



AXFORD PARK UPGRADE

BACKGROUND ANALYSIS & SUMMARY OF ENGAGEMENT REPORT

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1.0 Background

On 5 April 2016, Council adopted the following Notice of Motion:

“That Council REQUESTS the Chief Executive Officer to:

1. *Develop a plan for Axford Park in consultation with the local community, the Mt Hawthorn Hub and the Mt Hawthorn Sub-Branch of the Returned Services League (WA), to enhance the precinct for greater community use, to create more usable open space and to protect and enhance the existing war memorial; and*
2. *Report back to Council by July 2016 on the progress of developing the plan referred to in 1. above.”*

On 1 May 2016, Administration undertook high level community engagement at the Mount Hawthorn Streets & Laneways Festival. Figure 1 below was displayed and festival attendees were asked to respond to the questions outlined on the display. The responses were collated and formed part of the preliminary site analysis. Sixty-six responses were received and the key theme that emerged was the collective support for the ‘diversification of the parks use’.



Figure 1. Mount Hawthorn Streets and Laneways Festival 2016 Display

Following the festival consultation, Council identified the need to ‘Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses’ as a Council Priority 2016/17 and Item 9.4 ‘Upgrade Axford Park’ was included in the City’s Corporate Business Plan(CBP) 2016/17 – 2019/20.

In 2016/17 the CBP project was allocated a budget of \$150,000.00 and scheduled to occur during the 2016/17 and 2017/18 financial years, with an additional \$20,000.00 allocated to Axford Park Improvements and \$60,000.00 allocated to Axford Park Tree Uplighting in the Capital Budget 2016/17.

The tree up-lights have since been installed and on 25 July 2017, Council adopted the 2017/18 CBP and 2017/18 Budget. The CBP included an action to *Redesign and upgrade Axford Park* and a new budget figure of \$200,000 was allocated to the Axford Park Upgrade project.

This report provides a summary of the background analysis and engagement undertaken between October 2016 and March 2017 and documents the key findings of the 6 June 2017 Council Workshop.

2.0 Site Context

Preliminary background analysis was completed in November 2016 with additional analysis undertaken as part of the stakeholder engagement process. A comprehensive list of outcomes and the sites opportunities and constraints are documented in **Section 4.0** below.

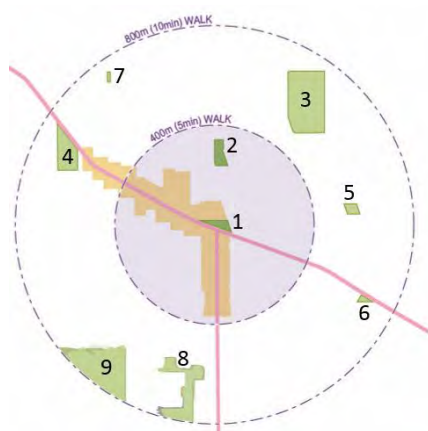
LOCAL CONTEXT

Axford Park is geographically located in the centre of the Mount Hawthorn Town Centre, connecting Oxford Street North with the traditional Scarborough Beach Road main street (refer figure 2).



Figure 2. Context Plan

The park itself sits within a broader network of parks, with eight parks located within an 800m radius (10minute walk) of Axford Park. The park is classified by the University of Western Australia's POS (Public Open Space) Tool as a Pocket Park and is used for passive recreation. It is distinctly different in character and classification to the surrounding parks, many of which include play and sport facilities



1. Axford Park	Pocket Park (Passive Recreation)	0.26ha
2. Edinboro St	Small Neighbourhood Park (Play)	0.42ha
3. Les Lilleyman	Larger Neighbourhood Park (Sport/Play)	3.55ha
4. Braithwaite	Medium Neighbourhood (Play)	1.08ha
5. Hobart St	Pocket Park (Play)	0.2ha
6. Anzac Rd	Pocket Park (Passive Recreation)	0.09ha
7. Matlock St	Pocket Park (Play)	0.04ha
8. Brentham St	Large Neighbourhood Park (Play)	3.17ha
9. Britannia Res	Regional Park (Sport/Play)	20.52ha

Source: UWA & Australian National Data Service – POS Tool <http://www.postool.com.au>

Note: Axford Park is 3,540sqm including Lot 100(2,600sqm) and the surrounding park area which encroaches onto the designated Hobart Street and Edinboro Street Road Reserves.

The suburb of Mount Hawthorn is 246ha and currently contains 5.44ha of public open space. Axford Park accounts for 3,540sqm of the 5.44ha and is a significant community asset. Mount Hawthorn's public open space accounts for just over 2% of the suburb's area, which is well under the commonly accepted 10% benchmark reflected in the Western Australian Planning Commission's Development Control Policy 2.3 Public Open Space in Residential Areas.

The City is in the process of preparing a Public Open Space Strategy, however as this piece of work is yet to be prepared, site analysis and community consultation were used to inform the current and desired future role and function of Axford Park.

PLANNING FRAMEWORK

Axford Park (Lot 100) is zoned 'Reserve - Parks and Recreation' in the City's current Town Planning Scheme 1(TPS1) and in the Council adopted Town Planning Scheme 2(TPS2), while the surrounding lots are zoned 'Commercial' in TPS1 and 'Town Centre' in TPS2 (refer figure 3 below).

TPS2 is currently pending endorsement from the Minister for Planning and yet to come into effect, however once endorsed, mixed-use development of heights up to five (5) storeys will be permissible, which places the park in the centre of a strategic redevelopment area.

