BELMONT TRUST LANDSCAPE MASTER PLAN

DECEMBER 2025

REALM

Acknowledgement of Country

We pay our respects to Whadjuk Noongar Ancestors and Elders past, present and emerging and acknowledge that through honouring Country, we also honour their timeless connections to Country.

It is here on Whadjuk Country that we acknowledge our mutual responsibility to safeguard the landscape and its many sites and places, and its living history. Beyond the protection and enhancement of Country, we also make space so its traditional owners are respected, listened to and learned from, and that the understanding of Country and connection form the foundations of decision making.

If we care for Country, Country cares for us.

Project: Belmont Trust Land
Title: Belmont Trust Land - Landscape Master Plan
Client: City of Belmont
Date: 19/12/2025
Revision: FOR TRUSTEE REVIEW

Document Issue:

Issue for:	Revision:	Date:
FOR REVIEW	A	04/08/2025
FOR TRUSTEE REVIEW	B	29/08/2025
FOR TRUSTEE REVIEW	C	03/09/2025
FOR REVIEW	D	06/10/2025
FOR REVIEW	E	19/12/2025
FOR TRUSTEE REVIEW	F	17/04/2026
FOR TRUSTEE REVIEW	G	11/05/2026

Prepared by: REALM

With Consultants: Aha! Consulting; STRUCterre consulting

For: City of Belmont

On Behalf of: Belmont Trust

introduction

This report outlines the proposed landscape and open space master plan for the Belmont Trust Land, supporting the broader vision for its renewal and long-term stewardship.

The design aims to celebrate the site's unique position on Whadjuk Noongar Country, adjacent to the Derbarl Yerrigan (Swan River), and respond to its layered existing and potential cultural, ecological, and community values. It seeks to reframe this underutilised landscape as a vibrant, accessible, and welcoming public space that regenerates both its natural systems and deep cultural heritage as well as its economic potential.

Features of the plan include:

- Enhancement of passive recreation particularly along the foreshore
- Regeneration of both aquatic and terrestrial ecologies across the site to vastly improve biodiversity values
- Delivery of a 'Regen-Hub' building where cultural, educational, community and event activities can be supported
- Creation of a regional nature and education-based play ground aligning with the 'Regen Hub' theme
- Provision of outdoor event infrastructure for cultural events, performances and education.

This report seeks to honour Country, encourage community stewardship, and position Belmont Trust Land as a living, layered landscape that continues to evolve through care, collaboration, and connection as well as engagement with community.

Given the legal entity of the Belmont Trust the area has its own website which provides a rich source of detailed information:

www.belmonttrust.com.au/

introduction

the bigger picture

The Belmont Trust site occupies a key position within the eastern corridor of the Swan River (Derbal Yerrigan) and presents a significant opportunity to enhance public access to the river, improve landscape resilience, and connectivity along this important stretch of river.

Its large scale and direct river frontage make it one of the few remaining places in the inner metro area where meaningful regeneration and public realm improvements can be delivered at scale.

For visitors making their way to the City from the Airport the site offers their first glimpses of the Swan River. This locates the site as an important way-finding point informing our identity and sense of place at a city scale.

View over site looking west to CBD

View over site looking east to Darling Range

site context

drainage catchment

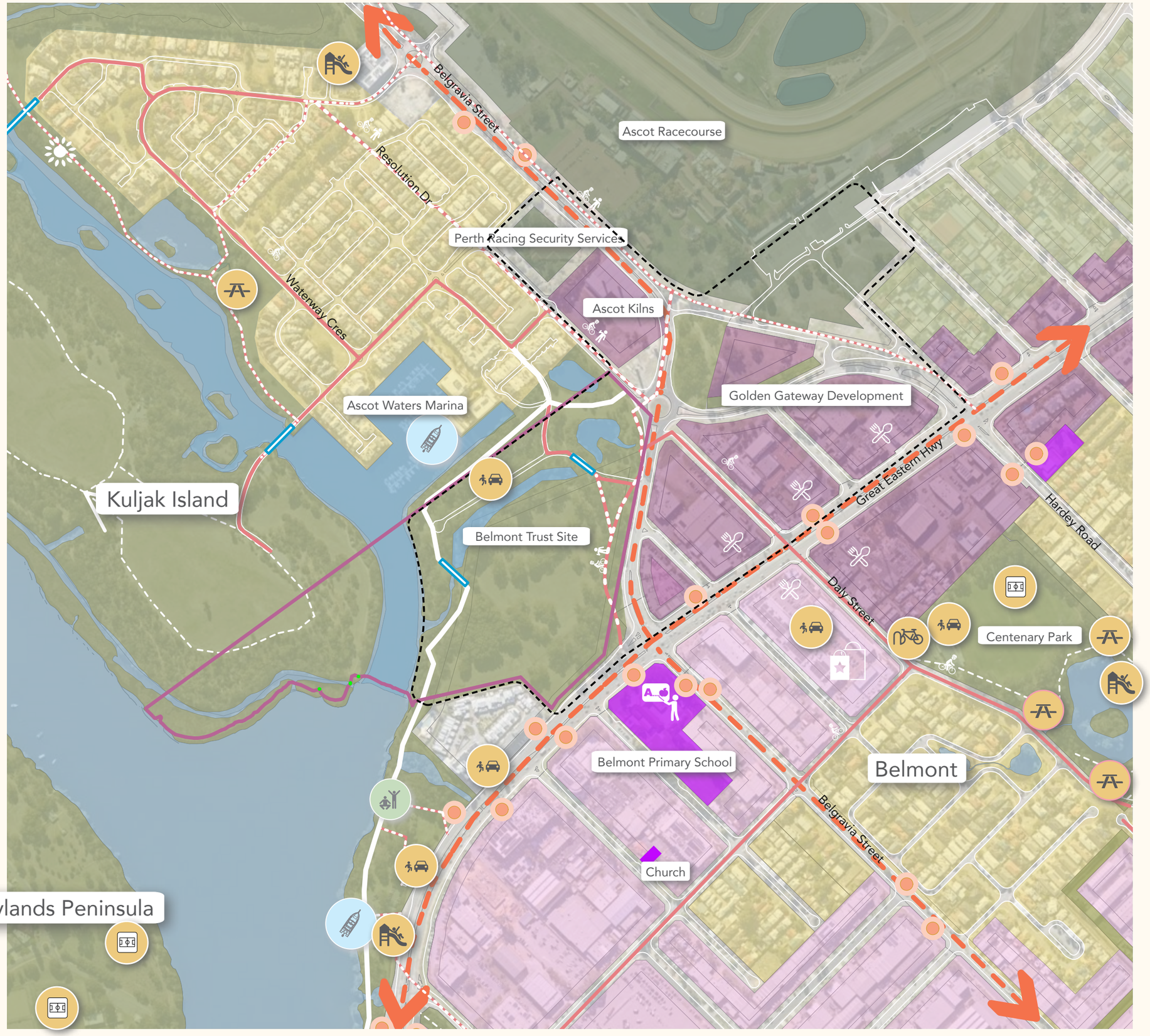
The Belmont Trust site is the last opportunity to provide stormwater quality treatment for a significant drainage catchment as shown within this diagram.

Site Boundary

Local waterways and drains (source: city of Belmont)

site context

a central location



LEGEND

- Site Boundary
- Golden Gateway Development Boundary

Open Space

- Wetland and Waterways
- Parks
- Private Recreation

Land Use

- Ascot Residential and Stables Precinct
- Public Purpose
- Residential Use
- Mixed Use
- Mixed Business

Traffic & Transport

- Primary and Regional Roads Principal
- Shared Path
- Local Bicycle Friendly Route
- Shared Path (Bike & Pedestrians)
- Bushwalk
- Bus Stop
- Carpark
- Bridge / Road Crossing over Water Jetty

Facilities

- Sport Facility
- Bike Parking
- Playground
- Exercise Equipment
- Picnic Area
- BBQ Facility / Picnic Area

site history overview

indigenous history

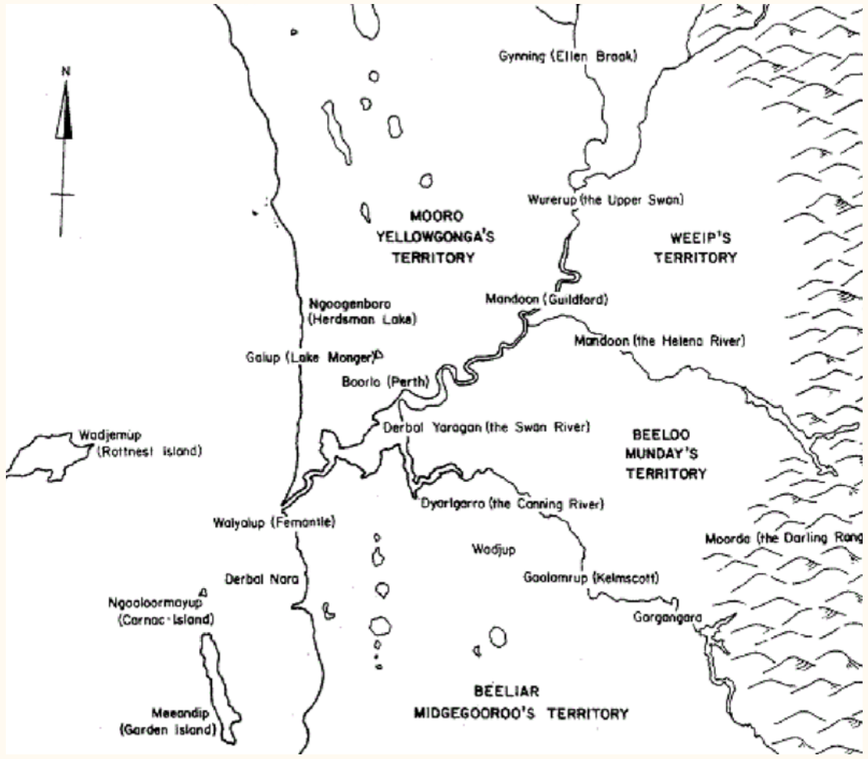
Goorgyp is the Whadjuk Noongar word for the Belmont area where the river runs through the land. The name may be derived from goorgeeba, the reeds on the riverbed, or koordjikotji, the reed warbler birds that live in them.

The Belmont district is part of an area held by a family group of Noongar people known as the **Beeloo**. The Beeloo people were Whadjuk Noongars whose territory, known as Beeloo Boodjar, encompassed the area east of present-day Perth and extending southeast towards the hills, including regions like Burswood and Kalamunda. They were known as the "river people" due to their close association with the wetlands and waterways of the region, which provided abundant food and spiritual significance, and they moved to the hills to escape harsh coastal winters.

'The Swan River and local waterways such as Tomato Lake were ideal for hunting and fishing. The Wargyl, the creation serpent, was said to have formed the Swan River as he moved towards the sea.

The deep part of the river where the banks dropped off sharply was said to be patrolled by the Wargyl, and swimming in that area was forbidden. The original route of Great Eastern Highway was based on traditional Aboriginal Dreaming trails, leading Noongar communities to the coast and the hills.' (Summary by Noongar Elder, Dr Noel Nannup)

Historically, Noongar people gathered at the river's mouth for the seasonal mullet run, using spears and branches to herd fish into the shallows. **In Belmont**, Munday's family were prominent Beeloo leaders, and the area was a historical hunting and fishing ground for the Beeloo group. They fished using spears, traps, and co-operative methods with dolphins.



Whadjuk Place Names as told to Rober Lyon by Yagan

In 1829 - 1863 - Leader Munday

In 1829, at the time of colonisation, the family was headed by Munday, a young Nyangah man.

He commanded and travelled a vast amount of territory usually found mostly south of Guildford on the Helena River – his headquarters being at Wunerup, he is remembered locally through the naming of Munday Swamp, an ancient turtle fishing ground at the edge of Perth Airport.

In 1831 he was present during the spearing of Erin Entwhistle by Midgegoonoo, his wife, and son Yagan, in retaliation for the killing of an Aboriginal person south of the Swan River.

In 1833 he particitipated with Midgegooroo and Yagan in the spearing of the Velvick Brothers near Bull's Creek. The incident led to all three men being declared outlaws, with a bounty of twenty pounds placed on Munday's head. Midgegooroo was eventually captured and executed, and Yagan was later killed and beheaded. Following these tragic events, Governor Irwin rescinded Munday's outlaw status, stating that enough violence had occurred.

In the aftermath, Munday shifted his focus toward diplomacy, taking on the role of negotiator in an effort to improve conditions for his people through dialogue with colonial authorities.

He is believed to have died around 1863.

Aboriginal Heritage Sites - City of Belmont

Within the City of Belmont there are 10 sites registered under the Aboriginal Cultural Heritage Act 2021. They are found in Redcliffe, Rivervale, Kewdale, within the Perth Airport Estate and along the Swan River banks.

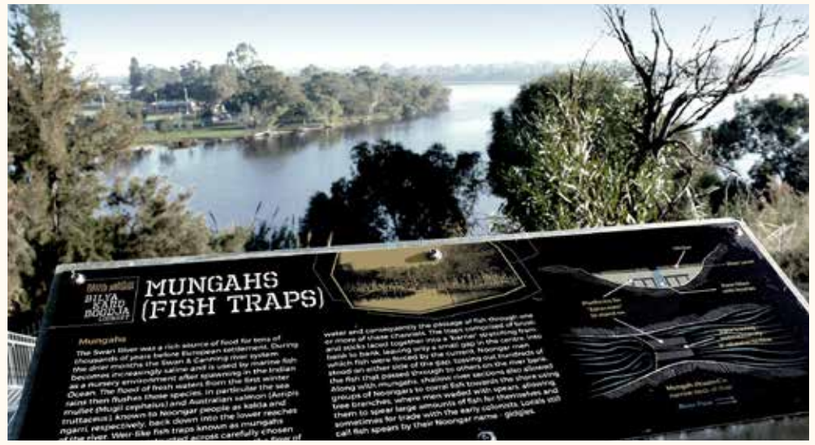
They are known to be places of mythological and histrorical significance, were used as camps, meeting places, waters sources and natural features.

Bilya Kard Boodja Lookout

Bilya Kard Boodja Lookout is a Rivervale, Perth viewpoint that was unveiled in 2015 to celebrate the Noongar heritage of the land, whose Aboriginal name translates to "River Hill Land".

The site, once vacant and neglected, was transformed through a collaboration between the City of Belmont and Whadjuk Noongar elders, featuring a "Moorn Barndi" (black bream) sculpture by Peter Farmer Junior and Kylie Graham depicting Noongar culture and the Derbarl Yerrigan (Swan River).

The lookout offers views of the Swan River, Perth CBD, and the Darling Scarp, with design elements reflecting Noongar beliefs and the six seasons.



Tomato Lake

Tomato Lake was a traditional hunting and fishing ground of the Beeloo People (Whadjuk Noongar) for tens of thousands of years before it was called Craig's Swamp and then Tomato Lake in the early 1900s

colonial uses

Belmont Trust Land sits within the ancestral lands of the Whadjuk people of the Noongar Nation, who have cared for and maintained deep cultural, spiritual, and environmental connections to this Country for over 40,000 years.

The area lies along the Derbarl Yerrigan (Swan River), a living cultural landscape shaped by the Waugal — the powerful serpent being who created the land and waterways and continues to guide their spirit and flow. These dreaming tracks connect places of ceremony, gathering, and significance, with the Belmont area forming part of this cultural network.

Nearby Kuljak Island, while a modern landform created through reclamation in the 1990s, sits within this ancient system. Its name — Kuljak, the Noongar word for black swan — reflects the deep connection between language, place, and totemic identity. Black swans are spiritually significant to many Noongar people and symbolise water, movement, and seasonal change.

Belmont Trust Land remain part of a living cultural landscape. Future planning presents a meaningful opportunity to reflect Whadjuk Noongar knowledge, embed language and story, and care for Country in ways that honour this enduring connection.

1831 to the 1900s

A series of long and narrow blocks were created along the Swan River (near what is now known as Ascot) to allow each land owner access to the river frontage. The land parcel known as Swan Location 33 was originally taken up by James Henty in 1829. Part of that land was then acquired by Philip Dod after Henty relinquished it.

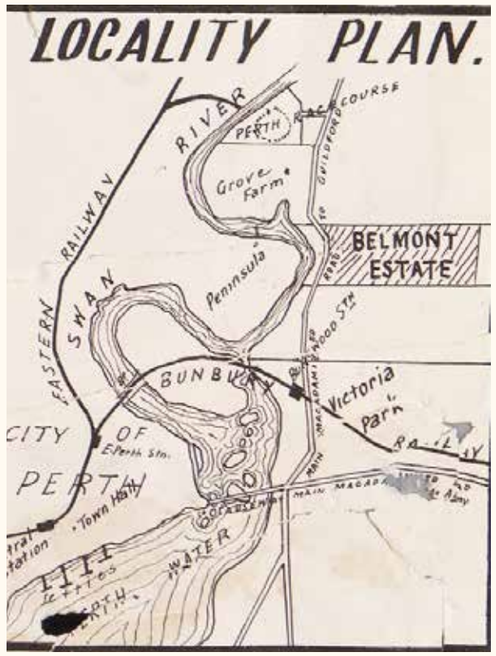
Philip Dod exchanged his land with John Hardey, who then established Grove Farm. The Hardey family home is no longer there, but is believed to have sat in the top north portion of Swan Location 33, just outside of what is now part of the Trust Land. At the time, it was 700 acres of land and described as a 'good dairy and potato farm'.

Throughout this time, the Grove Farm land was further subdivided.

