of the Master Plan.

The recently completed Banks Reserve Foreshore Restoration Project implemented erosion control and revegetation to the foreshore stretching south of Banks Reserve. This provides significant environmental benefit to the area, however the conversion of this beach foreshore adds further importance to the foreshore area in the northern portion of the Banks Reserve as it concentrates activities such as fishing, kayak launching etc.

- Proposed Walter's Brook crossing
- Walter's Brook re-vegetation 2014
- Foreshore re-vegetation 2007
- Southern boundary re-vegetation 2002
- Proposed Boardwalk
- Banks Reserve Foreshore Restoration Project
- Proposed revegetation areas
- Previous revegetation areas
- Revegetation areas potentially disturbed by the proposed master plan



6.0 NEXT STEPS



Image 21. Banks Reserve - UDLA

6.1 A SENSE OF PLACE - POTENTIAL NOONGAR / NYOONGAR NAMES FOR BANKS RESERVE

Banks Reserve was re-named in the early 1960s after Perth City Councillor Ronald Banks. Prior to that it was known as the Swan Street Reserve taking its name from the main street into the park, and before that it was Walter's Brook named after an early landowner Walter Boyd Andrews.

The City of Vincent acknowledges that Banks Reserve is located on culturally significant land and as a result potential changes to the name of the reserve have been suggested by Len Collard.

The Banks Reserve area (Walter's Brook) has been identified as 'Warndoolier'. However, given that the cultural consultants stated that this area is of high significance for its spiritual, mythological and historical connections Noongar / Nyoongar might suggest other place names associated with its significance to give it more meaning for a "sense of place". Further the use of Noongar / Nyoongar place-names and use of Noongar / Nyoongar language is central to our identity; all throughout the southwest there are Noongar / Nyoongar place names, significant sites and landmarks. These connect us to our sense of place and give us a sense of belonging. The "language of the land" (Noongar / Nyoongar place names) connects all Noongar / Nyoongar to their cultural heritage.¹

The following are the suggested Noongar / Nyoongar place names that capture the thematics of the Whadjuk Noongar / Nyoongar cultural knowledge about the area.

¹ Len Collard, Aboriginal Heritage Significance Of The Survey Area – Banks Reserve (Walter's Brook) 2018

Waugal-mia-up	-	a resting place of the Waugal
Moort-al-up	-	one of our families home
Meriny-up	-	place of food gathering
Moort Karla-mia	-	Our families homefires/campfires
Beeliar-booja	-	Riverland - where the water meets the land

6.2 IMPLEMENTATION PLAN

The Banks Reserve Master Plan has been created to guide design and development of the facilities at Banks Reserve. The plan will ensure future development responds to the principles and desired outcomes that the community values.

The Master Plan implementation plan is detailed below with a number of component areas that could potentially be funded by different sources to achieve the overall vision.

An order of magnitude implementation budget (Table 1) has been developed for each stage and component area. This implementation budget aligns with financial years, priorities and directorates.

A detailed staging plan will be required when potential funding sources are identified and each component of the Master Plan will require detailed design and costing.

Title of works	Responsible Directorate	Priority	Year 1 18/19	Year 2 19/20	Year 3 20/21	Year 4 21/22	Estimated cost	Comments
Summers Street car park	Engineering	High	✓				\$120,000	
Temporary toilets	Engineering	High	✓				\$45,000	Installation of a temporary modus style public toilet and decommissioning of existing public toilets
Wheelchair charging point	Engineering	High	✓				\$10,000	Community budget submission
Playground and active zone (detailed design)	Engineering	High	✓				\$30,000	Detailed design prepared by landscape architect for playground and active zone
Lighting	Engineering	High	✓				\$70,000	Upgrade existing lighting to LED lighting along pathway
Plaza and boardwalk (detailed design)	Engineering / Community Engagement	High	✓				\$40,000	Detailed design prepared by landscape architect for plaza and boardwalk
Total cost							\$315,000	
Indicative costs								
Playground and active zone (construction)	Engineering	High		✓			\$500,000	Following detailed design
Boardwalk	Engineering	Medium		✓			\$450,000	WA Parks Foundation River Journeys Project to provide approx. \$100k-150k additional funds for construction of interpretation nodes
Recreational shared path	Engineering	Medium			✓		\$150,000	Grant funding available through Department of Transport
Building demolition	Engineering	Low			✓		\$50,000	Existing pavilion demolished
Plaza, beach area, car park	Engineering	Low			✓		\$430,000	
Lighting	Engineering	Low			✓		\$140,000	Lighting incorporated into new plaza
Toilets, kayak and container cafe	Engineering	Low				✓	\$300,000	
Oval path	Engineering	Low				✓	\$80,000	
Walters Brook crossing	Engineering	Low				✓	\$70,000	
Total cost							\$2,170,000	

Subject to a business case and feasibility studies								
New community facility and extension to carpark	Engineering	Low				✓	\$2,500,000	Subject to feasibility studies and a business case
Total cost							\$2,500,000	

Table 1. Table of the order of magnitude costs for the implementation of the Banks Reserve Master Plan

* The above approximations do not include design fees, project management, escalation, intersection upgrades, major service upgrades or realignments, drainage modifications and major earthworks, major retaining walls to commercial precinct, built form associated with the commercial precinct, contractors profit and attendance.



6.3 PROJECT PHASING

The report recognises the broader framework and the steps that lead from master planning to staged implementation and operation, as follows:

1. Funding;
2. Staged detailed design & site planning approvals, as required;
3. Design detail & tender documents including development approvals - as required;
4. Construction (staged - as required); and,
5. Operation and management.

This detail design to construction phase would be necessary for larger stages, such as the play spaces, boardwalk, kayak storage and upgraded pavilion

Other smaller stages within the master plan may not need to go through a second detail design process. These 'quick-wins' could be projects such as lighting and car park reconfiguration which could be implemented relatively quickly and easily. These types of projects have direct positive impact for the reserve and it's users.