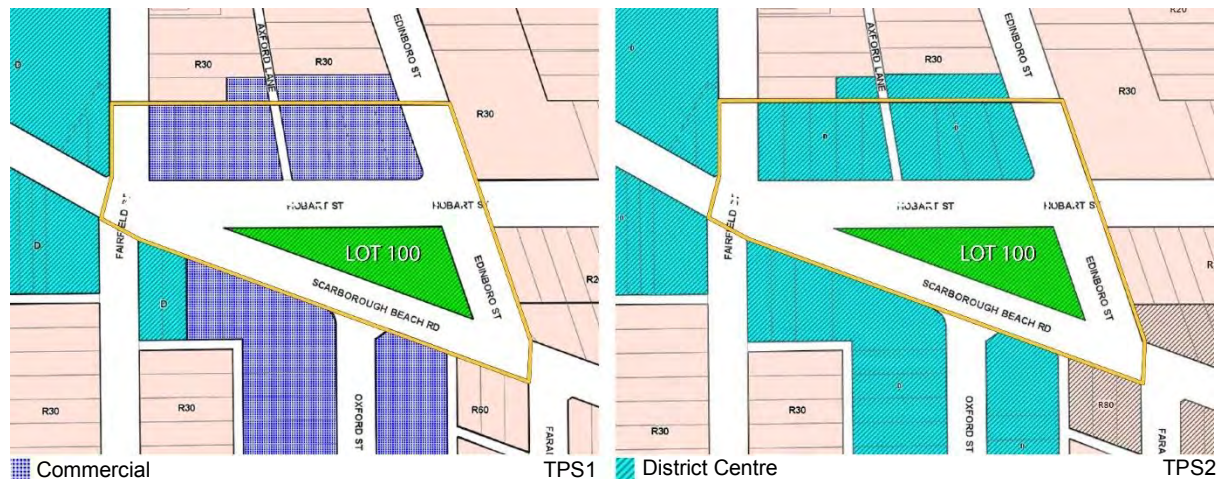


Figure 3. Town Planning Scheme Comparison

LAND OWNERSHIP & TENURE

Land ownership within and surrounding the study area presents significant redevelopment potential, with a number of landholdings in single ownership and a number of lots of a significant size.

Figure 4 depicts large lots and landholdings in single ownership. This figure should be read in conjunction with Table 1 below which outlines the lot details of those within the study area.



Figure 4. Land Ownership Analysis

DETAILS OF LAND	PLAN SURVEY NO.	TITLE NO	INTERESTS & ENCUMBRANCES	OWNERSHIP
Lot 474: 126 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 475: 120-124 Hobart St	2334	Vol 1976 Folio 275	Easement Burden	Private (Owner 1)
Lot 476: 118 Hobart St	2334	Vol 1028 Folio 130	Easement Benefit	Private (Owner 2)
Lot 6	69763	Vol 1754 Folio 521		Private (Owner 3)
Lot 478	2334	Vol 1845 Folio 590		Private (Owner 4)
Lot 3	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 4	13991	Vol 1905 Folio 847		Private (Owner 5)
Lot 503	29873	Vol 1905 Folio 847		Private (Owner 5)
Lot 504	29873	Vol 1403 Folio 864		Private (Owner 5)
Lot 100 Scarborough Beach Rd	3107	Vol 487 Folio 183		Freehold by CoV

Table 1. Lot Details

Lot 100 is owned freehold by the City and Lot 474 and Lot 475 have an easement burden for right of carriageway purposes to Lot 476 (refer figure 5 below). Access to Lot 476 is therefore via Fairfield Street and not Hobart Street.



Figure 5. Lot Access

Axford Park currently encroaches into gazetted road reserves under the care, control and maintenance of the City. Advice from the Department of Lands (received in June 2015 as part of the Mary Street Piazza project) confirms that:

- the road reserve does not have to be for carrying vehicular traffic but can also be limited to pedestrian traffic;
- the City can design and construct within a road reserve without the permission of the Department of Lands as long as any structure fits the description of 'streetscape'; and
- Approval from the Department of Land is required if there is a direct commercial benefit to a business (i.e. a space in the road reserve is constructed for the sole commercial use of an entity).

MOVEMENT & ACCESS

Vehicles, Pedestrians & Cyclists

Axford Park is bound by Scarborough Beach Road, Edinboro Street, Anvil Lane and Hobart Street. Scarborough Beach Road is classified as a Distributor A Road and has a traffic volume of approximately 12,000 vehicles per day. Edinboro Street, Anvil Lane and Hobart Street are classified as local access roads with Hobart Street having a traffic volume of approximately 800 vehicles per day from Edinboro to Scarborough Beach Road.

There is currently one-way only access onto Hobart Street (before Edinboro Street) off Scarborough Beach Road which is only accessible to vehicles travelling south-east. The current configuration of this one-way entry is not ideal for pedestrians, cyclists or drivers as it causes confusion. The one-way entry is 6m wide at its narrowest point which makes it easy for vehicles to illegally exit Hobart Street onto Scarborough Beach Road, posing a threat to pedestrians and cyclist who aren't expecting vehicles to exit from this direction. The proximity of the protected bike lanes entry to the vehicle entry point may also contribute to poor legibility.

Preliminary options to close a portion of Hobart Street were explored during the projects inception. Further exploration of alterations to the existing road network should take into account the impact on traffic flow, lot access and the pedestrian and cycling environment. Based on the site analysis undertaken to date, there are currently two options relating to the reconfiguration of the road network that will impact traffic flow. These options were explored during the first phase of the project and include:

Option 1. Narrowing the 6m carriageway to reduce the probability of vehicles using this as a two-way access route, whilst raising the vehicle carriageway to be flush with the existing footpath and expanding the footpath to improve the environment for pedestrians; and

Option 2. Blocking access from Scarborough Beach Road onto Hobart Street, to increase the public open space within the study area and improve the cycle and pedestrian connection along the north of Scarborough Beach Road.

Parking

In June 2017, the study area contains one taxi rank and approximately 52 parking bays. These include; thirty-one (31) 1P designated 45° bays, five(5) 1P parallel bays, two(2) 1/4P bays, one(1) designated ACROD bay and a Taxi/ACROD zone along Hobart Street and seven(7) unmarked and six (marked) parallel bays along Edinboro Street.

A Public Parking Occupancy Survey of the Mount Hawthorn Town Centre was undertaken in 2016 by Luxmoore Parking and Safety consultants. As part of this study, parking occupancy surveys were taken of portions of Hobart Street and Edinboro Street located within the study area between 5 February - 2 March 2016. The survey found that parking on Hobart Street and Edinboro Street reached peak occupancy rates of 95% and 100% respectively and recommended time limits be shortened in both locations. The study made no comment regarding the ongoing verge parking in this area (refer figure 7 below) but this has become an increasingly prevalent issue, to the detriment of the verges, along both Hobart Street and Edinboro Street.