From 1900 to 1908, the Perth Golf Club (predecessors of the Royal Perth Golf Club) operated a nine-hole golf course (Belmont Links) on what was known as Grove Farm. The golf grounds were renowned for flooding, which led to the club relocating to South Perth in 1908.

By 1909 the Belmont Park Road Board was reported as actively seeking land for recreation reserves.

According to The Swan Express newspaper: "…the secretary was instructed to communicate with several large landholders in the district asking that areas from 20 to 25 acres in extent in the various locations indicated be transferred to the Board to be held in trust for the people.



1930s

The land appears to have remained undeveloped during the 1930s. At this stage the entire area was known as "The Grove."

1940s

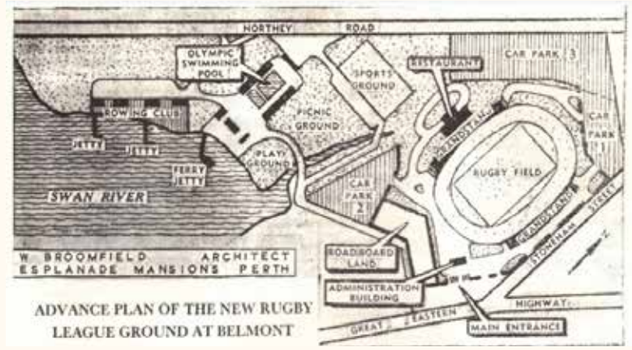
On the south/east boundary of Lot 223 were Lot 10 and Lot 49.

In 1946, these lots, then owned by a dairy farmer named Patrick Francis Love, were compulsorily acquired by the Board under the Public Works Act. The acquisition and negotiation over price was documented in the Board's minutes and eventually gazetted. The land was set apart for the purposes of "recreational ground."

1954

In 1954, the Belmont Park Road Board declared a Deed of Trust for the purposes of recreation over a portion of land, now referred to as the "Trust Land" and historically known as Lots 10, 49 and 223.

Plans were approved to build a stadium (Belmont Oval) at the junction of Stoneham Street and Great Eastern Highway in Belmont.



1955

Belmont Oval was officially opened by the Australian Rugby League President, Jersey Flegge, in May 1955. The launch was commemorated with a game between Western Australia and France.

1960 -1970s

Belmont Oval was used for rugby league, soccer and bowling purposes over this time. Grass tennis courts were also nearby, although not technically part of this same parcel of land.

1980s

The area occupied by Belmont Oval became redeveloped for baseball, with Parry Fields launched in 1983.

In the 1980s, a small pocket of this land was transferred to the Water Authority (now the Water Corporation) to house a pumping station.

1997

In 1997, the baseball field was demolished as part of plans to redevelop the area. Part of the land was turned into a canal leading to the Ascot Waters residential marina development. This development was opened in 1998 by then Premier Richard Court and Belmont Mayor, Peter Passeri.

2000s

While the status of the Deed of Trust was uncertain, the City of Belmont fenced off the land formerly used as Parry Fields land for a lengthy period of time. The remaining areas were set aside for passive recreation.

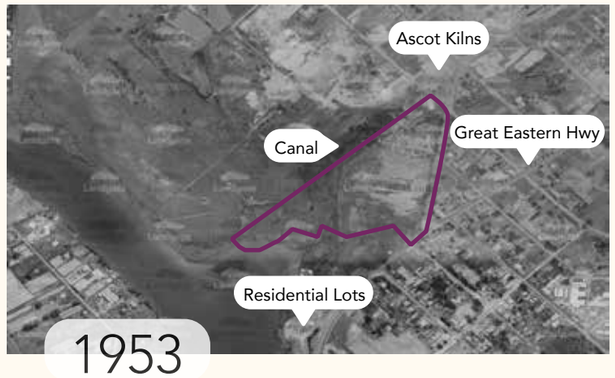
historical timeline

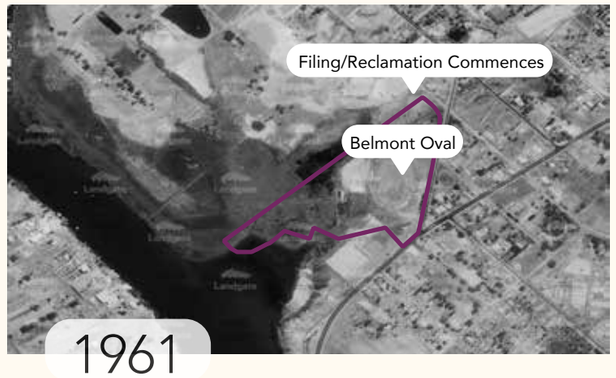
changing landscape

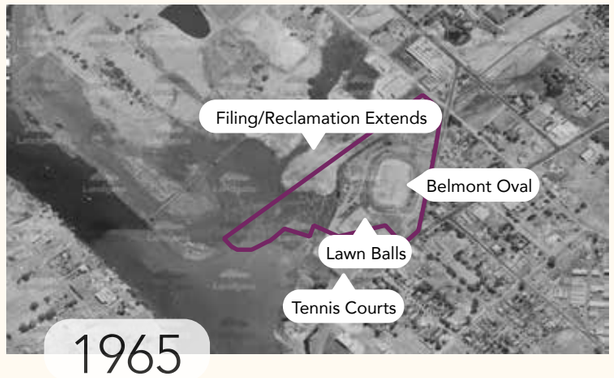
Aerial photos show the site prior to development featuring extensive inter-tidal wetland ecologies.

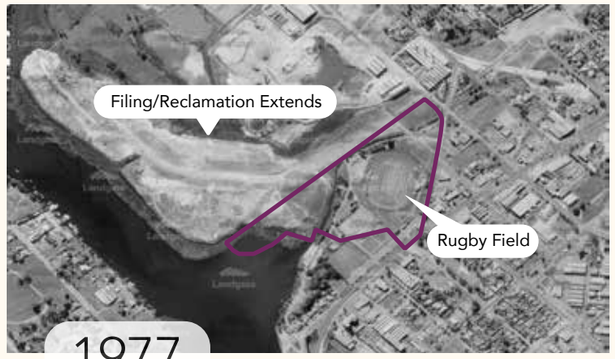
Development associated with Ascot Waters residential area brought about significant disturbance and reclamation (filling) of the low lying wetland areas. A plume of fill can be identified growing from the east to west to formalise Kuljak island.

Following reclamation in year 2000 a channel was re-established to connect the river into the Ascot Waters marina.









Site Boundary

future development context

Golden Gateway Development

The Golden Gateway development is located to the north east of the Belmont Trust Lands. It is a strategic urban renewal initiative led by the City of Belmont, aimed at transforming a key gateway into Perth along Great Eastern Highway.

Covering approximately 27 hectares, the precinct includes several significant sites such as the Belmont Trust Land, the heritage-listed Ascot Kilns, and surrounding areas near the Swan River and Ascot Racecourse.

The vision is to create a vibrant, mixed-use precinct that integrates residential, commercial, and recreational spaces while enhancing connectivity, sustainability, and public amenity.

The plan has received support from the Western Australian Planning Commission, signaling its strategic importance in reshaping the eastern gateway to Perth.

Kilns Precinct

The Kilns Precinct is directly to the north of the Belmont Trust Lands. It is a cultural heritage site featuring eight circular down-draught kilns and five tall brick chimneys, representing the largest cluster of such kilns in Australia.

Established as Western Australia's first specialised pottery works in 1905, the site was operated by Brisbane & Wunderlich, later Bristile Ltd, until operations ceased in 1982.

Despite its sound to poor condition, with issues like salt efflorescence and cracking, the site is state heritage listed and is undergoing planning for its future development. State government is considering development options on the site.

Ascot Racecourse Precinct Structure Plan

A Draft Precinct Structure Plan from Perth Racing has been submitted for Council review. This document intends to guide the future use and development of their land in and around Ascot Racecourse. The vision looks "To support ongoing horse racing activities at Ascot Racecourse through improved facilities and community infrastructure, and business development opportunities, planned in a manner that is financially sustainable and responsive to site context and community need".

previous engagement (2022)

A Future Vision (refer opposite) for the Belmont Trust Land was developed through a two-stage community engagement process balancing broad participation with informed decision-making.

The first stage (Feb–Mar 2022) gathered input from nearly 400 participants via workshops, surveys, interviews, and other accessible methods, identifying key themes on land use, environment, access, and funding.

This informed the second stage—a deliberative panel of 40 demographically representative community members selected through random and targeted recruitment to ensure diverse participation.

Between April and June 2022, the panel engaged in a multi-week process with three facilitated workshops and ongoing online discussions. They reviewed briefing materials, explored site history and constraints, and refined recommendations. Decisions required at least 80% consensus, ensuring transparency and genuine community judgment. Council officers provided technical support, but independent facilitation minimized influence.

Participants reported feeling well-informed and valued, confident their input shaped authentic community-driven recommendations. The process effectively combined broad input with in-depth deliberation to produce considered, defensible guidance for the future use of the Trust Land.

The City of Belmont first engaged the community on their aspirations for the future of this land in 2022. Local residents and other stakeholders were invited to communicate their preferences for the site, in-keeping with the requirement that it must be for recreational purposes.

A 40-person deliberative panel was established, comprising a randomly selected representative sample of the City of Belmont community.

The panel:

- Reviewed historical and technical information and the community feedback
- Participated in three deliberative workshops (April-June 2022)
- Developed recommendations for the land's future use

vision (2022)

The panel provided detailed recommendations to achieve this vision, which have directly informed the master planning process. The panel's vision comprised:

Danjoo Darbakan Koorliny
(walking together & talking quietly)

Accessible, Safe, Meeting Place

An accessible, safe space that connects people with nature that the community is proud of; a place that brings people together from the City of Belmont and beyond.

Key Element	Zones
Clear identity and wayfinding	Zones 1 and 4
Universal access	All zones
Multi-purpose paths	All zones
Lighting and safety measures	All zones (paths, car parks and activity areas)
Seating and shelter	Seating: all zones; Gazebos: Zones 1 and 4

Education

A space that recognises both the Noongar Wadjuk land use and City of Belmont pioneer use of the land. A space to learn about the past, present and future. A space to learn about the local habitat.

Key Element	Zones
Education and gathering spaces	n/a
Wayfinding and interpretive signage	n/a
Interactive educational elements	n/a
Cultural and environmental interpretation	n/a
Walking / nature trails	n/a
Public art	n/a
Education programs and partnerships	n/a

Environment

A space that restores the habitat and increases biodiversity through native planting and understory revegetation, with consideration of climate change and the six Noongar seasons.

Key Element	Zones
Native planting and revegetation	Zones 2, 3, 4 and 5
Waterwise landscape design	All zones
Wildlife habitat protection	Zones 2, 3, 4 and 5
Healthy waterways	Zones 1, 3 and 4
Bird observation opportunities	Zone 5
Minimal clearing and disturbance	All zones

Wellbeing

A space where people can build connections; where people can relax, heal, restore, exercise and recreate.

Key Element	Zones
Seating (including benches)	Zone 4
Gazebos	Zone 4
Parking	Zone 1 (possibly Zone 3)
Paths	All
Food/Refreshments	Zones 1 & 2
Water	Zones 1 & 3
Toilets	Where there is accessible water

Enduring

This vision is maintained, preserved and protected for today and future generations.

Key Element	Preference
Seek Grants	1st
Incorporate into exits-ing relevant strategies	2nd
Commercialise, Lease or Land swap	3rd
Borrow from State Gov-ernment	4th
Sell a portion of land	5th

site analysis

character zones and site qualities

① Foreshore Character

② Drain / Channel Character

③ Trees and Grass Buffer Character

④ Grassland 'Bowl' Topography Character

⑤ Dense Forest Character

⑥ Wetland Character

While the site is currently ecologically degraded, it holds strong potential for restoration. Over time, targeted investment in land-form, planting, and water management can support the return of native vegetation, improve habitat values, and strengthen the river's natural systems.

Importantly, the Belmont Trust site also has the capacity to become a major access point between the Swan River and surrounding neighbourhoods. Future pedestrian and cycle connections can link the site to key public transport nodes and local destinations, forming part of a broader active transport network that improves connectivity across the eastern corridor.

Through thoughtful planning, the site can evolve into a multifunctional landscape—supporting community use, ecological function, and cultural recognition—while playing a central role in shaping a more connected, resilient, and accessible river corridor for the future.

1 Foreshore Character
2 Drain / Channel Character
3 Trees and Grass Buffer Character
4 Grassland 'Bowl' Topography Character
5 Dense Forest Character
6 Wetland Character

site analysis

site feature survey & services

A feature survey was completed as part of the commission.

Site Boundary

SEWER

SEWER UNUSED

LOW VOLTAGE ELEC

HIGH VOLTAGE ELEC

GAS

WATER

NBN

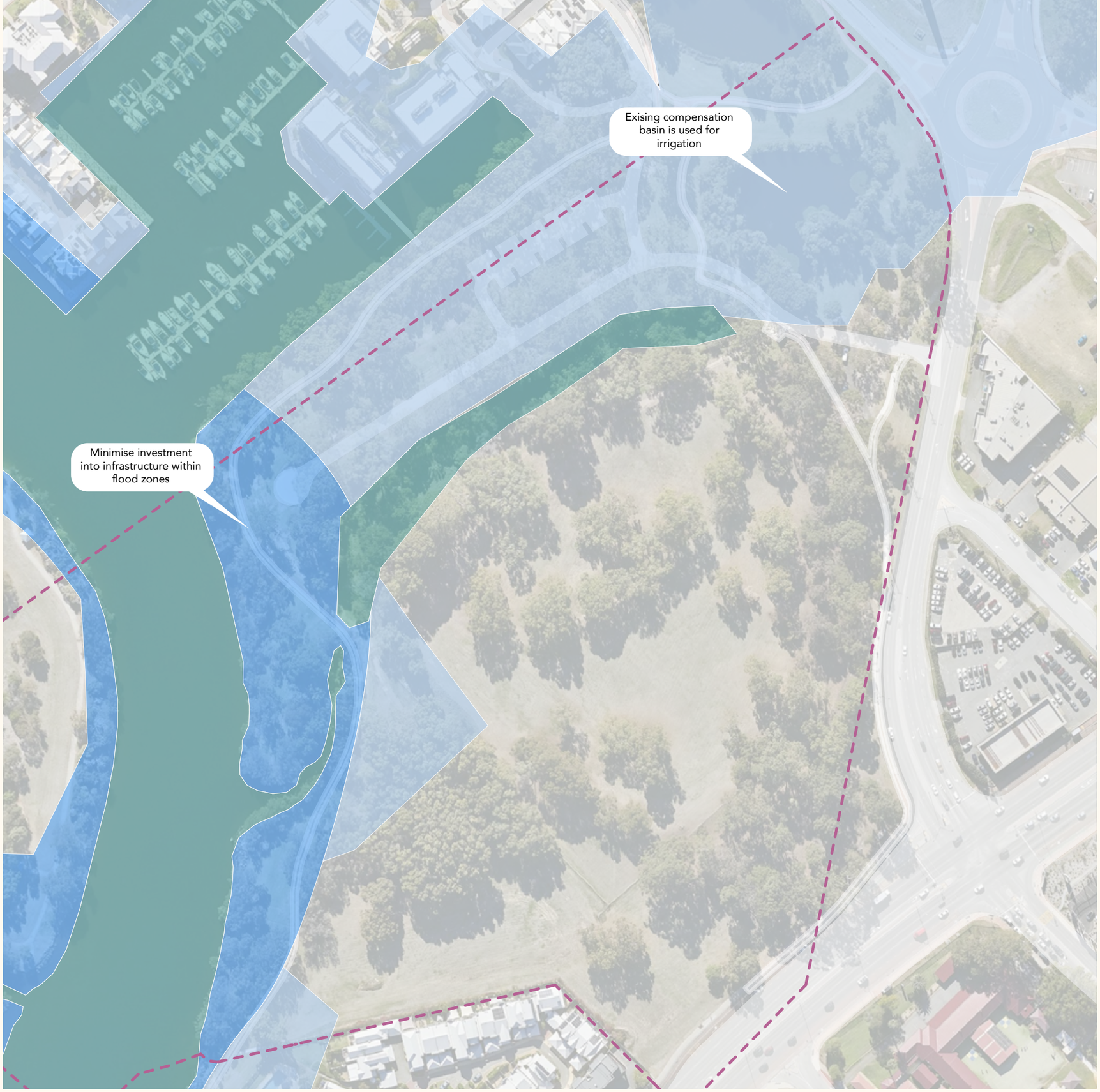
COMMS TELSTRA

COMMS OPTUS

site analysis

waterways and flooding

Department of Water Environment and Regulation (DWER) flood mapping shows the lower portion of the site as subject to flooding. Anectodaly, there has however been no record of flooding to the site.



Site Boundary

Main River Channel

Floodway

Flood Fringe (1:100 (1%) AEP)

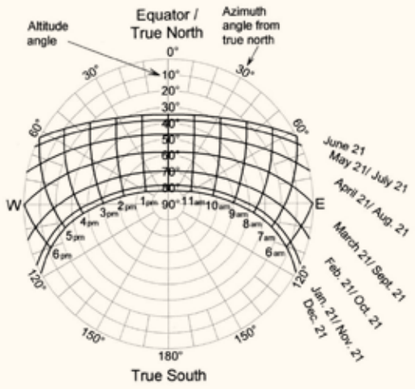
Source: Western Australia Floodplain Mapping (DWER/Landgate 2017)

site analysis

topography

This topographical site analysis shows a central elevated landform surrounded by varying slopes within the defined site boundary. Gentle to moderately sloping areas (shown in lighter greens) extend across much of the site, while steeper gradients (in darker greens) occur along sections of the inner and outer slopes. A ridge line at approximately 5.6 m traces the upper contour of the landform, highlighting the site's highest terrain.

The surrounding context includes water bodies on two sides and urban development to the south, indicating a landscape where elevation, slope variation, and adjacency to water strongly shape opportunities for access, views, and potential design responses.



Sun Path Diagram, 32° S Latitude

Source: Havesting Rainwater

- Site Boundary
- Slopes less than 1:10 and flat areas
- Slopes between 1:10 and 1:6
- Slopes between 1:6 and 1:4 at channel
- Slopes 1:4 and greater
- Ridge Line at 5.6m

lost ecologies

vegetation & soils

Pre European Vegetation Ecologies

Pre-European - Indicative extent of Salt Marsh and low-lying wetland systems (seasonally inundated)

Pre-European - Jarrah, Banksia or Wandoo
Eucalyptus marginata, Banksia sp, E. wandoo

Pre-European - Jarrah, Banksia or Casuarina
Eucalyptus marginata, Banksia sp., Allocasuarina spp.

Source:
Department of Biodiversity, Conservation and Attractions (DBCA)

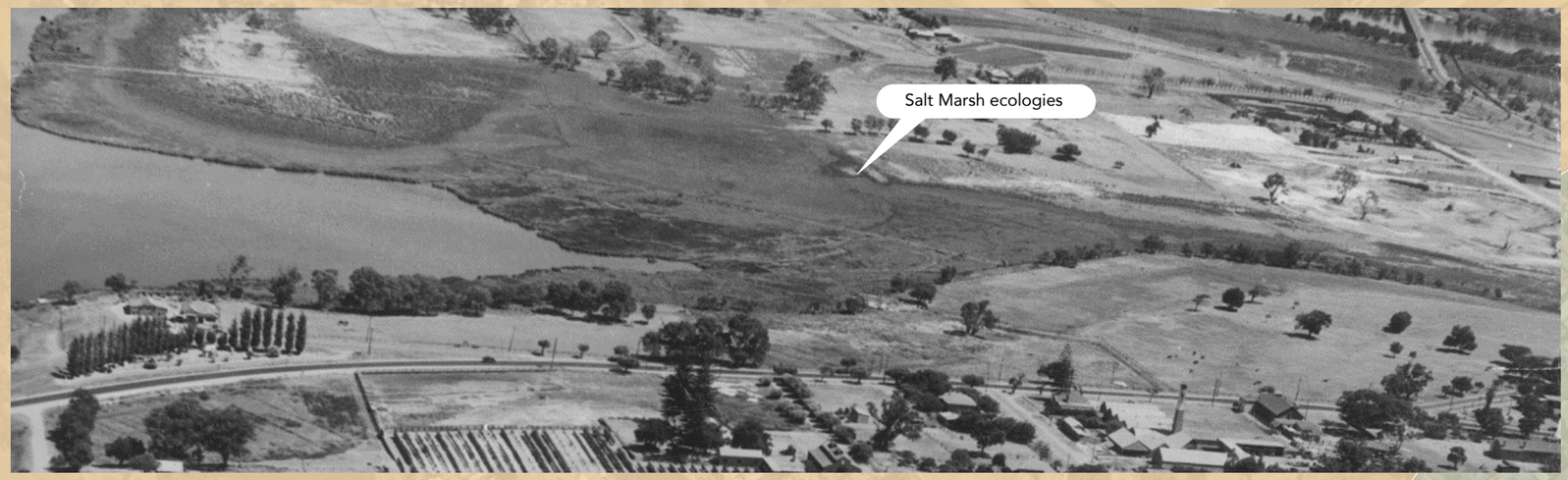
Soil Landscape Systems

Site Boundary

Pinjarra System
The Pinjarra soil system is characterized by poorly drained, alluvial soils found on the Pinjarra Plain, a flat area between the Bassendean dunes and the Darling Scarp. It is a complex soil system with a variety of soil types, including grey deep sandy duplexes, brown shallow loamy duplexes, and cracking clays. While fertile clays and loams are present, other areas are prone to waterlogging and salinity.

Bassendean System
The Bassendean soil system is an ancient, infertile dune system on the Swan Coastal Plain, composed of highly leached, pale grey or yellow, quartz-rich sands. It is acidic, low in organic matter and nutrients, and has poor water and nutrient retention. The system features low-lying, swampy interdune areas that contain peaty, organic soils, and higher ridges with deeper, bleached sands.

Source:
Department of Primary Industries and Regional Development (DPIRD)



Aerial looking north showing extent of Salt Marsh and low-lying wetland systems - circa 1950

Salt Marsh ecologies traced from historic aerial photo (indicative)

Aerial photo 1953

site analysis

vegetation

The existing site of the Belmont TRUST is characterised by open turf areas surrounding large individual trees. A narrow band of reeds form the boundary between the river and the adjacent parkland.

The vegetation is populated with a wide variety of mature trees, though most are not native to the Perth area. Instead, the dominant species originate from other Australian states such as Queensland, New South Wales, Victoria, and South Australia. Many of the trees appear to be between 50 and 80 years old. While some have clearly been planted intentionally, there are also extensive areas where trees have self-seeded.

Whilst the dominant trees do not naturally occur in this area there are small pockets of local species.

The Swan River Trust Foreshore Assessment and Management Strategy identifies the site as a priority for management action aimed at the protection, enhancement and management of fringing indigenous vegetation and habitat. It identifies a significant dominance of weeds within the drainage channel.

Native Casuarina obesa trees along with reed beds of several sedge and grass species play an important role in controlling river bank erosion and provide shore stability. (Image A)

Areas of self seeded Eucalyptus camuldulensis are found in large groves. The non native River Red Gum can be problematic for it's ability to self-seed, and also hybridises with the local Flooded gum reducing the genetic diversity for this species. (Image B)

Small pockets of local species such as Melaleuca rhaphiophylla (Freshwater paperbark) and E. rudis (Flooded gums) are found across the site, however these are in the minority. (Image C)

Grass edges along the channel, with areas of Casuarinas and reeds. (Image D)

- Site Boundary
- Riparian / Fringing Vegetation - Saline (understory and canopy)
- Riparian / Fringing Vegetation - Stormwater (understory and canopy)
- Parkland with Dense Tree Canopy
- Open Parkland Areas (trees and grass)
- Open turf area

habitat

Swan River Estuary

The site of the Belmont TRUST lies within the Upper Estuary of the Derbal Yerrigan (Swan River) Estuary, which is a significant waterbody, stretching approsimately 60 km from the city of Perth to the Indian Ocean. It is a vital parth of the Swan River system, which includes the river's cathment area and tributaries.

The Estuary is where the Swan River meets the ocean, creating a mix of fresh and saltwater. This unique environment supporst a diverse range of plants and animals, including fish, birds, and marine life.

The original water fringing vegetation was unique and diverse and included:

- Samphire flats
- Sedgelands (Juncus kraussii),
- Forests of Paperbark (Melaleuca rhaphiophylla)
- Flooded Gum (Eucalyptus rudis), and
- stands of River Sheoak (Casuarina obesa).

This vegetation provided habitat for many species of waterbirds, land birds, including migratrory wading birds.

European settlement (removal of rocky bar, rubbish dumping, dredging of channels changing circluation patterns and altering biological processes), climate change and population have resulted in an Estuary in crisis, affecting flora and fauna and fish species and birdlife diminishing rapidly.

In 1990 the community set aside three A-Class Reserves as the Swan Estuary Marine Park (shown in darker blue on the map), to maintain, restore and protect the natural environment. They provide sanctuary to native fauna - particularly bird-life, which use the reserves for foraging, breeding and roosting.

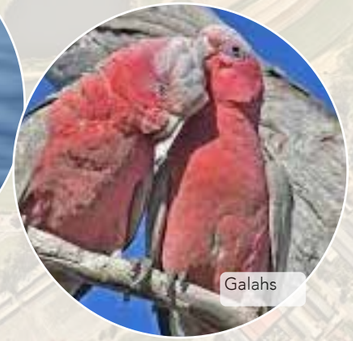
(The Swan Estuary Reserves Action Group Inc., www.swanestuaryreserves.org)

The Belmont TRUST site may be considered a novel ecosystem—not a remnant bushland nor a pristine wilderness, yet still ecologically significant due to its expansive location adjacent to the Swan River. Despite its altered state, the site presents valuable opportunities to enhance ecological function, biodiversity, and habitat quality. Through thoughtful landscape interventions, there is potential to support and regenerate local flora and fauna, contributing meaningfully to the ecological resilience of the river corridor.

(grafted STUDIO for Belmont Masterplan)

Long neck turtle: The City of Belmont has joined forces with to be part of the Save Our Snake Necked Turtles (SOSNT) Project.

Black Swan



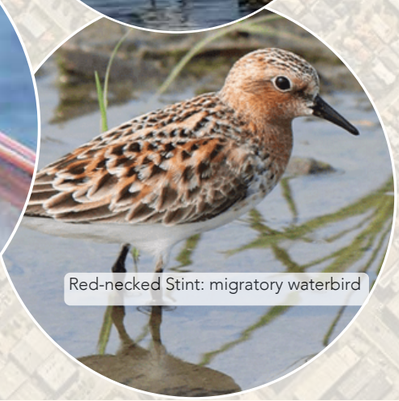
Galahs

Blue Manna Crab

Moon Jelly Fish

Little Egret

Australian Pelican



Red-necked Stint: migratory waterbird

Rakali (Moytj): Once very common in Perth's waterways, now threatened, evidence was foundat Point Walter.

site analysis

bush fire prone vegetation

Limited areas of the site have been identified as Bush Fire Prone.

Bush Fire Prone Areas (DFES)

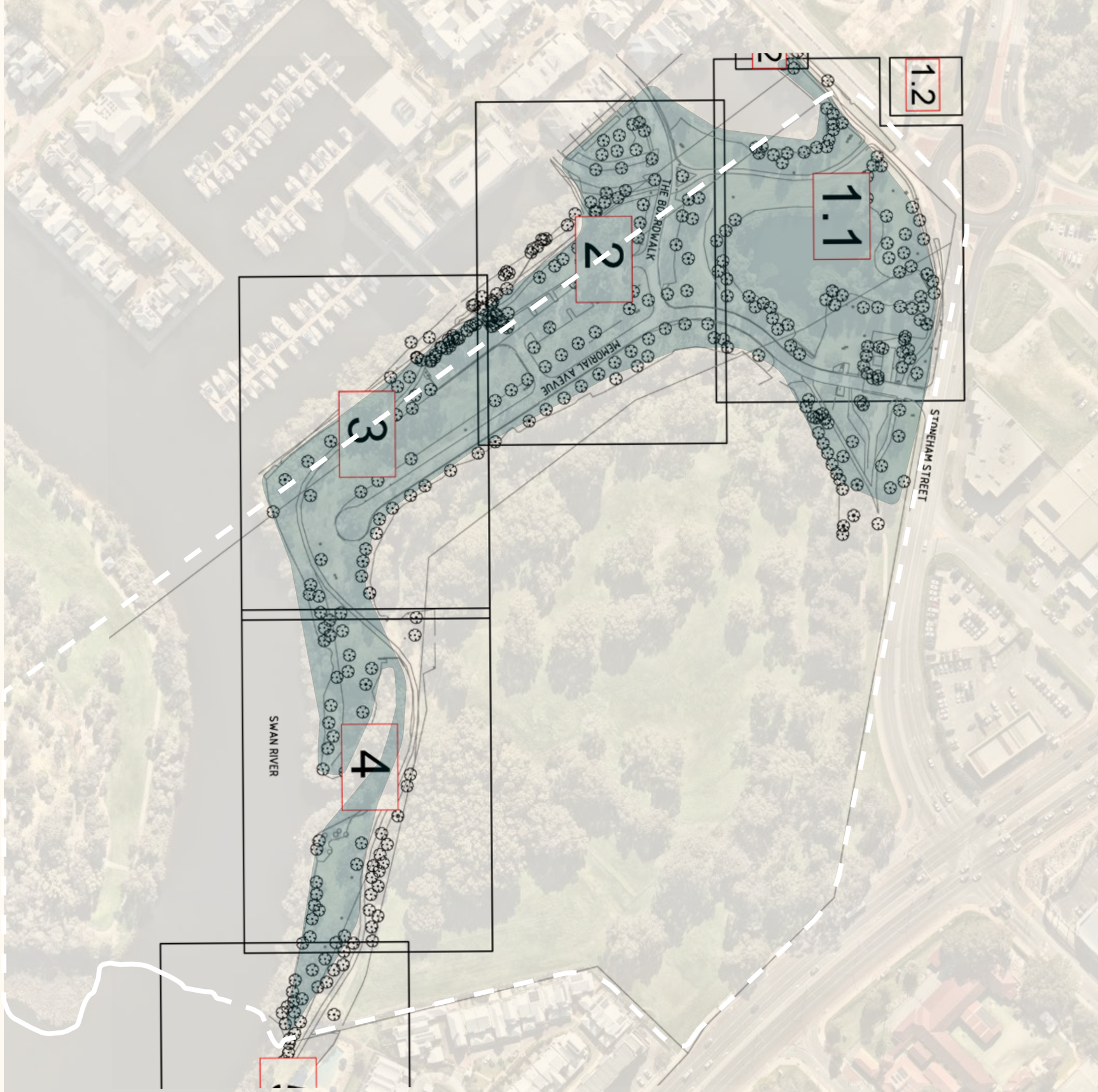
site analysis

irrigated landscapes

The Belmont Trust land is currently irrigated as part of a broader river front and Ascot Waters public realm irrigation system. Design documentation has been overlayed the aerial (opposite). The irrigation is limited to the water front areas and waters existing trees and turf.

Water supply is sourced from surface water drawn from the compensation basin to the east, with no filtration currently installed.

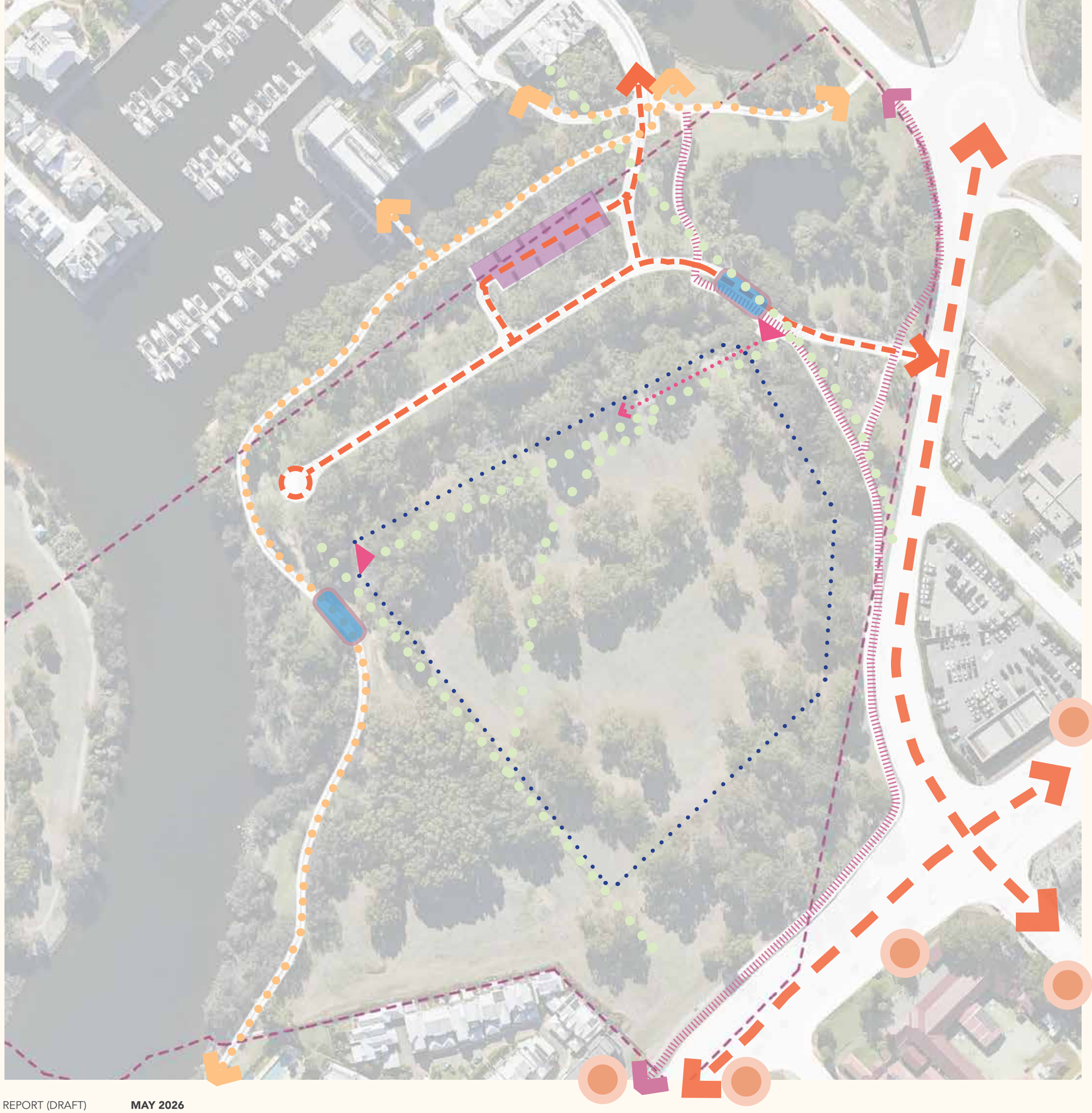
The irrigation system is not without issues, as it services a very large area that operates across multiple controllers with a shared mainline, which introduces complexity.