Figure 7. Hobart Street and Edinboro Street Verge Parking

Public Transport

Axford Park is currently serviced by bus No. 990, a high frequency route connecting Scarborough Beach to Perth Bus Port via Glendalough Train Station and Charles Street, bus No. 402, connecting Stirling Train Station to Perth Bus Port via Loftus Street and Northbridge and No. 15, connecting Glendalough Train Station to Perth Bus Port via Leederville. The park is serviced by two bus stops with both located adjacent to the park on Scarborough Beach Road.

INFRASTRUCTURE

The infrastructure and services identified within the study area are water mains, sewer mains, drainage pipes, gas lines, underground power cables and a Western Power transformed. With the exclusion of drainage, it is unlikely the upgrade of the park will necessitate the relocation of these services. However, significant works are likely to impact drainage and there may be considerable costs associated with this.

The Western Power transformer is not sited in a desirable location, however, there is a significant cost associated with the relocation of this and a cost of approximately \$2,000.00 to explore whether or not the relocation is possible.

The need to improve the existing level of lighting within the study area was identified in 2015 and the City facilitated the up-lighting of seven (7) of the mature trees in Axford Park at a cost of approximately \$65,860.00. Additional lighting improvements may be required in the future. Any future improvements should be determined following the monitoring and review of the recently installed up-lights.

TOPOGRAPHY

Indicative survey information suggests there is approximately a 1m height difference over some 28m. This is considered to be a relatively gentle slope and therefore not significant. Any additional public open space could be designed to follow the natural slope and/or there could be scope for a two-tiered design to be incorporated as a design feature.

CAPITAL WORKS CONTEXT

Oxford Street North

The large-scale upgrade of Oxford Street north from Anzac Road to Scarborough Beach Road including tree planting, cycle lanes and shared space is currently on-hold. Concept options were presented to Council at a workshop in August 2016 and a preferred concept determined. This project is complementary to the upgrade of Axford Park and there may be benefits associated with aligning the staging of both.

Bike Boulevard & Bike Network Plan

The Shakespeare Street Bike boulevard is now complete. The project extends from Green Street to Scarborough Beach Road, reducing speeds to 30km/h to allow people in cars and on bikes to share the street safely. This project is expected to increase the number of cyclists along this route. There is an opportunity to extend this project further along Shakespeare Street to Richmond Street. This is a significant project and presents an opportunity to attract Bike Boulevard users to the park in the future.

Protected bike lanes were delivered along Scarborough Beach Road adjacent to Axford Park as part of the City's Bike Network Plan. In conjunction with this project, funding was allocated to a bike repair station which was recently installed in Axford Park.

Water Corporation Water Main Renewal Program

As part of Water Corporations Water Main Renewal Program, disruptive replacement works along Hobart Street, Oxford Street and Scarborough Beach Road commenced in February 2017 and conclude in November 2017. This project did not affect the timing or staging of any proposed Axford Park upgrades.

LEASE CONSIDERATIONS

The City entered into a licence agreement with the Hawkers Markets operator for a two-year lease period in November 2016. The licence allows the Market to operate on Friday evenings between 5.00pm-9.00pm from 2 December 2016 – 31 March 2017 and 3 November 2017 – 27 April 2018. The market is supported by the local community and ran successfully in 2016/17. The lease period may constrain the timing and implementation of redevelopment opportunities and upgrades. An alternative Market site will need to be provided if significant upgrade works are scheduled to occur during the Market lease period. There is an associated risk to the sustainability of the Market if it were to be relocated.

3.0 Engagement Process

Axford Park study area presents a number of opportunities for redevelopment and is well positioned to be upgraded in order to maximise its potential as a community asset. Through redevelopment and the delivery of more usable space, it is anticipated that the site will generate considerably more community use and better connect the town centre, both visually and physically. To ensure the site reaches its full potential and is developed in a sustainable, community focused and site responsive way, engagement with key stakeholders and the Mount Hawthorn community was identified as an important element of the project delivery.

STAKEHOLDER INTERVIEWS & WORKSHOP

In addition to the engagement outlined above, the City undertook key stakeholder interviews in October and November of 2016 with the following key stakeholders and/or a representative from the following organisations:

- Mount Hawthorn Sub-branch of the Returned Services League (WA);
- Mount Hawthorn Hub;
- Transition Town Mount Hawthorn (Vincent);
- Scouts WA;
- Mt Hawthorn Baptist Church;
- Pisoneri Fine Food & Wines; and
- the City's Asset & Design and Parks & Property Services teams.

The Mount Hawthorn Hawkers Markets commenced operation in December 2016. As such, the Market Operator was not interviewed as part of the initial interview process but was consulted at a later date.

The key stakeholders were invited to the Stakeholder Workshop held 14 December 2016 at Scouts WA. This workshop was an informal session to discuss the opportunities, constraints, site objectives and the outcomes of the key stakeholder interviews. The outcomes are outlined in **Section 3.0** below.

Following the Stakeholder Workshop, three concept options were prepared. These options were developed in response to the site analysis and engagement undertaken to date. The options were designed to assist in identifying key redevelopment aspects by testing varying upgrade elements with the community.

COMMUNITY WORKSHOP

A Stakeholder & Community Workshop (Community Workshop) was held 16 February 2017 at Lesser Hall, Mount Hawthorn. The workshop was an open event with invitation letters distributed to businesses and resident within a 500m radius of the park. The intent of the workshop was to identify the project opportunities, constraints and objectives and to help identify the key redevelopment aspects preferred by the local community.

Workshop attendees were presented with a brief analysis and overview of the sites opportunities and constraints and presented with the three concept options. Attendees were invited to comment on what they did and did not like about the options in their entirety and in part and were asked to put forward their redevelopment ideas for the park.

The outcomes of this workshop were recorded on the three concept option plans and the plan depicting the park as it is in 2017. An overview of the concept options and the annotated plans are included in **Section 5.0** below.

STREETS & LANES FESTIVAL ENGAGEMENT

On 7 May 2017, the concept options were displayed at the City's Mount Hawthorn Streets & Lanes Festival stall and festival attendees were encouraged to pick which of the three concept options they preferred. The outcomes of the festival display engagement are documented in **Section 5.0** below.

HUB ACTION PLAN UPDATE (TOWN TEAM GRANT) ENGAGEMENT

The Mount Hawthorn Hub undertook three engagement sessions in 2016/17 to inform their Action Plan update. The City was present at the engagement sessions and the relevant findings and possible implications for this project have been taken into consideration and included in **Section 4.0** below.