Existing Irrigated Landscapes
(NewGround Design Services)

site analysis

movement and access



- Site Boundary
- Fencing
- Road
- Park access road
- Shared pedestrian & bike path
- Pedestrian path
- Maintenance access path
- Maintenance access point
- Carpark
- Road / Path over Culvert
- Bus Stop
- Historical path connections

context analysis

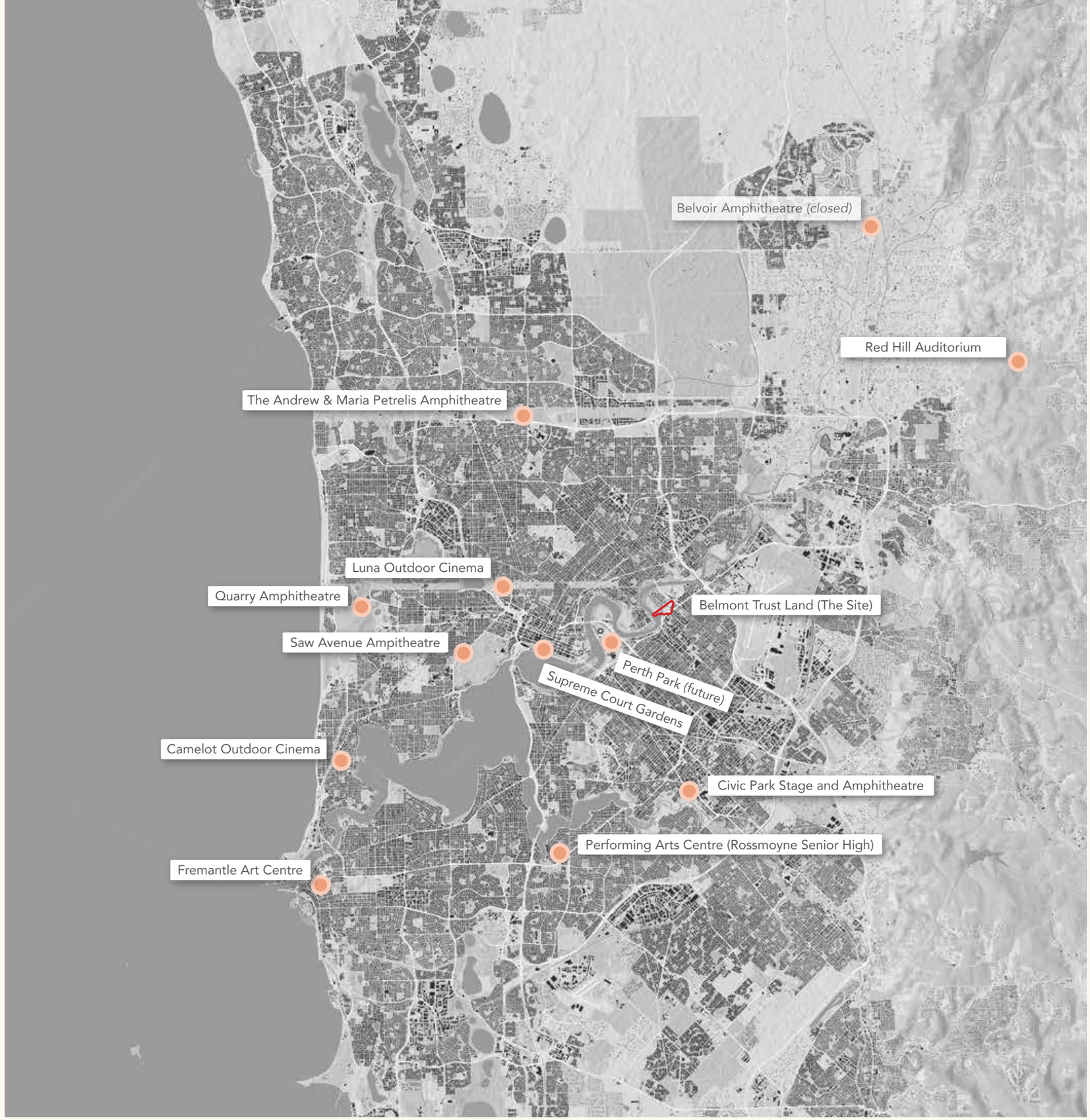
event venue context

The Department of Creative Industries Tourism and Sport (CITS) publish a 'Cultural Infrastructure Map' that shows how Perth is underwhelming when it comes to dedicated external venues suitable for outdoor performances and cultural events.

There is a sense that Belmont Trust lands with its large area, foreshore frontage, central metro location and focus on 'public good', could support a regional or state significant dedicated external cultural event space.

It is noted that the State Governments' current proposal for a large amphitheatre as part of 'Perth Park' should also be a factor.

Source: https://www.cits.wa.gov.au/creative-industries/western-australian-cultural-infrastructure-map



geotechnical summary

key findings

A geotechnical investigation (refer report in Appendix) was undertaken by Structerre Consulting for the Belmont Trust Land site to inform the proposed development of public open space and single-storey facilities. The investigation included desktop studies, 23 sample retrieval probes to 2.5 m depth, dynamic cone penetrometer testing, percolation testing, and laboratory analysis.

The site is underlain by shallow topsoil and widespread uncontrolled fill, overlying alluvial clayey sands, sandy clays, organic swamp deposits, and peat in places.

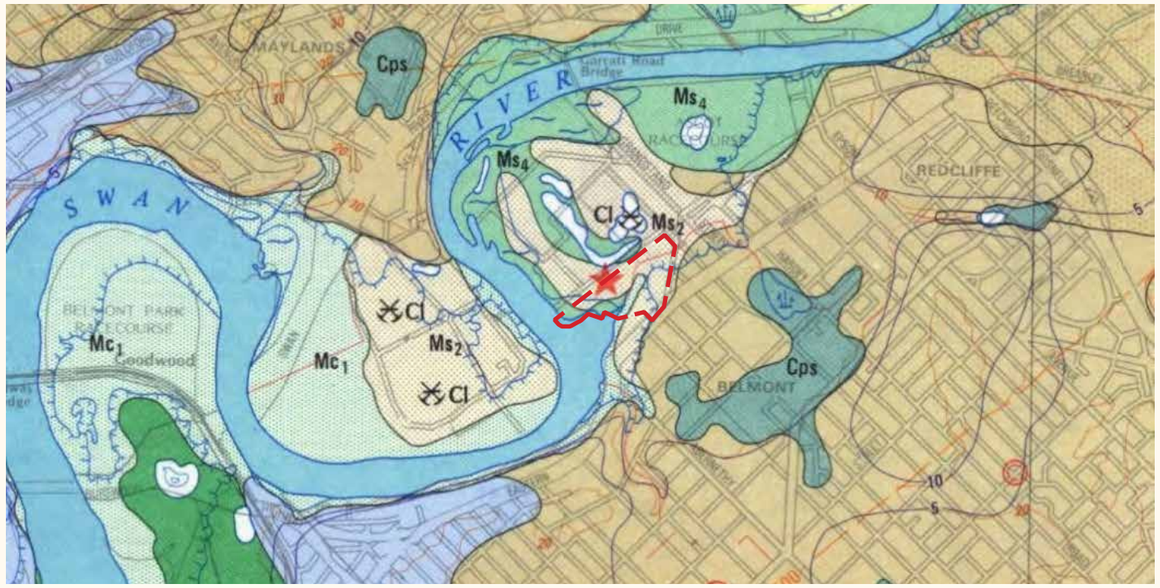
Groundwater was encountered between approximately 0.5 m and 1.8 m below ground level, indicating a shallow and variable water table with potential seasonal fluctuation. Percolation testing indicates low to moderate permeability, and the site is not suitable for stormwater disposal via shallow soak wells.

The site is currently classified as Class P in accordance with AS 2870 due to the presence of uncontrolled fill and organic soils. With significant remedial earthworks - including removal of unsuitable materials and placement of engineered sand fill—the site may be upgraded to Class S, with further improvements possible depending on fill depth. Potential and actual Acid Sulphate Soils were identified across the site, and any proposed earthworks will require preparation and implementation of an Acid Sulphate Soil Management Plan (ASSMP).

Shallow footings may be adopted for lightly loaded structures subject to earthworks, with allowable bearing pressures limited to 100 kPa and anticipated settlements up to 20 mm. Heavier structures or higher loadings would require deep foundations. Retaining walls and earthworks must account for groundwater, soft soils, and drainage requirements, and all works should comply with AS 3798 and AS 4678.

Date	Description
1953	The site is bushland
1961	Minimal clearing of the site with major clearing to the north and south of site
1965	Clearing done on the site with a building built on the middle south boundary of the site
2000	The building on site has been demolished
2001 – 2003	Construction and completion of Ascot Centre to the south
2011	New development to the north of the site
2013	New development demolished and changed to a parkland
2025	The site remains as a parkland

Depth to Base of Strata (m)	Geological Setting	Material Description
0.2	SURFICIAL	TOPSOIL
0.5 – 2.5	FILL	SAND/Gravelly SAND: fine to medium grained, poorly graded, medium size gravel, trace of building rubble, grey brown, medium dense, moist (BH02, BH04, BH05, BH06, BH07, BH08, BH11, BH14, BH16, BH18, BH19, Bh20, BH21 & BH22)
0.5 – 2.0	FILL	Clayey SAND/Silty SAND/Silty GRAVEL/ Gravelly SAND/Clayey Gravelly SAND: medium grained, poorly graded, low to medium plasticity clay, with organic material, trace gravel and of building rubble, grey brown red, medium dense, moist to wet (BH03, BH04, BH06, BH09, BH10, BH11, BH12, BH16 & BH23)
0.8 – 1.5	FILL	Sandy CLAY: low to medium plasticity, medium grained sand, with silt and organic material, trace of building rubble, grey, soft to firm, moist to wet (BH01 & BH03)
1.3 - 1.6	NATURAL	SAND: fine to medium grained, trace silt, grey, medium to dense, wet (BH01 & BH17)
2.3 - >2.5	NATURAL	Sandy PEAT/Clayey PEAT: fine to medium grained sand, poorly graded, medium plasticity clay, with silt and organic material, dark grey, loose, wet (BH01 & BH13)
1.5	NATURAL	CLAY: medium plasticity, pale brown, firm, wet (BH08)
Not Penetrated (>2.5)	NATURAL	Clayey SAND/Sandy CLAY/ Silty CLAY: medium grained, poorly graded, low to medium plasticity, trace of medium gravel, grey brown, loose to medium dese/very soft to firm, moist to wet (BH02, BH03, BH06 – BH23)
2.1 - >2.5	NATURAL	Silty SAND: medium grained, poorly graded, dark grey, medium dense, moist (BH07 & BH16)



Mc1 Clayey SILT (Mc_2) – yellow brown to strong brown, blocky, mottled, soft, with variable clay content, dispersive in part, of alluvial origin (Alluvium, Qha), underlain by

Ms2 Sandy SILT (Ms_2) – strong brown to mid grey, mottled, blocky, disseminated fine sand, hard when dry, variable clay content, of alluvial origin (Guilford Formation, Qpa)

geotechnical & contamination summary

environmental constraints

Uncontrolled fill and soft underlying soils
Large areas of the site contain uncontrolled fill, organic soils, peat and alluvial clayey sands, resulting in poor founding conditions and a current AS 2870 Class P classification. These conditions constrain heavy structures and increase the extent and cost of earthworks if conventional shallow foundations are proposed.

Shallow and variable groundwater table
Groundwater was encountered between approximately 0.5 m and 1.8 m below ground level, with seasonal variability expected. This constrains deep excavations, increases dewatering requirements, and limits infiltration-based stormwater management approaches.

Acid Sulphate Soil (ASS) risk
Potential and actual Acid Sulphate Soils are present across the site at varying depths. Any disturbance below natural ground levels will require careful management and preparation of an Acid Sulphate Soil Management Plan, adding complexity to bulk earthworks and service installation.

Limited stormwater infiltration capacity
Low to moderate soil permeability and shallow groundwater mean the site is not suitable for shallow soak wells, constraining stormwater disposal options and requiring above-ground detention or controlled discharge systems.

Restricted bearing capacity
Allowable bearing pressures for shallow footings are limited to approximately 100 kPa, constraining building scale and load unless significant ground improvement or deep foundations are adopted.

environmental opportunities

Suitability for lightweight and flexible development
The site is well suited to lightweight, single-storey structures, shelters, amenities, and pavilions that align with public open space outcomes and minimise foundation demands.

Landscape-led design response
Ground conditions support a design approach that prioritises landscape, open space, and adaptable surfaces over heavy built form, reinforcing the precinct's role as parkland and river-adjacent public space.

Targeted ground improvement strategies
Localised remediation and engineered sand fill can upgrade parts of the site to Class S, enabling selective built elements where required without wholesale site disturbance.

Opportunities for integrated water-sensitive design (above-ground)
While infiltration is constrained, the site presents opportunities for detention basins, swales, and landscaped drainage features that manage stormwater above ground and contribute to amenity and ecological outcomes.

Minimisation of earthworks through strategic siting
Careful placement of built elements and paths can reduce excavation depths, limit ASS disturbance, and avoid areas of deeper soft soils, supporting a more sustainable and cost-effective development outcome.

No site contamination - As per diagram opposite from the Department of Water the Belmont Trust site has no recorded contamination.

stakeholder inputs

Government Agency Site Meetings

DPLH

- MRS stipulates Urban to a sizeable portion of site
- Belmont LPS stipulates Mixed Use to that same Urban area along GEH
- Both the MRS and LPS allow development to occur but would need to be consistent with the Declaration of Trust for the Belmont Trust Land.
- The remaining portion of land is zoned Park and Recreation and is within DBCA Planning control area so would be subject to DBCA advice and approval processes.
- Connections to future context will be important e.g. Golden Gateway Development and Kilns Site
    - Connect with Ascot Kilns site & future development potential
    - Future subdivision of adjacent lands may bring about contributions for public open space – something to be discussed with City of Belmont
- Any proposal for social housing if it complies with the Declaration of Trust for the Belmont Trust Land can be contemplated under the current zoning. The approval pathway for any social housing would be dependent on the works proposed and who is undertaking the works. The Department can advise further if this becomes part of the scope, as the land would require subdivision of the land and if it is to be undertaken as public works would likely require WAPC approval. Private community housing providers could seek approval via JDAP proposal to the City.
- The relevant Minister would have some interest in Social housing proposals noting the State Government priorities regarding affordable/ social housing and Fed government Housing Australia Future Fund see attached link State Government calls for builders to deliver more than 1,000 new social and affordable homes | Western Australian Government

DBCA

- Continuous recreational access to and throughout foreshore is supported
- Riverbank:
    - Edge is mostly stable with limited erosion due to protected location.
    - Samphire sp. habitat identified in select places where a more gradual bank supports establishment.
    - Retain existing trees but where possible enhance Samphire ecologies through protection measures and active restoration.
    - Recontouring/regrading of the riverbank to create a more gradual intertidal zone would require the removal of existing trees. It should be considered whether this is warranted given the shoreline is relatively stable. It is recommended that native sedges and shrubs are planted around and behind the trees, widening the vegetation buffer and providing improved stability, habitat and amenity.
    - Existing trees are a mixture of native and introduced species. Both provide valuable canopy cover. Introduced species should be phased out by replacing with native species at end of life.
- Upper portion of site (Former Parry and Rugby Fields)
- Opportunity for improving recreation offer
- Improve the tree canopy cover
- Explore potential for soil to support regeneration at a shrub and ground cover level
- Upper ponds have aquatic / bird life
- Any inference to health of the system should be based off long term spatio-temporal data on sediment and water quality parameters with further examination of seasonal changes and long-term trends, complimented by an ecological survey. Previous work may have been carried out on Ascot Waters Compensating Basin and the lower reach of the Central Belmont Main Drain by the Swan River Trust. There is a report by GHD from 2008 and possibly other useful background information DBCA may be able to share.
- Bubbles in pond look to be recirculating water or an aeration pump at work
- confirm with City of Belmontwhat if any addition has been added, may inform on issues the site experiences with water quality, likely suffers low dissolved oxygen.
- Advised to review the City of Belmont Stormwater Drainage Plan for the area
- Establish what parameters are influencing the water quality at this site to inform any designs that might be incorporated as a form of treatment. DBCA may be able to provide additional historical information on the site.
- Future high density urban development in the catchment will may affect water quality
- Quantity hydrological assessment such as expected peak flow may help established and inform any design requirements.
- Opportunity for drainage line west of entry bridge to be improved as a 'living stream' – up to river. design should be informed by treatment required.
- Create more habitat / treatment areas
- Potentially introduce ponds, riffle zones for aeration and habitat zones
- Introducing meandering to increase length and subsequently retention time, may help improve water quality.
- Deep ponds, and riffle zones do help treat nitrogen and sediment issues, but ponds may become anoxic in low/ no flow times and become a sink for contaminants and subsequently lead to flushing of low-quality water into river during summer rainfall events.
- Currently small weir-like structure close to the river – likely a flow gauge point.
- Rehabilitate with native planting to riparian edges.
- DBCA supports any designs that will improve water quality entering the swan river, however, this is a Water Corporation asset.
- Data should inform any design and aim to improve water quality of water entering the Swan River, reduce weed presence and increase native vegetation and habitat.
- Design and features will depend on evaluation of site;
    - hydrology (water balance analysis),
    - water quality (temporal trends in water and sediment quality and quantity, Spatio-temporal variability of pollutant concentrations)
    - Sediment and soil analysis
    - Fauna and Vegetation data.
- Kuljak island:
    - The City is currently assessing the capacity of the foreshore island (at least the BTL portion) for activation. This should be discussed with the City to contextualise how Realm's project might interact with the island.
    - DWER to obtain water quality monitoring information. The extent and values of contamination are unknown to the Dept. However, it is known that the island was used as a tip site, and DWERs 'contaminated sites' data set identifies these areas as "Possibly contaminated – investigation required" - See below hatched area. Speak with DWER to understand site investigation requirements as necessary.

Water Corporation + DWER

- DWER have higher-level flood, water quality monitoring, contaminated sites and policy responsibility for the site
- Water Corporation have jurisdiction over the hydraulic function of the drain
    - If a major blockage occurs then WC send in earth moving equipment to fix
- City of Belmont have general maintenance responsibility of the drain
- Existing drain/stream is not engaged tidally to the river – there is a small weir associated with a fallen concrete bridge that defines water levels. Beyond that, water levels are defined by the Swan River.
    - Potential to remove the concrete structure and formalise with a rock 'riffle' zone
- Two existing ponds look to be 'Compensation Basins' to the east of site. A bridge and culvert structure with pipes looks to form a weir at the site entry.
    - Pumps are aerating the ponds
- Existing drain/stream is 'on-line'. However, an 'off-line' system (if feasible) would provide the best improvement to water quality management – however this comes with significant cost and additional land/area.
    - Nurdi Park Wetland and Living Stream is a precedent for such a system where an offtake treatment wetland was established adjacent to the main stream – a tiered approach.
- However, the most cost-effective opportunity to improve ecological function with some improvement to water quality would be achieved through reworking the existing stream including:
    - Increasing its capacity through widening + flattening edges to improve function
    - Planting existing or remodelled edge conditions.
    - Include riffle zones using rocks to aerate water and slow flow
    - Existing trees are a consideration however regrading to improve hydrology is possible.
    - Sedge treatment beds are low cost, can be installed to edges, and lower-level areas
    - Restoration of the eastern side to manage the steep and unsafe grade would be good – currently fencing is critical for safety on this side.
- It would be good to have a system that is protected from an oil spill in a car park or road (for example). Ie there is treatment before discharge to receiving
- Most likely no working models attached to the basin.
- Existing culvert to west of stream has a safety fence (required given falls) but may also require a grating to pipes.
- Low feature wall over entry culvert is not compliant (does not meet fall requirements)
- Increased run off from future development up in the catchment is to be anticipated
- Design, Maintenance and Access – Refer to Water Corp Design Standard 66
- Existing access points to the drain are clear
- Water Corp has clear tracking areas
- Evacuation routes in event of flooding are a consideration
- CPTED considerations raised

stakeholder inputs

Belmont Aboriginal Advisory Meeting - Walk on Country

The Belmont Trust Walk on Country was undertaken as part of Aboriginal cultural heritage engagement for the Belmont Trust Land project, coordinated by REALMstudios in collaboration with the City of Belmont and the City's Aboriginal Advisory Group (AAG).

The Walk on Country formed a critical component of investigations to inform a potential Section 18 process and broader Aboriginal engagement approach. Its primary purpose was to deepen understanding of the site through on Country knowledge sharing, discussion of Whadjuk Noongar history, and identification of cultural narratives and values not captured through desktop research alone.

Discussions explored historical land transitions, Whadjuk familial associations with the area, and culturally significant environmental narratives. There was clear feedback around the draft master plan to adopt cultural and educational focus.

The Walk on Country supported relationship building between the project team, Aboriginal representatives, and Council officers, while reinforcing a commitment to culturally informed design and decision making grounded in Country specific knowledge rather than solely statutory or archival sources.

Aboriginal Advisory Group / Elders Attendees

- Brenda Greenfield
- Norma Morrison
- Angela Ryder
- Coral Kickett
- Barbara Kickett
- Clive Smith

Notes from Walk on Country

Cultural Context & Storytelling

- Welcome to Country delivered by Clive, including a song from his grandfather (story of two hunters).
- Strong emphasis on telling Noongar stories of place and embedding cultural meaning early in design.
- Importance of recognising:
  - First Peoples of the area (further research required – e.g. Beeloo associations).
  - Local Whadjuk families and historical connections.
  - Stories of families who lived and camped in the area (to be confirmed through consultation).
- Avoid superficial or commemorative approaches to naming and interpretation.
- Do not reference Daisy Bates in naming.
- Opportunity to:
  - Undertake an oral history project (suggested contributors: Auntie Donna Pickett, Nicky & Merv Abraham).
  - Capture Whadjuk affiliations of participants and stakeholders.
- Potential to interpret:
  - Fish traps as local Aboriginal technology.
  - Stories of underground water systems (Clive noted Noongar story of underground river beneath Belmont, upwelling near Redcliffe).

Naming & Language

- Dual naming supported; use of Noongar language encouraged.
- Naming should:
  - Come from community and stakeholders (not predetermined).
  - Reflect cultural and historical significance.
  - Not necessary to rely solely on formal bodies (e.g. Noongar Boodja Language Centre); community-led naming preferred.
- Investigate:
  - Beeloo associations.
  - Traditional place names and meanings.

Cultural & Ecological Education

- Major theme: integrated cultural and ecological education.
- Support for:
  - An education / interpretation centre (similar to Kent Street Weir Eco Education Centre).
  - Digital storytelling tools: QR codes linking to stories, videos, and trails (Clive has examples).
  - "The Dreaming" app (Trevor Walley voice recordings).
  - Soundscape storytelling (e.g. Boorloo Bridge precedent).
- Opportunity to:
  - Deliver deeper understanding of Country (beyond single-species narratives).
  - Align with broader initiatives (e.g. Noongar seasons across multiple City of Belmont parks).

Landscape, Ecology & River Interface

- Strong support for enhancing biodiversity and habitat values, including:
  - Additional planting along river edge.
  - Regeneration using endemic species (aquatic and terrestrial).
  - Reduction of turf in favour of planting.
  - Establishment of marshland (south of drain).
  - Offline wetland opportunities.
- Reference precedents:
  - Garvey Park (river edge stabilisation and planting success).
  - Mary Carroll Park (integrated ecological and cultural outcomes).
- Balance required between:
  - Ecological restoration
  - Improved public access to the river (e.g. jetty – supported).

Public Realm, Use & Amenities

- Support for a family-friendly, inclusive environment:
  - No bar / alcohol-focused venue.
  - Key amenities required:
  - Public toilets (raised multiple times – high priority).
  - Car parking.
  - BBQs and foreshore amenity upgrades.
- Support for:
  - Informal gathering spaces and yarning circles (small, rustic, intimate settings).
  - Regional-scale nature play space with cultural/ ecological themes.

Built Form & Spatial Opportunities

- Preferred building location:
  - Elevated central site within parkland.
- General support for:
  - Selective tree removal to enable views.
  - Earth berms for acoustic management.
- Support for:
  - Amphitheatre / event space (cultural and educational focus).
  - Cultural event space (noting need to manage noise impacts).
  - Views to parkland identified as important.

Planning, Governance & Delivery

- Project will require multi-agency partnerships, including:

o Environment

o Culture

o Community

o Education and research

o Economic stakeholders

- Key considerations:

o Governance and ongoing management model (City of Belmont to clarify).

o Belmont Trust administration requirements.

o Business case development.

- Investigate:

o Potential Federal funding for protected sites.

o Feasibility of registering as a Native A-Class Reserve (requires strong justification).

Research & Next Steps

- Further research required on:
  - Cultural history (including fish traps and land use).
  - Transition of land from Whadjuk ownership to Roads Board.
- Identification of key Whadjuk families connected to the site.
- Community engagement:
  - Continue on-site engagement to build understanding (particularly of the "bowl" area).
- Expand beyond desktop research through:
  - Oral histories
  - Direct engagement with knowledge holders

Key Takeaways

- Cultural significance must lead the project, not be layered on later.
- Strong alignment between ecology, culture, and education.
- Broad support for most landscape and program ideas in the Draft Masterplan, with minimal opposition.
- Amenities (especially toilets) and community-led naming/storytelling are critical priorities.

the master plan vision

introduction

The masterplan is guided by five core visions from previous engagement in 2022:

- Accessible, Safe, Meeting Place
- Education
- Environment
- Wellbeing
- Enduring

These visions have been incorporated into the master plan, which focuses on six key moves:

- Improved Recreation and River Access
- Aquatic Regeneration
- Terrestrial Regeneration
- Regional Nature Play Space
- ‘Regen-Lab’ Multi-functional Building Node
- Outdoor event space for cultural, educational events and performances

Together, these moves embody the masterplan’s commitment to an integrated, vibrant, and enduring park land.

Danjoo Darbakan Koorliny

(walking together & talking quietly)

key moves

improved recreation amenity & river access

Create an accessible, safe, and welcoming environment where people of all ages and abilities can connect with nature and the river.

- Establish a site-wide pedestrian and cycle network that unlocks previously inaccessible areas and supports a continuous recreation loop.
- Provide BBQ and picnic facilities with shaded structures along the river’s edge.
- Install a small jetty to strengthen connections to the river, supporting fishing opportunities and access for small watercraft.
- Deliver a boardwalk that invites walkers across a newly established saltmarsh landscape.
- Incorporate a mix of formal and informal seating nodes, including small gathering areas located at key points offering views to the river.
- Embed education throughout the site via interpretive elements and programs that celebrate the land’s cultural heritage and local ecology.

wayfinding

- Add new Arrival Signage / Naming“Belmont Trust Parklands”including the:
  - The Regen-Lab Play Space and
  - The Swan River Amphitheatre

aquatic regeneration

Healthy Waterways & Ecological Enhancement

- Healthy waterways are a key focus, supporting biodiversity and long-term ecological resilience.
- Protect, restore, and re-establish aquatic and riparian habitats, including sand shallows, tidal samphire marshes, fringing sedges and rushes, fringing woodlands, submerged macrophytes, riffles and pools, intertidal margins, woody debris, and connected wetland systems.

Stormwater Drain to Living Stream

- Convert existing stormwater drain into a living stream.
- Replant banks with riparian and sedgeland species to improve habitat, stabilisation, and water quality.
- Install a rock riffle to aerate flows and hold water levels, enabling partial diversion to an off-line wetland system.

Off-Line Living Stream Wetland

- Establish an off-line treatment wetland within an underutilised turf area.
- Demonstrate slow-flow treatment through a settlement pond, riffle oxygenation, and varied pool depths to support nutrient cycling and aquatic habitats.
- Return treated stormwater to existing channel prior to river discharge.

River Edge Stabilisation & Enhancement

- Replace decomposed coir log systems and exposed stakes with renewed stabilisation measures.
- Establish a demonstration saltmarsh in a low-lying area with limited tree cover, with levels adjusted to support periodic inundation.

terrestrial regeneration

Environmental regeneration is a key driver of the master plan, guiding the restoration and protection of native habitats while reinforcing the site’s ecological health and cultural significance.

- Implement a site-wide program of regeneration to re-establish endemic ecologies.
- Remove the existing access road and replace it with planting to improve habitat continuity.
- Adopt a botanic-garden approach to showcase endemic landscapes and support research-driven ecological regeneration.
- Regenerate the following ecological typologies across the site:
  - Jarrah Forest
  - Banksia Woodlands
  - Wandoo Woodlands
- Minimise turf to areas required for passive recreation and event use to maximise habitat and biodiversity outcomes.
- Retain limited turf where necessary to maintain view corridors and meet safety and CPTED requirements.

regional nature play space with ‘regen lab’ theme

The regional nature play space is envisioned as a destination-scale play environment with a strong “Regen Lab” theme, combining play, learning, and ecological awareness to support engagement across all ages and abilities.

- Provide a regional nature play space that encourages exploration, creativity, and connection with the natural world through hands-on, landscape-based play experiences.
- Locate the play space at the heart of the site in an elevated, shaded setting with filtered views northward and towards the river, reinforcing connection to place.
- Co-locate the play space with the Regen Hub, including a café with direct visual connection to play areas, along with supporting amenities such as ablutions and a Changing Places facility.
- Design the play environment to appeal to a broad age range, supporting early childhood, school-aged children, teenagers, carers, and intergenerational play.
- Embed inclusive and universally accessible play principles, supporting physical, sensory, cognitive, and social play experiences.
- Incorporate a landmark play structure,
- Provide ample seating, shade, and passive supervision opportunities for carers and families.
- Ensure strong accessibility and arrival, with disability parking immediately adjacent and a large car park located within metres to support destination-based visitation.
- Integrate nature-based learning and regenerative themes through loose-parts play, seasonal change, and interpretive elements linked to site ecology and regeneration.

‘REGEN-LAB’
A PARKLAND OF REGENERATION, CULTURE, PLAY AND LEARNING.

‘regen-hub’ multi-functional building (Eco-education, Cultural Centre, Cafe and Community / Event Space)

The Regen Hub is a centrally located, multi-functional building that anchors the site, integrating eco-education, culture, community, and recreation in a highly accessible destination.

- Locate the two-storey Regen Hub on elevated topography to act as a landmark and civic focal point.
- Accommodate multiple uses:
  - Eco-Education Centre (Regen Hub)
  - Cultural / Whadjuk Yarning Space
  - Café / kiosk
  - Community and event space
  - Commercial kitchen
  - Public viewing deck
- Design building to straddle an existing level change, improving access via integrated stairs and ramps.
- Position upper-level café as a social hub, directly servicing adjacent regional nature play space.
- Provide a public terrace with viewing deck that outlooks north and south-west to the river.
- Include an upper-floor community and event space supported by kitchen facilities, ablutions, and storage.
- Locate Eco-Education and Cultural learning spaces at lower level, connecting directly to the river edge to support school-based and experiential programs such as River Guardians.
- Reflect guidance from the Belmont Aboriginal Reference Group through spaces that support cultural awareness, education, truth-telling, and storytelling grounded in Whadjuk Noongar perspectives.

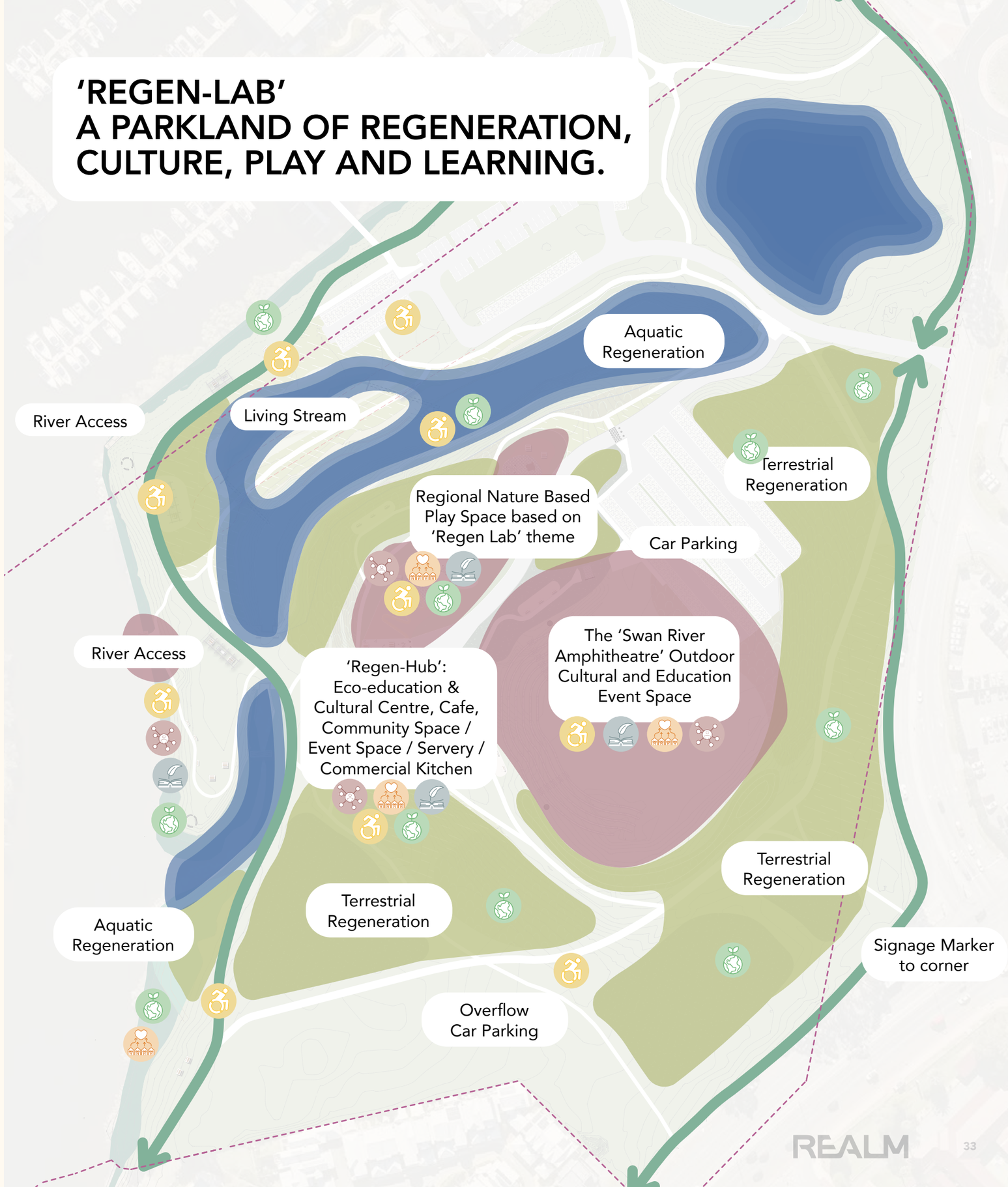
swan river amphitheatre outdoor event space

The outdoor event space is conceived as a flexible, small to mid-scale venue for cultural, educational, and performance-based events, strengthening the site’s role as a regional destination along the Swan River.