4.0 Stakeholder Engagement Outcomes

The table below documents the outcomes relating to the background analysis, key stakeholder interviews and stakeholder workshop. These findings were presented at the February 2017 Community Workshop and participants provided verbal and written feedback through a group discussion and by annotating the concept options which were presented.

CURRENT IDENTITY	CURRENT USES & USERS
+ High profile, high priority, passive park	+ Annual Anzac Day Service: April 25
+ Sacred ground and tribute to the armed forces (named after local Victoria Cross and Military Medal recipient Thomas Leslie Axford during WWI)	+ Annual Mount Hawthorn Streets & Lanes Festival: May 7, 2017
+ Known for ANZAC Day service & general passive recreation	+ Mount Hawthorn Hawkers Markets: 2 Dec 2016 - 31 March 2017 & 3 Nov 2017 - 27 April 2018
+ A place for "quiet reflection" in a busy inner city suburb	+ Annual Pop-up Bike Doctor: March coinciding with Bike Week
+ A green area/connection for locals	+ The Provedores Market
+ Key town centre connection	+ Passive recreation and reflection
	+ Key pedestrian route/connection for locals
	+ Rest area for drivers and town centre visitors
PRIORITIES	CONSTRAINTS/ ISSUES
+ Tree retention (excluding palm trees) health & root from intensive use damage	+ Water Corporation Water Main Renewal Program – disruptive works
+ Retain Wall of Remembrance and War Memorial in current locations	+ Lot access – reconfiguration of access to the park and Hobart Street may be limited
+ Visually enhance the Wall of Remembrance and War Memorial – lighting, views etc.	+ Service truck routes – require large carriageway, turning circles
+ Improve ANZAC Day Service approach	+ Services/Western Power transformer location(s)
+ Improve usability/function of the Park for existing users/uses and attract/cater for other users/uses	+ Safety & proximity and treatment of the edge of the park adjacent to Scarborough Beach Road
+ Incorporate active recreation elements which complement the park existing functions	+ Site contours/slope – drainage issues, infrastructure upgrade costs
+ Creating places for people	+ Limited turf growing areas – too shaded
+ Retention of existing number of parking bays. Note: Concept options will explore how the park might function with the same number of parking bays, with a reduced number of parking bays and/or with an increased number of parking bays	+ Visibility of the Wall of Remembrance - rotunda visually obstructs views
	+ Lighting at night
	+ Toilet block location
	+ Existing taxi-rank
OPPORTUNITIES	+ ANZAC Day Service approach & limited capacity of park due to current layout
+ Council Priority 16/17 - <i>Create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses</i>	+ Intensive/active uses are likely to conflict with passive/reflective uses
+ Corporate Business Plan 16/17: 9.4 Upgrade Axford Park 16/17-17/18 \$150,000.00	+ Hawkers Markets Licence (Lease) Agreement may constrain the timing/ implementation of upgrades
+ Capital Budget 16/17: Axford Park Improvements \$20,000.00 & Uplighting Trees \$60,000.00	+ Rotunda valued by some and not others. Note: Concept options will explore park with/without the rotunda
+ Planning Framework - TPS2 'Town Centre' zoning	

<ul style="list-style-type: none"> + Existing land ownership and large landholdings + Capital Works Projects - Oxford Street North, Bike Boulevard & Bike Network Plan + Central location - key anchor connecting SBR and Oxford Street portions of the town centre + Flag/banner poles along SBR or Oxford Street – inclusion in Oxford Street North upgrade + Create an integrated shared space which caters for people of all abilities (refer DAIP) + Additional park furniture – tables/chairs under trees, skateable furniture & shaded benches/tables + Enhanced Oxford Street/ Mount Hawthorn Town Centre entry/approach/welcome statement + Connect park with the tenancies along Hobart St + Incorporate street treatments such as flush/painted areas to improve pedestrian amenity + Continuous urban canopy/shade structure + Improved physical/visual connections between Oxford Street and Axford Park + Tree root protection - protecting tree roots from vehicle (food truck) and intensive use damage + Reduced 40km/h speed limit west of Oxford Street (opportunity to extend this east past Axford Park) + Recently upgraded power + Increased usability – attract lunchtime workers, church/sermon use, encourage musicians, bands, street performers, explore the opportunity to host regular youth events and Fringe Festival events + Enhanced lighting along key pedestrian routes + Enhanced War Memorial, Wall of Remembrance and flag pole lighting + Improved ANZAC Day service approach, circulation, park capacity and views of memorial + Upgrade Wall of Remembrance – including additional plaques + Integration of toilet with the landscape and/or explore relocation + Improve usefulness of rotunda - incorporate free library to attract people to sit and stay + Rotunda relocation – to create more usable space/ open up views to Wall of Remembrance + Increase the amount of garden space - plant waterwise native gardens + More family friendly space by introducing planting or a positive edge to the southern park edge + Strategic acquisition of land – increasing usable POS space through the purchase of key sites + Potential development which fronts, interacts and/or addresses the park + Pop-up uses within the park + Bike racks/ repair & water refill station + Rationalisation of footpaths + Incorporate water elements which integrate with the Memorial - water/ reflection areas + Incorporate water sensitive urban design + Engage local schools to increase involvement in commemorative ceremonies/Remembrance Day + Explore opportunities to incorporate free WiFi + Review of the Mount Hawthorn Hub Action Plan 2016/17 consultation to inform this project 	<table border="1"> <thead> <tr> <th colspan="2">NOT SUPPORTED</th></tr> </thead> <tbody> <tr> <td>+</td><td>Removal of healthy trees (excluding palm trees)</td></tr> <tr> <td>+</td><td>Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)</td></tr> <tr> <td>+</td><td>Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)</td></tr> <tr> <td>+</td><td>Relocation of Transformer/ Sub-Station (cost implications)</td></tr> <tr> <td>+</td><td>Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).</td></tr> </tbody> </table>	NOT SUPPORTED		+	Removal of healthy trees (excluding palm trees)	+	Community garden in this location (location limited to far east corner/ ongoing maintenance requirements)	+	Relocation of Wall of Remembrance and/or War Memorial (cost implications/limited suitable options)	+	Relocation of Transformer/ Sub-Station (cost implications)	+	Skate Park or Roller Hockey Slab in this location (the scale of facilities required would conflict too significantly with the cultural identity of the park).
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Table 2. Site Analysis and Stakeholder Engagement Outcomes

5.0 Project Objectives

The following Project Objectives were developed in response to Council priorities, background analysis and feedback collated during the stakeholder interviews and workshops. These objectives influenced the development of the three concept options presented at the Community Workshop and will establish clear priorities for the refined concept option.