- Research into Perth’s existing outdoor event spaces identified the Belmont Trust site as well suited to accommodate a small to mid-scale amphitheatre for community, cultural, and educational use.
- The space is envisioned as either the ‘Swan River Amphitheatre’ or ‘Derbal Yerrigan Amphitheatre’, reinforcing place-based identity and cultural recognition.
- The amphitheatre is nestled within an existing bowl-form in the landscape, minimising earthworks and allowing the landform to shape seating, circulation, and views.
- Additional landscaped mounding supports acoustic buffering to neighbouring residential areas and Great Eastern Highway, while also contributing to informal seating and visual screening.
- Suppor a wide range of uses including cultural performances, community celebrations, outdoor classrooms, screenings, workshops, and small festivals.
- Maximum capacity includes:
  - Seating: 2,000 people
  - Standing: 6,000 people
  - Total capacity: 8,000 people

Car Parking Summary

- Existing parking: approximately 50 bays
- Additional parking: 170 bays
- Overflow event parking: approximately 300 bays



the master plan

illustrative landscape plan

Recreation Amenity

1. BBQ and Shelter
2. Shelter & Seating Node
3. Seating Node
4. Yarning Circle
5. Jetty Structure
5. Boardwalk Structure

Aquatic Regeneration

1. Off-Line Wetland Treatment (Living Stream)
2. Ephemeral Zone (Indicative 1:5 Year Flood)
3. Ephemeral Zone (Indicative Flood Fringe)
4. Rock Riffle Zone
5. Inlet Zone (Sediment Removal)
6. Varying Pond Depths (Living Stream)
7. Riparian Vegetation on 1:6 Batters
8. Foreshore Vegetation Planting & Stabilisation
9. Regenerate Saltmarsh Ecologies

Terrestrial Regeneration

1. Endemic Ecological Regeneration
2. Low Buffer Planting
3. Non-Irrigated Turf Zones for views

Regional Nature Play Space

1. Tower Play
2. Forest Play
3. Low fencing / enclosed play space

Regen Hub - Multi Functional Building

1. Cafe & Alfresco
2. Community Event & Function Space (upper level)
3. Eco & Cultural Education Space (lower level)
4. Public Access Viewing Deck
5. Service & DDA Access Road

Outdoor Cultural Event Space

1. Amphitheatre (Formal Event Space)
2. Flexible Event Lawn (Marquee etc)
3. Overflow Event Car Parking
4. Mounding for Acoustics & Visual Buffering of events
5. Indicative Stage for events
6. Front of house / Event Entry Point
7. Back of Stage Access
8. Temporary Vehicular Access for Overflow Parking (subject to MRWA approval)

Wayfinding

1. Major Marker on Great Eastern Hwy
2. New Arrival / Gateway (Dual Language) Naming / Directional Signage

Recreational & Function Icon Legend

- Toilets (incorporated into Regen-Hub)
- Changing Places (DDA Compliant Toilet)
- Car Park (and event overflow parking)
- Accessible Car Bay
- Bicycle Parking
- Pedestrian & Cycle Path
- Pedestrian Boardwalk
- Shelter, BBQ & Picnic Facilities
- Regional Nature Based Play Space
- Bubbler / Drink Fountain
- Way Finding & Interpretation
- Lighting
- Lookout / High Point
- Fishing

General

- Site Boundary
- Existing Tree to be Retained and Protected
- Existing Tree to be Removed
- Proposed Trees - Native
- Contours
- Existing Hardscape to be Demolished and Removed
- Non-Irrigated Turf
- Irrigated Turf

Fencing and Walling

- Proposed New Environmental Fence (Water Safety)
- Existing Wall

Aquatic Regeneration

- Stormwater Treatment
- Foreshore Riparian
- Rock Riffle

Terrestrial Regeneration

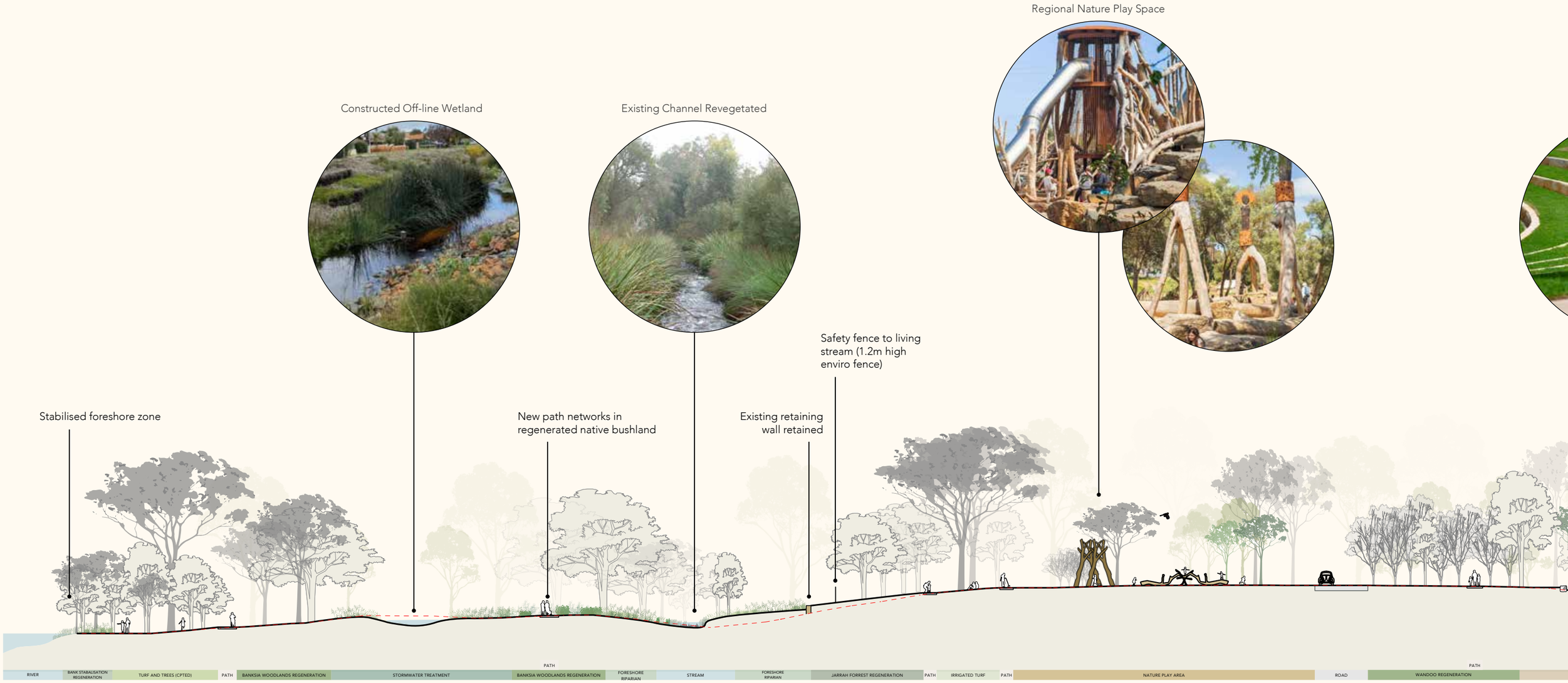
- Jarrah Forest Regeneration
- Banksia Woodlands Regeneration
- Wandoo Woodlands Regeneration
- Saltmarsh Regeneration
- Trees in Turf

Recreation & Circulation

- Shared Path
- Car Parking
- Picnic Bench
- Seating Bench
- Barbeque
- Picnic Shelter Area
- Nature Play Area
- Deck Structure (River Access)

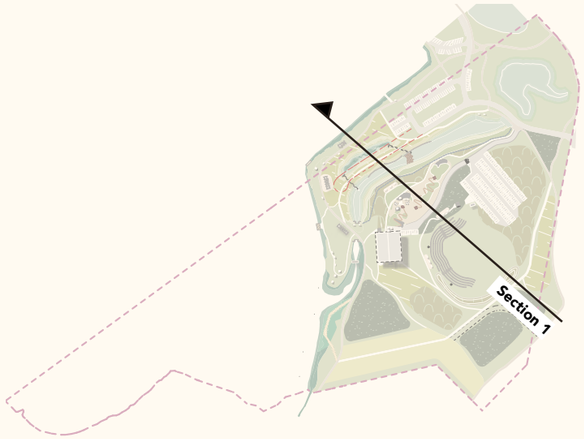
N

Section



RIVER'S EDGE

SECTION 1 (NTS) - Looking North



Key Plan

Turfed Amphitheatre / Event Space

Flexible / Event Space

Turfed Mounds for Acoustic Buffering

Jarrah Forest Regeneration

Landmark place marker on Great Eastern Hwy

GREAT EASTERN HIGHWAY

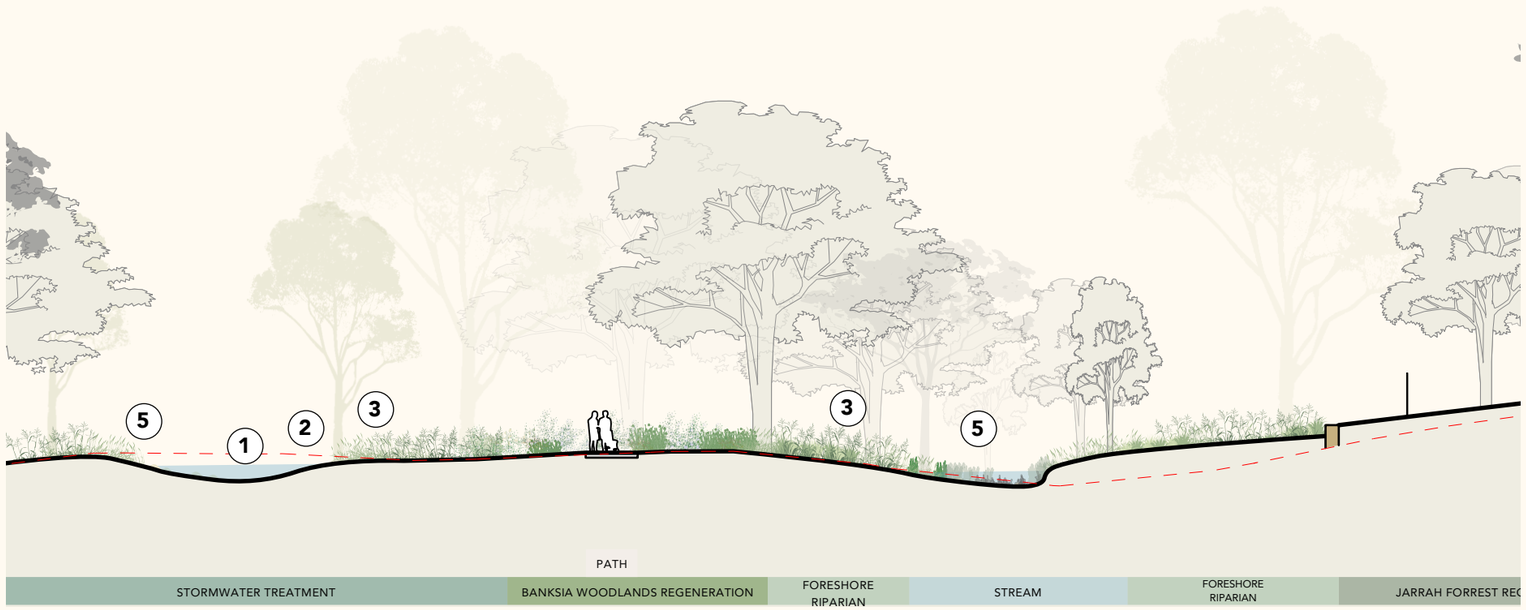
design overlay

water movement

Healthy waterways form a central element of the master plan, supporting biodiversity, habitat restoration, water quality improvement, and long-term ecological resilience through interconnected wetlands, living streams, riparian planting, shoreline stabilisation, and the enhancement of diverse aquatic and intertidal habitats.

- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. Off-line hydrological system – receives storm-water from existing channel / stream. Existing soil excavated to form max 1:6 batters to new low-flow channel.
2. Stormwater treatment zones – includes forebays, sedimentation areas, and vegetated basins to slow flow and improve water quality.
3. Dense native planting – aquatic, emergent, and riparian vegetation selected for filtration, habitat creation, and nutrient uptake.
4. Controlled overflow structures – designed spillways or outlets to safely manage excess water during heavy rainfall events.
5. Habitat and amenity function – provides ecological habitat for birds, amphibians, and insects while also contributing to landscape amenity and passive recreation.



Section 3: Offline Wetland
1:100 at A3

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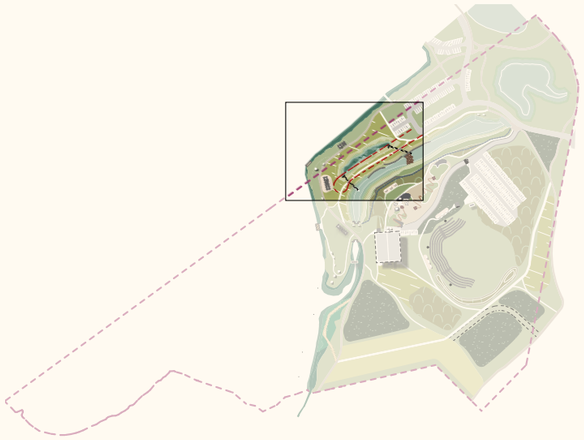
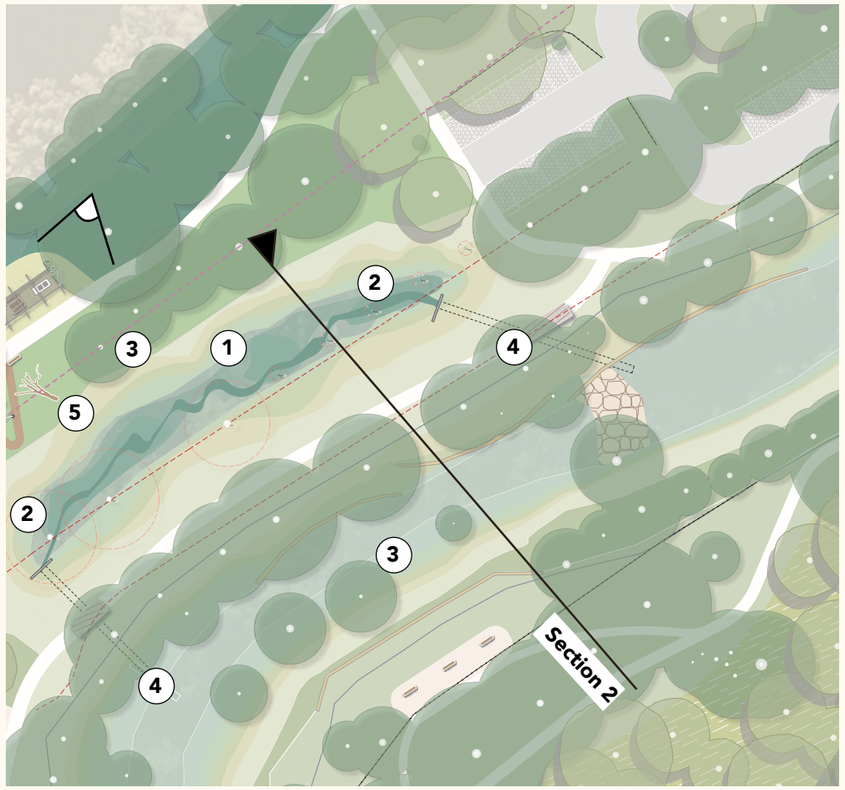


Key Plan



Offline wetland Section

Perspective montage looking south along river edge

design overlay

water movement

Healthy Waterways & Ecological Enhancement

- Healthy waterways are a key focus, supporting biodiversity and long-term ecological resilience.
- Protect, restore, and re-establish aquatic and riparian habitats, including sand shallows, tidal samphire marshes, fringing sedges and rushes, fringing woodlands, submerged macrophytes, riffles and pools, intertidal margins, woody debris, and connected wetland systems.