6.0 Community Workshop Outcomes

WORKSHOP PURPOSE

Identification and understanding of the study areas key issues and opportunities is essentially to the success of the plan for the future of Axford Park. The engagement process has provided project direction whilst simultaneously gauging the needs and requirements of the community and the City. The project objectives, site analysis, engagement outcomes and Councils priority to “*create a new pedestrian space near Axford Park in Mt Hawthorn and open the park to more adaptable and diverse community uses.*” were used to guide the development of the three concept options presented at the 16 February 2017 Community Workshop.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Introduction – a welcome to those in attendance and a brief synopsis of the project to date;
2. Project Overview – outlining context, purpose, process, workshop objectives and project objectives;
3. Presentation of Analysis – highlighting opportunities, constraints and draft concept options; and
4. Group Discussion – gathering ideas and feedback regarding concept options and park as it today.

The group discussion centred around the concept options which explored various redevelopment elements in order to gauge which elements the community did and did not like and those which were preferred. The options were conveyed using plans and precedent imagery. Workshop attendees were encouraged to note with green dots what they liked about the concept options and with red dots what they did not like. They were also presented with a plan of Axford Park as it is today and encouraged to note their improvement ideas on all four plans.

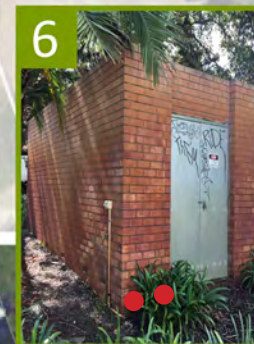
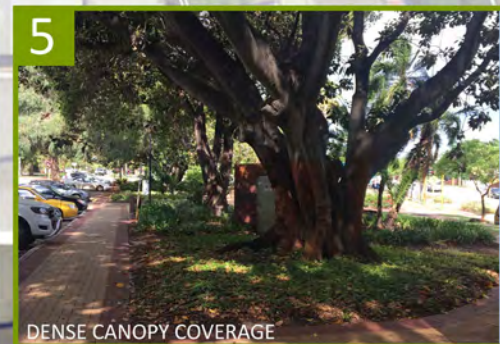
WORKSHOP OUTCOMES

The community workshop outcomes are documented on the following annotated plans in *RED*, *GREEN* and *BLACK* font and dots and a brief explanation of each option is outlined below:

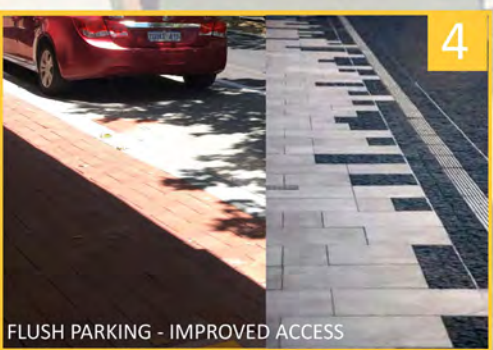
Option 1 proposed creating a more open/adaptable space with the removal of the palm trees, rotunda and paths in order to open up the park. Exploring the opportunity to improve the Hobart Street vehicle entry off Scarborough Beach Road by creating a raised flush area to improve the pedestrian environment.

Option 2 explored creating a defined town centre square at the western end of the park. Proposing additional park furniture and shade as well as the retention of the rotunda.

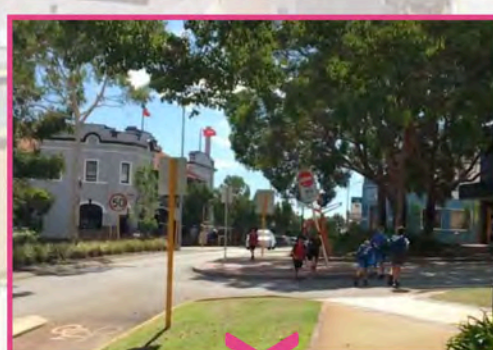
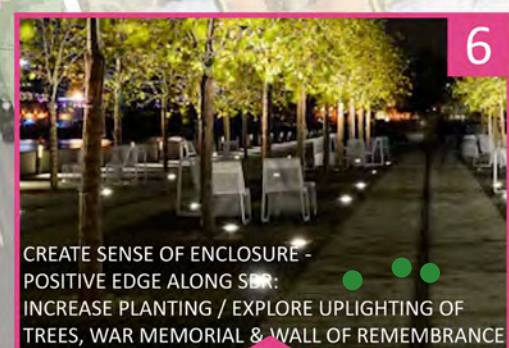
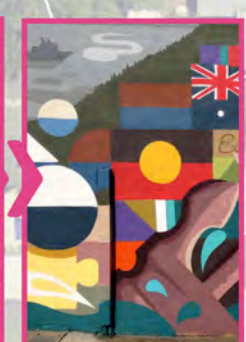
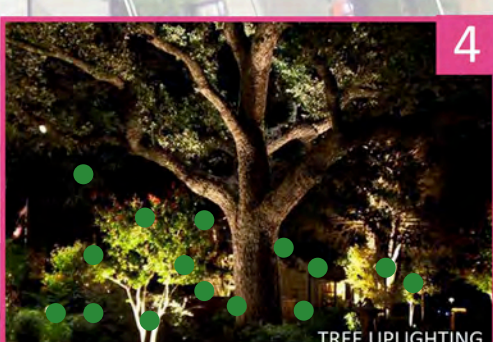
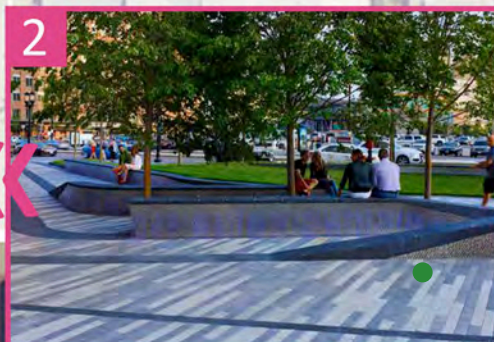
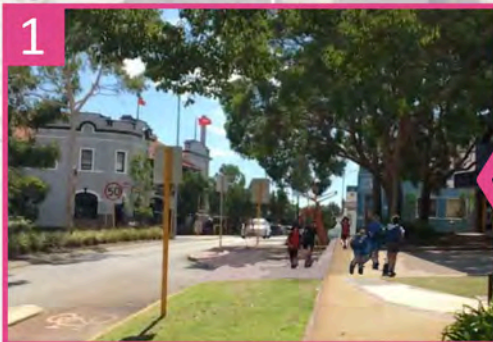
Option 3 proposed creating a better-connected park through the removal of the Hobart Street vehicle entry off Scarborough Beach Road to increase the usable park area and improve the physical and visual connection between the traditional main street shops along Scarborough Beach Road and those fronting Hobart Street.

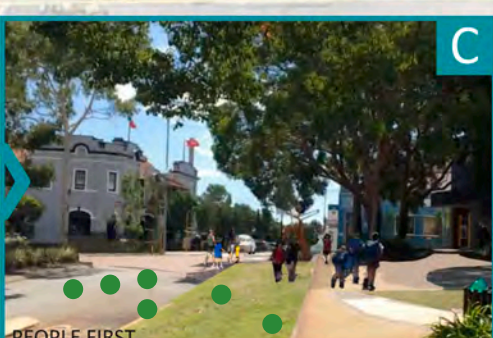
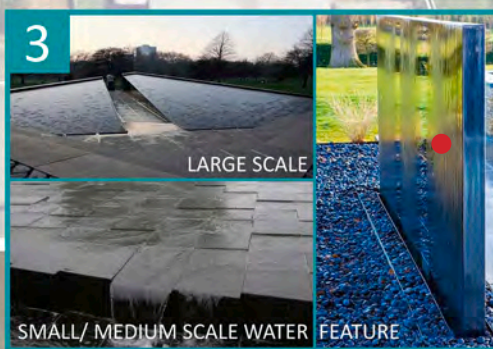
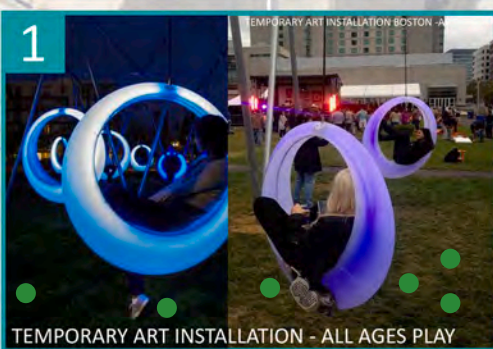


AXFORD PARK 2017



OPTION 1





OPTION 3



The feedback received was used to determine priorities and opportunities for redevelopment. A consolidated list of the feedback received is outlined in Table 3 below.

ISSUES & CONSTRAINTS	OPPORTUNITIES & DEAS
Movement	Movement
+ Existing path network - poorly connected and narrow in certain locations	+ Pedestrian priority and movement could be improved. Including:
+ Path to the north of Axford Park doesn't connect through to Edinboro Street	+ connections across Fairfield Street and Scarborough Beach Road(SBR);
+ Access (turning right) off Scarborough Beach Road(SBR) right into Fairfield Street limited	+ connections from SBR main street shops through to Axford Park including Hobart St one-way entry closure;
+ Removal of all paths across the park	+ connections east towards Hobart St past Edinboro St
+ Traffic into Hobart Street	+ Connections west to Oxford Street north across SBR
+ Traffic (the wrong way) out of Hobart Street	Create a people first environment
+ Car dominated environment north of the park	
Parking	+ Increase pedestrian safety
+ Car parks are full at peak periods	+ Vehicle movement could be better managed
+ Verge parking	+ Shared vehicle/pedestrian space along Hobart Street
+ Access to park from east side of park is blocked when car bays in use	+ Traffic calming could be implemented to create a slow speed environment along Hobart Street, SBR and Oxford Street, including shared spaces, trees, medians and narrowing Hobart Street carriageway
+ Parking dominates the landscape	Street prints at SBR/Oxford Street intersection
Trees and landscaping	Extension of path to the north of Axford Park - east
+ Palm trees	Parking
+ Large mature fig tree blocks light	Provide additional parking
Furniture & shelter	Swap angled parking to the north side of Hobart Street to create more usable park space
+ Rotunda dated and central location limits parks usability	Provide angled parking along Edinboro Street
Limited weather protection	Reduce Hobart Street carriageway
Future use & activity	Trees and landscaping
Skateable furniture in south-east corner	Removal of palm trees
Active recreation may cause noise issues	Removal of large mature Fig tree to open up light
Active recreation requiring physical infrastructure	Incorporate more local/native plant species
Lighting	Relocated paths, trees, furniture and shade to create large open lawn area
Currently poor/ quite dark at night	Plant more trees (including a memorial tree) to provide more shade and improve the sense of enclosure to SBR
Services	Furniture & Shelter
Western Power transformer	Seating weaving in and around large mature trees
Toilet block location	Low wall/seating along southern park edge to create sense of enclose/buffer to SBR
Land use & built form	Additional furniture and shade along northern boundary eastern edge of park
Uses to the north are not active and key sites are underdeveloped	Future use & activity
	Passive recreation and family friendly events
	Event space/plaza to encourage active shopfronts
	Temporary all ages art installations
	Low impact active recreation
	Skateable furniture in western end
	Lighting
	Tree-uplighting
	Improved lighting along Hobart Street
	Artwork
	Paint transformer-international artists/ celebrate indigenous heritage values/ remembrance feature
	Land use & built form
	Surrounding development opportunities

Table 3. Community Workshop Outcomes

FESTIVAL ENGAGEMENT OUTCOMES

The workshop outcomes (annotated concept plans) were displayed at the May 7 2017 Mount Hawthorn Streets & Lanes Festival at the City of Vincent stall. Interested festival attendees were asked to note which option they preferred and whether or not they were Mount Hawthorn residents or from further afar. Twenty-one (21) Mount Hawthorn residents chose a preferred option, with no attendees from alternative suburbs participating in the engagement exercise. Six (6) Mount Hawthorn residents preferred **Option 1**, six (6) preferred **Option 2** and nine (9) preferred **Option 3**.