Stormwater Drain to Living Stream

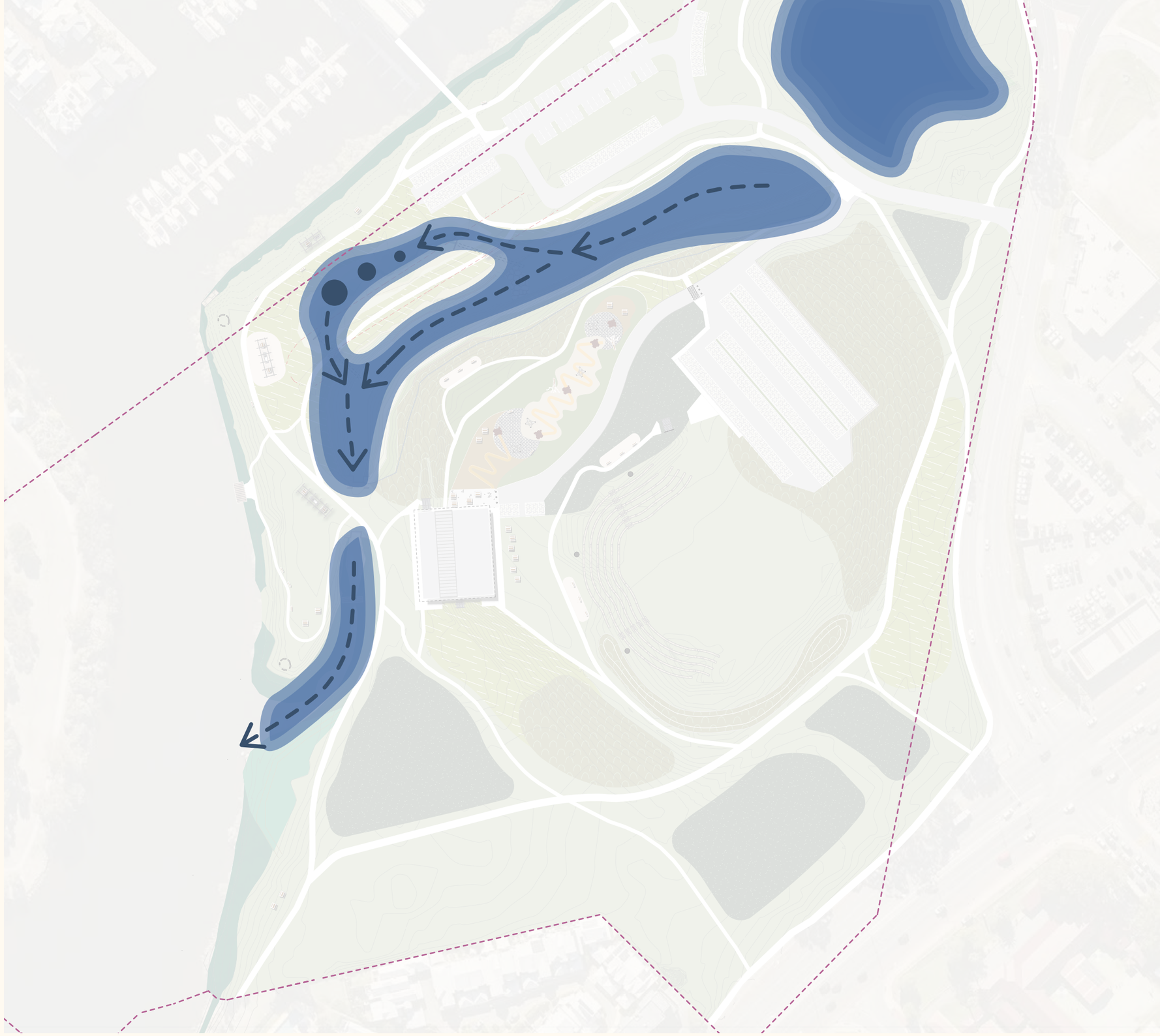
- Convert existing stormwater drain into a living stream.
- Replant banks with riparian and sedgeland species to improve habitat, stabilisation, and water quality.
- Install a rock riffle to aerate flows and hold water levels, enabling partial diversion to an off-line wetland system.

Off-Line Living Stream Wetland

- Establish an off-line treatment wetland within an underutilised turf area.
- Demonstrate slow-flow treatment through a settlement pond, riffle oxygenation, and varied pool depths to support nutrient cycling and aquatic habitats.
- Return treated stormwater to existing channel prior to river discharge.

River Edge Stabilisation & Enhancement

- Replace decomposed coir log systems and exposed stakes with renewed stabilisation measures.
- Establish a demonstration saltmarsh in a low-lying area with limited tree cover, with levels adjusted to support periodic inundation.



Legend

Water movement

Inlet Zone

Water Body

N

1:3200 at A3

design overlay

movement and destinations

Create an accessible, safe, and welcoming environment where people of all ages and abilities can connect with nature and the river.

- Establish a site-wide pedestrian and cycle network that unlocks previously inaccessible areas and supports a continuous recreation loop.
- Provide BBQ and picnic facilities with shaded structures along the river's edge.
- Install a small jetty to strengthen connections to the river, supporting fishing opportunities and access for small watercraft.
- Deliver a boardwalk that invites walkers across a newly established saltmarsh landscape.
- Incorporate a mix of formal and informal seating nodes, including small gathering areas located at key points offering views to the river.
- Embed education throughout the site via interpretive elements and programs that celebrate the land's cultural heritage and local ecology.

wayfinding

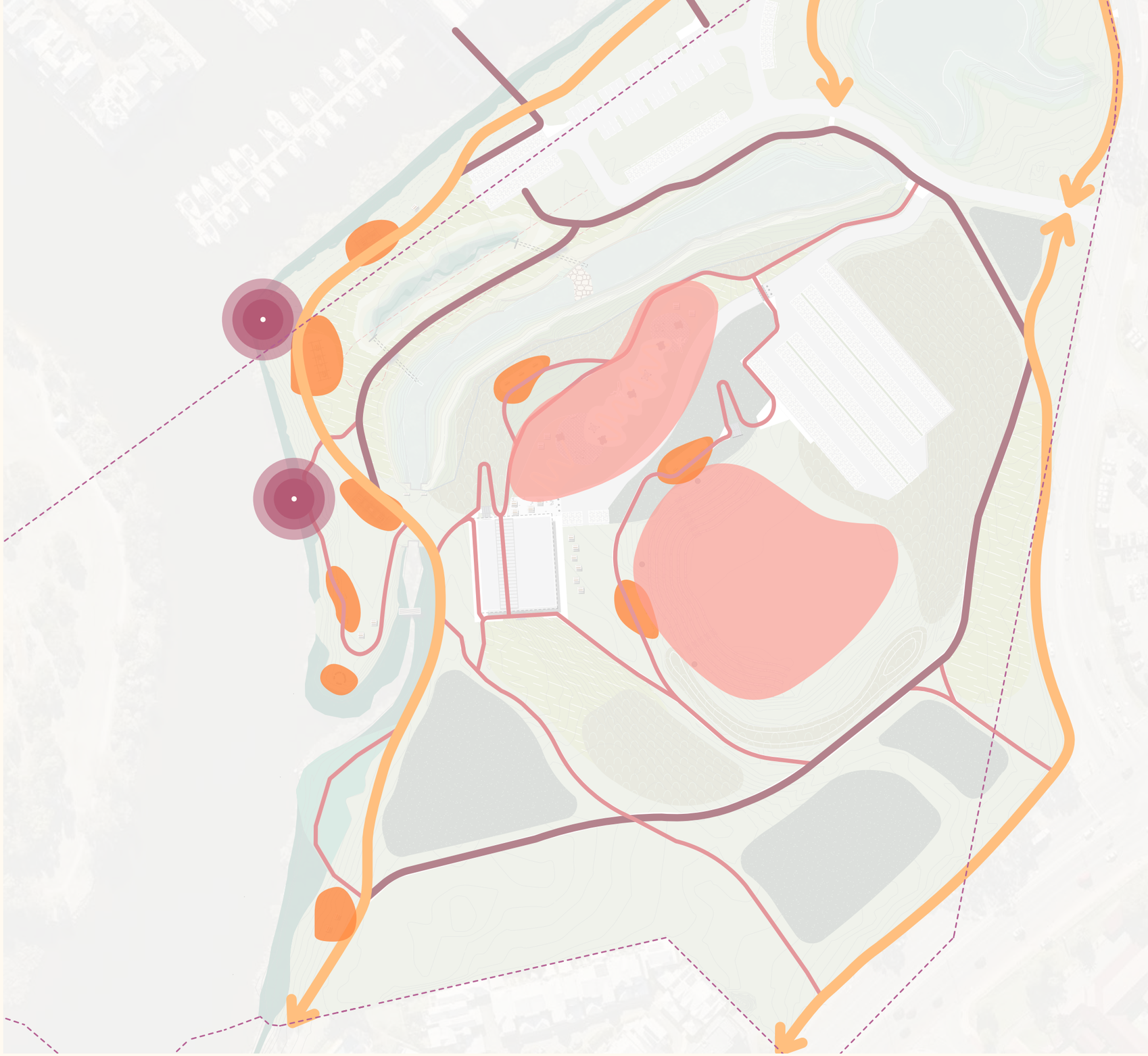
- Add new Arrival Signage / Naming"Belmont Trust Parklands"including the:
  - The Regen-Lab Play Space and
  - The Swan River Amphitheatre

1 Open Outdoor Amphitheatre

2 Cafe

3 Nature Play

4 Deck Structure (River Access)



Legend

- Proposed Minor Path
- Proposed Shared Path
- Existing Path
- Access to Water
- Destination
- Amenities

N

1:3200 at A3

design overlay

ecological planting

Environmental regeneration is a key driver of the master plan, guiding the restoration and protection of native habitats while reinforcing the site's ecological health and cultural significance.

- Implement a site-wide program of regeneration to re-establish endemic ecologies.
- Remove the existing access road and replace it with planting to improve habitat continuity.
- Adopt a botanic-garden approach to showcase endemic landscapes and support research-driven ecological regeneration.
- Regenerate the following ecological typologies across the site:
  - Jarrah Forest
  - Banksia Woodlands
  - Wandoo Woodlands
- Minimise turf to areas required for passive recreation and event use to maximise habitat and biodiversity outcomes.
- Retain limited turf where necessary to maintain view corridors and meet safety and CPTED requirements.

1 Open Forest

2 Grassy Woodland

3 Riparian Zones

4 Creek-line

Legend

- Jarrah Forest Regeneration
- Turf and Trees Only (CPTED)
- Banksia Woodlands Regeneration
- Non-Irrigated Turf
- Wandoo Woodlands Regeneration
- Irrigated Turf
- Saltmarsh Regeneration

N

1:3200 at A3

irrigation

zoning

No Irrigation

Proposed Irrigation Required

Irrigation Existing

Establishment Irrigation Only (2 years)

N

1:3200 at A3

design overlay

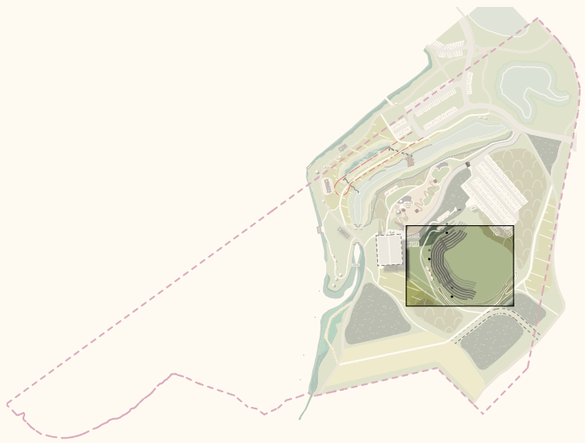
event mode

A flexible event-mode precinct comprising an outdoor amphitheatre, cultural gathering space, and open education area to support performances, learning programs, workshops, and community events, designed to encourage inclusive use, shared experiences, and strong passive surveillance within the park setting.

- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. "Regen Hub" Eco-education, Cultural & Event Space Building
2. Service Car Parking
3. Multi use Lighting Pole for event mode (with Phase 3 power)
4. Terrace seating gently moulded into the landscape
5. Shared Event, Regional Play ground and Eco-Education Carpark
6. Swan River Amphitheatre Outdoor Cultural and Education Event Space
7. Event Lawn (for Marquees etc)

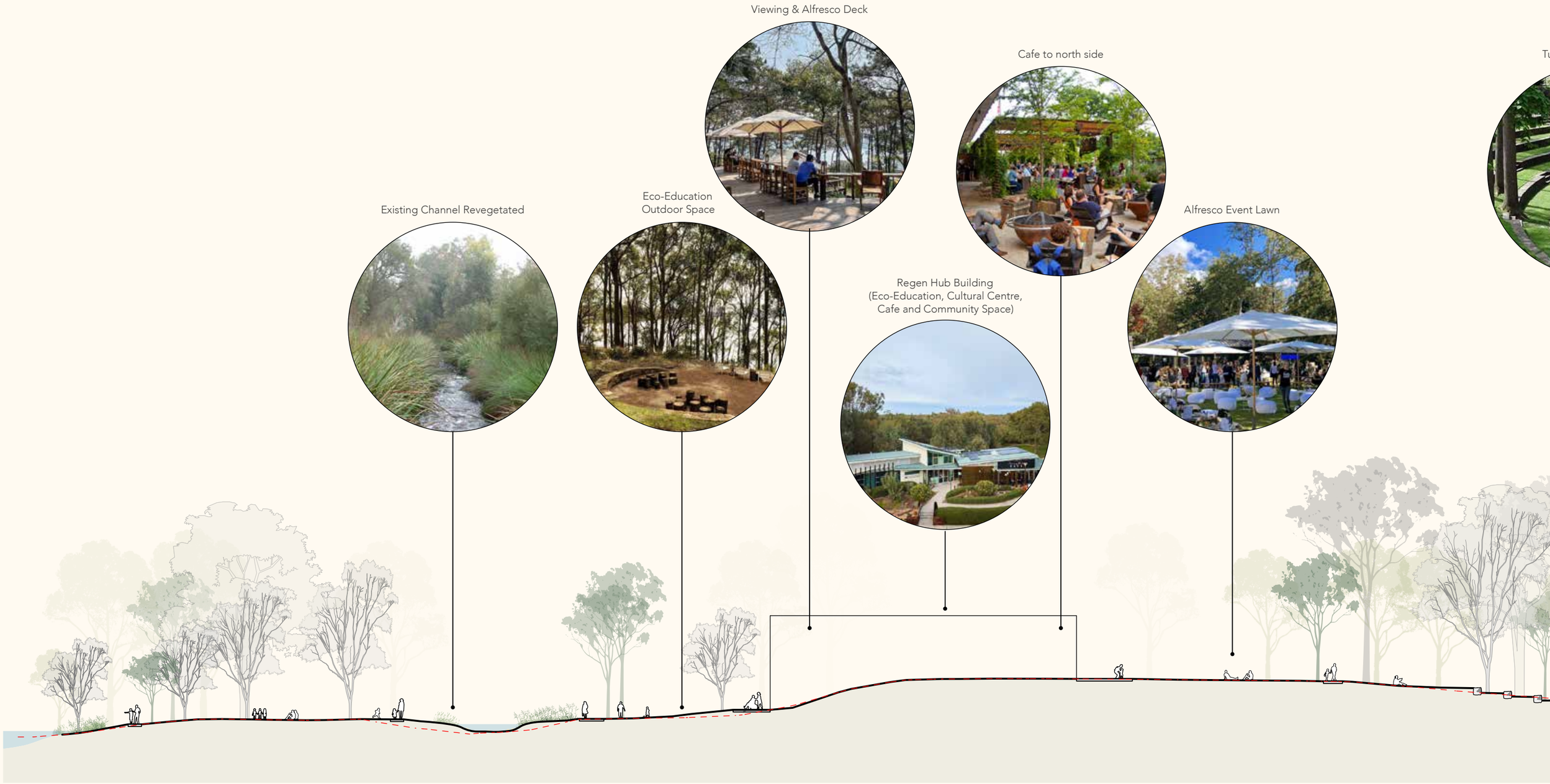
Section 3: The Swan River Amphitheatre Outdoor Space
1:100 at A3



Key Plan

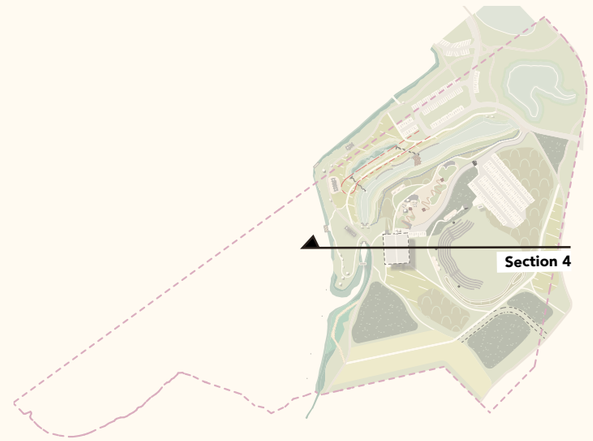
Perspective montage looking north west to amphitheatre and Regen Hub Building

Section



RIVER'S EDGE

SECTION 4 (NTS) - Looking North



urfed Amphitheatre

Yoga and Recreation Spaces

Safety fence to living stream (1.2m high enviro fence)

Community & Outdoor Event Space

Turfed Mounds for Acoustic Buffering

Banksia Woodland Regeneration

GREAT EASTERN HIGHWAY

design overlay

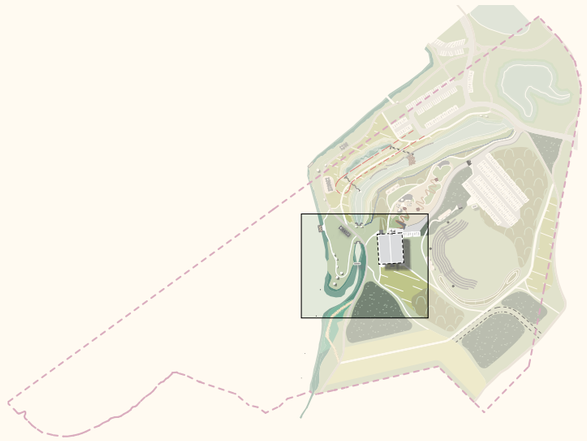
education and community building

A centrally located, shared education and community facility that brings together flexible learning spaces, meeting rooms, amenities, and social areas to support education , events, and everyday park use, designed to encourage inclusion, shared use, and passive surveillance.