CONCEPT REFINEMENT (DRAFT CONCEPT PLAN)

Utilising information from the community workshop the concept options were refined and developed into a preferred Draft Concept Plan design. The preferred concept responds to the feedback received and analysis undertaken to date. It is a composite of the elements preferred by the community and has been tested and reviewed against the project objectives.

To determine the feasibility of delivering the proposed Draft Concept Plan, the staging and costing of various items were explored in the form of two implementation options including:

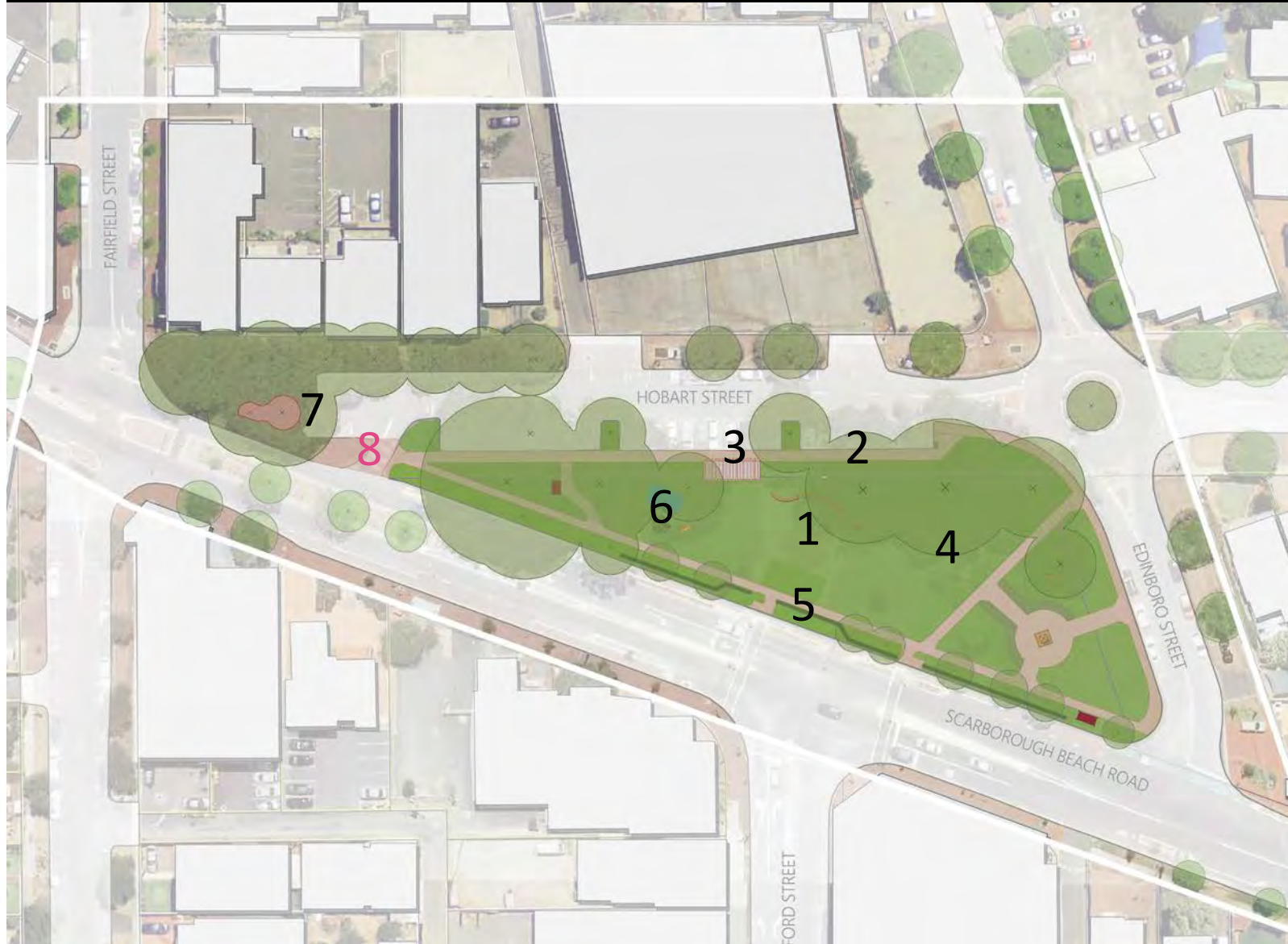
1. Draft Concept Plan – Implementation Option 1 (Implementation Option 1)
2. Draft Concept Plan – Implementation Option 2 (Implementation Option 2)

Implementation Option 1 proposed upgrades which could be achieved within a limited \$160,000 budget and Option 2 explored the larger scale redevelopment of the site. These options were presented at a Council Workshop and the findings are detailed in **Section 7.0** below.

DRAFT CONCEPT PLAN



DRAFT CONCEPT PLAN – IMPLEMENTATION OPTION 1



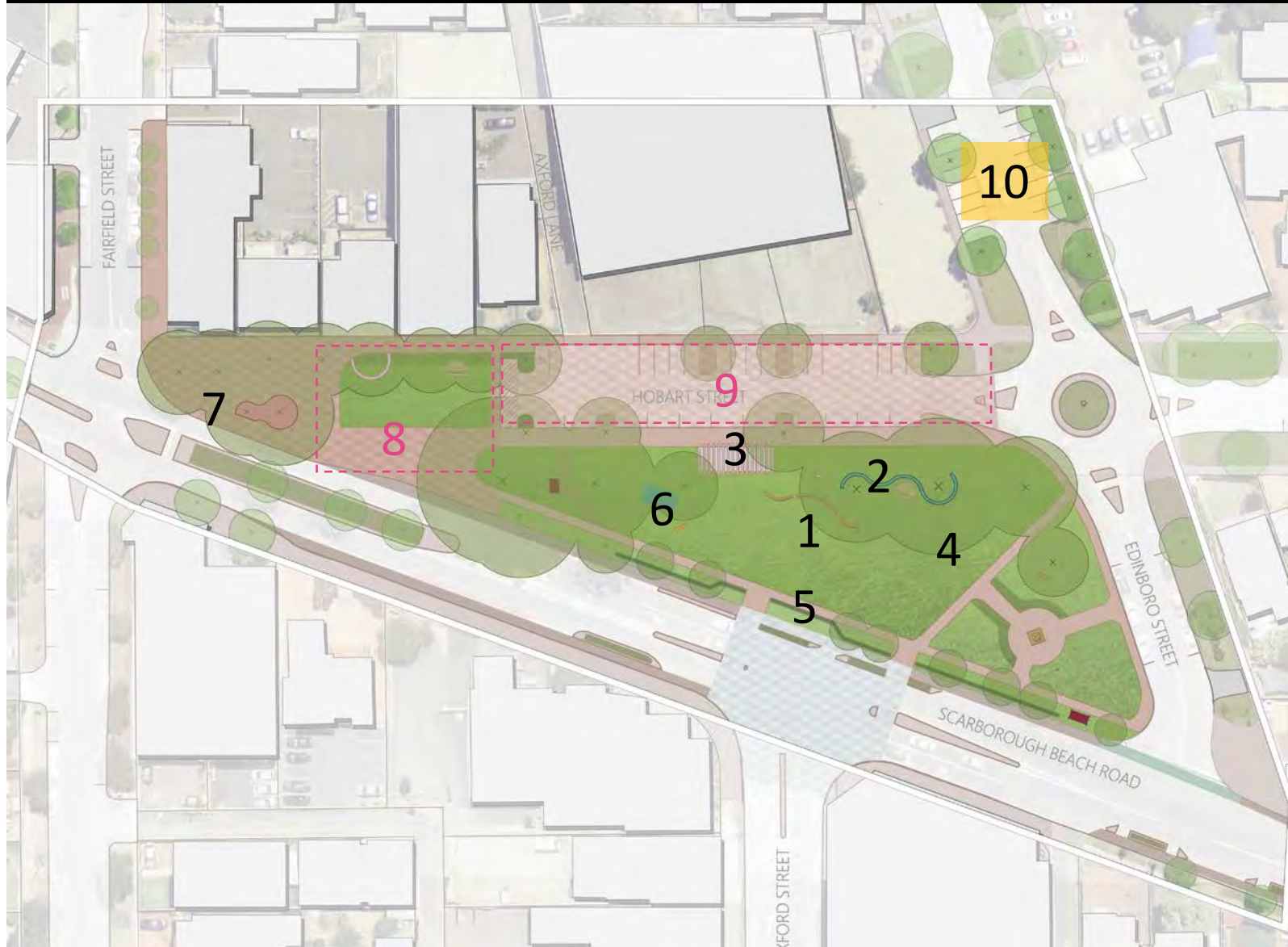
Park Upgrades

1. Rotunda relocation
2. Returfing/path extension
3. Shade structure/furniture
4. Palm tree removal
5. Positive edge/planting
6. Transformer artwork
7. Tree seating west

Shared Space (45m²)

8. Hobart St flush shared space

DRAFT CONCEPT PLAN - IMPLEMENTATION OPTION 2



Park Upgrades

- 1. 3. 4. 5. 6. & 7. (as per Opt 1)
- 2. Seating/Furniture

Additional POS (745m²)

- 8. Hardscape & 250m² Turf

Paved Shared Space (1120m²)

- 9. Hobart St flush shared space

Edinboro St Parking

- 10. 15 angled bays

7.0 Council Workshop Outcomes – 6 June 2017

WORKSHOP PURPOSE

To present the key background analysis, engagement outcomes, Draft Concept Plan and implementation options in order to identify the preferred approach to project implementation, including budget determination and staging.

WORKSHOP PROCESS

The workshop components and process was as follows:

1. Workshop Purpose
2. Background
3. Project Process
4. Site Analysis & Engagement Outcome
5. Draft Concept Plan & Draft Concept Plan Implementation Options - Budget & Staging

DRAFT CONCEPT PLAN, IMPLEMENTATION OPTIONS & WORKSHOP OUTCOMES

The Draft Concept Plan and Implementation Option 1 and Implementation Option 2 were presented to Council for their consideration and feedback.

Council Members provided mixed feedback with some preferring to implement Implementation Option 1 in the 2017/18 financial year within the \$160,000 budget and others preferring to engage a design consultant to assist with the development of a long term plan for the park based on the Draft Concept Plan and Implementation Option 2.

Although mixed feedback was received, it was agreed that the Draft Concept Plan incorporated a number of elements which should be considered by any future consultant, should one be appointed.

Draft Concept Plan

The Draft Concept Plan explored the following possible upgrade items:

1. Rotunda relocation and returfing;
2. Additional seating/furniture;
3. Additional shade/furniture;
4. Palm tree removal;
5. Positive edge/planting along Scarborough Beach Road;
6. Artwork on transformer;
7. Seating around trees;
8. Blocking Hobart Street at the western entry and extending the park hardscape and turf area into the existing parking area;
9. Relocating the existing 90° parking bays to the northern side of Hobart Street, extending the park north and creating a flush shared space in the existing car park; and
10. Improving the layout of the parking bays on Edinboro Street.

In relation to the Draft Concept Plan, Council Members noted:

- more information regarding the future users of the park would be required;
- the long term plan/design should further explore 'maximising the open space', in particular 'green space';
- the design could explore the relocation of the wall of remembrance; and
- the design could explore reducing parking along Hobart Street so that it was only located on the north side of Hobart Street.

Council allocated Axford Park Upgrade (Redesign and upgrade Axford Park) a budget of \$200,000 for the 2017/18 financial year. The \$200,000 is anticipated to fund the following:

1. Consultant services, including:

- 1.1 Concept Design; and
- 1.2 Construction Estimate.

2. 'Quick win' works items estimated to cost approximately \$60,000 including:

- 2.1 Removal of 12 palm trees \$10,000;
- 2.2 Removal and relocation of the rotunda \$37,000;
- 2.3 Returfing of the rotunda area \$12,000; and
- 2.4 Planting of a commemorative tree \$1,000.

3. The implementation of additional 'quick win' works items, including:

- 3.1 Items identified by the consultant; and/or
- 3.2 Items identified in the Draft Concept Plan.

Council Members have requested a professional design consultant be engaged to prepare a concept design for the Axford Park Upgrade for Councils consideration and review, prior to the implementation of any 'quick wins' and prior to the preparation of any detailed design drawings as part of a possible future project.