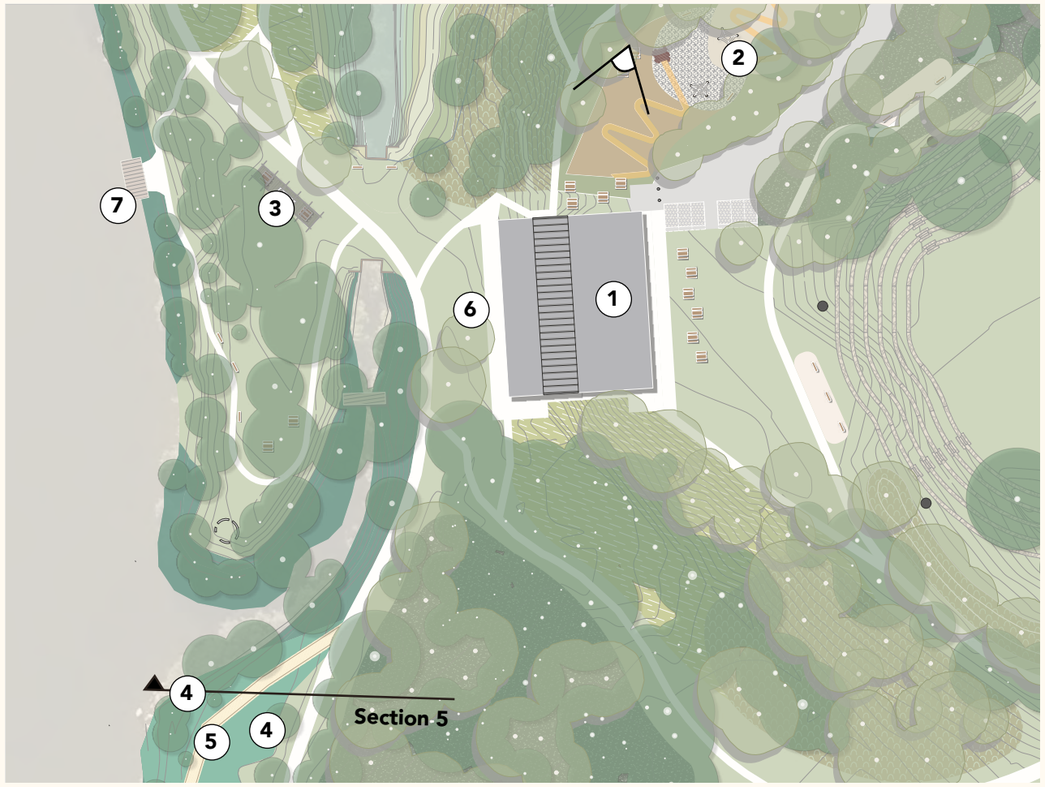
- Existing Tree
- Proposed Tree
- Paving
- Lawn
- Seating element
- BBQ
- Park bench
- Render view

1. ‘Regen Hub’ Building - Eco-Educational, Cultural Centre, Cafe, Event Space, Kitchen, Public Amenities
2. Regional nature-based play space
3. Storytelling structure interacts with the canopy to create a outdoor gathering/events space
4. Aquatic Regeneration (salt-marsh) to low-lying area
5. Boardwalk structure with river access over salt-marsh
6. Eco-Education Outdoor Space (at lower level)
7. Jetty structure to support river access

Section 5: River Edge Deck



Key Plan



Perspective montage looking north west to amphitheatre and Regen Hub Building

staging & costing

staging

A simple staging strategy has been established to inform the business case and delivery of the vision. The three stages are outlined as follows:

1. Stage One looks to establish some relative quick-wins through delivery of an upgrade to the foreshore landscape to improve recreation amenity as well as undertake initial steps in aquatic regeneration of foreshore and drainage channel. This stage seeks to elevate the profile and share in the vision for the site in order to capture major capital funding for stage 2.
2. Stage Two is the major component with delivery of the central building program, regional play space and associated car parking, infrastructure and outdoor cultural and educational event and performance space.
3. Stage Three can commence at any point given the longer time frames to establish new terrestrial ecologies and for successsion (pioneer) plantings to support longer-term endemic ecological communities.

The stages identified in the diagram can be broken up into sub-stages as required and to address funding application requirements.

costing

A full costing has been prepared by Neil Butler Quantity Surveying Services (NBQSS) and is included in the appendix.

Included on the diagram are the main costs allocated to each of the three main anticipated delivery phases:

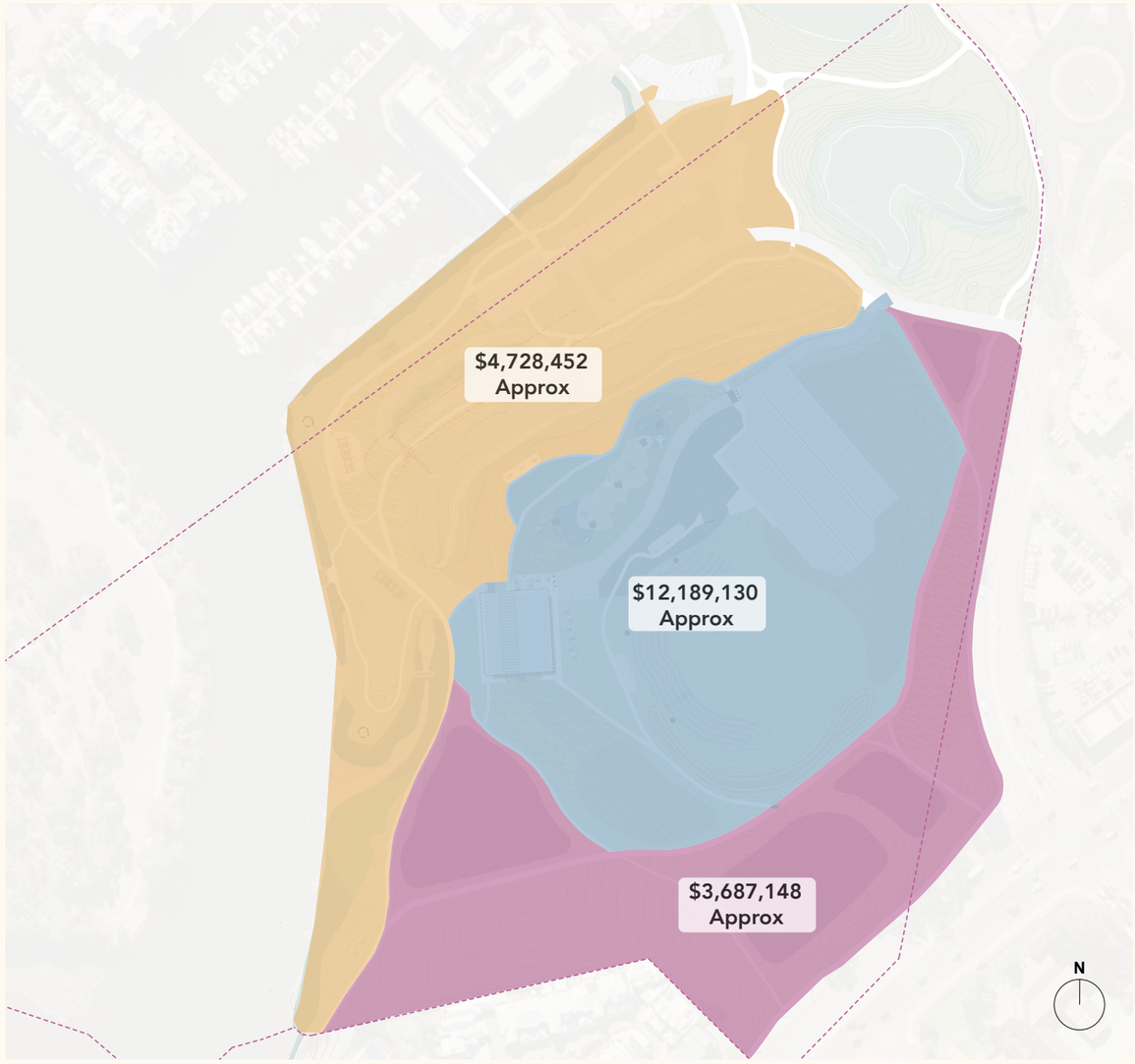
Aquatic Regeneration	$ 3,041,452
Terrestrial Regeneration	$ 2,687,148
Recreational / Amenities & Water Access	$ 687,000
Outdoor Cultural Event Space	$ 791,250
Circulation, Roads, Paths & Parking	$ 3,120,830
Community Building	$ 4,765,850
Regional Play Space	$2,509,000
Signage	$ 175,000
Builders Preliminaries	$ 2,827,200
Contigencies, Art, Escalation Etc	$ 13,177,586
Project Total	**$ 34,029,391**

Approximage Staging Allocations (exc Contingencies etc)

Stage 1	
Aquatic Regeneration	$ 3,041,452
Circulation, Roads, Paths & Parking	$ 500,000
Recreational / Amenities & Water Access	$ 687,000
Builders Preliminaries	$ 500,000
Total Stage 1	**$ 4,728,452**

Stage 2	
Community Building	$ 4,765,850
Regional Play Space	$2,509,000
Signage	$ 175,000
Outdoor Cultural Event Space	$ 791,250
Circulation, Roads, Paths & Parking	$ 2,120,830
Builders Preliminaries	$ 1,827,200
Total Stage 3	**$ 12,189,130**

Stage 3	
Terrestrial Regeneration	$ 2,687,148
Circulation, Roads, Paths & Parking	$ 500,000
Builders Preliminaries	$ 500,000
Total Stage 3	**$ 3,687,148**



funding & delivery partnerships

potential funding sources

The Belmont Trust has limited funds to progress the vision of this master plan and will therefore need to seek funds from other sources. A business case will explore this in detail however as part of this master plan process the following funding opportunities have been identified:

Funding Bodies and Grants:

- Australian Government's Thriving Suburbs Program
- Community Sporting and Recreation Facilities Fund (CSRFF)
- Outdoor Active Recreation Participation Grants Program (WALGA)
- Community Stewardship Grants (Department of Primary Industries and Regional Development)
- Let's Grow Grants (DPLH)
- Sport and Recreation Events Funding Program (Department of Creative Industries, Touris and Sport (CITS)
- The Swan Canning Riverpark Urban Forest Fund
- Riverbank Funding (Parks and Wildlife Service)

Developer Contributions:

- Golden Gateway Development
- Kilns Precinct
- Ascot Racecourse Precinct Structure Plan

Site Generated Revenue:

- Events at the Regen Hub
- Events at the Swan River Amphiteatre
- Lease on Cafe

potential partners

The following potential partners across a variety of sectors have been discussed and identified as part of the master planning process, including:

State Government Departments and Agencies:

- Department of Biodiversity Conservation and Attactions (DBCA) including:
  - The Swan River Trust
  - Department of Parks and Wildlife
  - The Botanic Gardens and Parks Authority
  - Biodiversity and Conservation Science
- Department of Water
- The Water Corporation

Not-for-Profit Sector:

- Perth NRM
- Sercul

Research Organisations:

- University Sector

Community Organisations:

- Friends of Belmont Park (To be established))
- Environmental Groups
- Recreational Groups
- Passive Sporting Groups

Appendix 1:
Precedent Studies

cultural & event space - precedents

Quarry Amphitheatre. Perth - Australia

Location:

The Quarry Amphitheatre is an outdoor venue located close to the ocean in City Beach, situated in an old limestone quarry, set in natural bushland. The event space has the approx. size of 3.5 km2.

Range of Events:

- Ballet performances
- Weddings
- Music concerts
- Theatre

Configuration:

- Tiered grass terraces
- 19x13.5m sprung wooden stage
- Stage built on roof of undercroft area which houses rehersal stuio and dressing rooms
- Changing facilities

Audience Size:

- 556 audience members in amphitheatre
- 200 guests Limestone Cafe lawn
- 100 people Cavern Undercroft (under main stage)

Facilities:

- Cafe
- Bar
- Public toilets
- Bio Box
- Dressing rooms
- Rehearsal space
- On site parking for 200 vehicles with overflow parking availabel on Oceanic Drive
- Licensed venue allowing BYO for guests
- Large Marquee available for weddings

Scale: 1:4000

cultural & event space - precedents

Bellvoir Amphitheatre, Swan Valley, WA

Location:

The Bellvoir Amphitheatre is located on the grounds of the historic Belvoir Homestead,a 19th-century estate that originally operated as part of the agricultural development of the Swan Valley. The estate itself has a size of 45 hectares.

Range of events

- Music concerts
- Classical performances
- Theatrical productions
- Dance music festivals
- Perth International Arts Festival

Configuration:

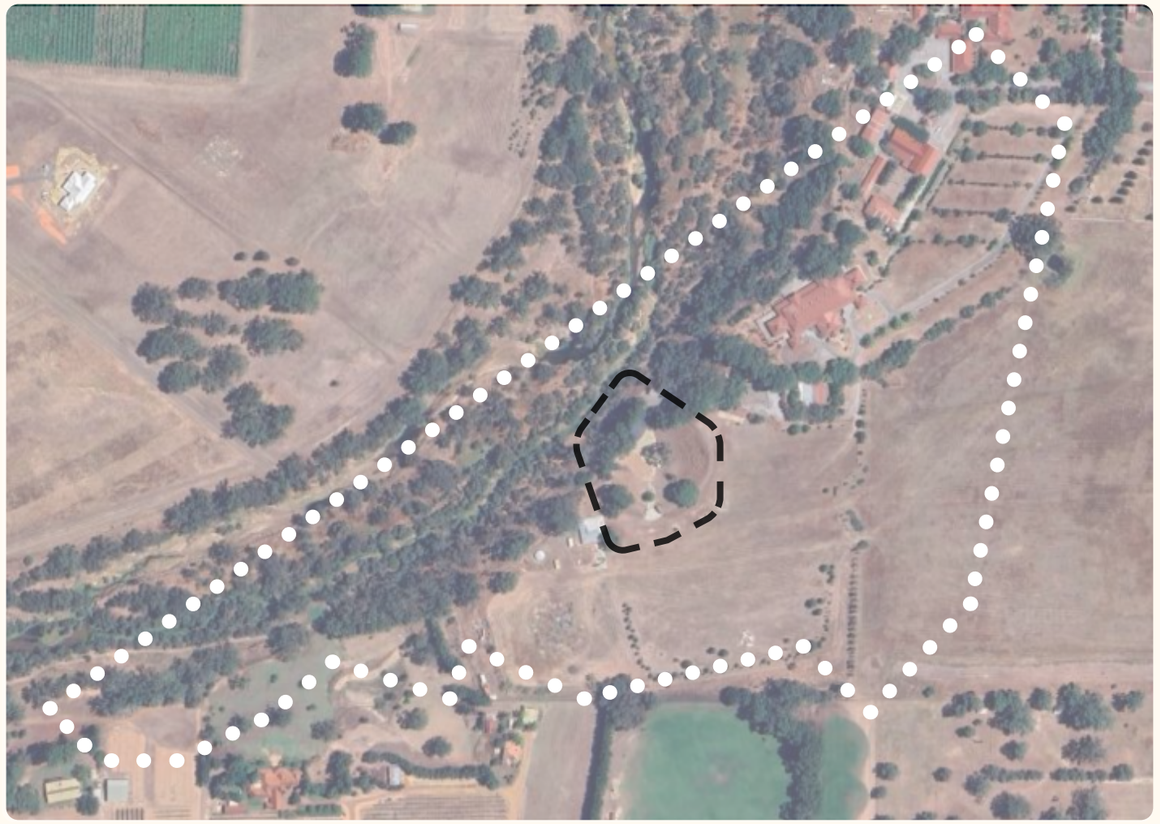
- Tired limestone and grass terraces
- Stage set within native bushland

Audience Size:

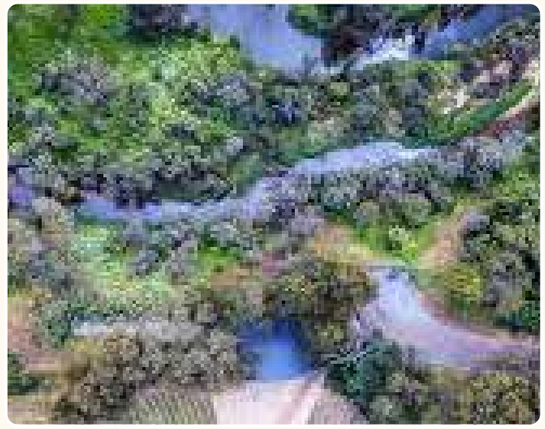
- Seating for up to 4.500 visitiors
- 18.000 visitors

Facilities:

- Stage
- Green rooms for artists
- Parking
- Alfresco catering facilities
- Box office
- Toilets



Scale: 1:4000



cultural & event space - precedents

Terschelling Island, West Frisian Islands - Netherlands

Location:

Tschelling is the third of the Dutch Wadden Islands, municipality of the northern province of Friesland. The island is 11,575 hectares in size.

Oerol Festival:

- 10 day annual festival
- One of the largest festivals in Europe
- theater, markets, musicians, visual artists, dance
- mostly open air locations for performances
- A place where art and nature come together in a unique way

Configuration:

- Entire island is utilised, performances taking place in deverse natural and cultural lanscapes.
- Two main staiges
- Festival extends to beaches, woods, dunes, farmsheds, etc.
- Site specific approach creates experience where landscape itself becomes inegral part of artistic expression

Audience Size:

- Over 45,000 visitors in 2025

Facilities:

- Festival Hub
- Camping spots
- Shuttle Bus
- Bike rental
- Grandstands, backstage tents, water locations
- Signage
- Toilets

Scale: 1:4000

cultural & event space - precedents

Landiwiese am Mythenkai, Zuerich - Switzerland

Location:

Landiwiese is a park located along Lake Zurich at Mythenquai, Zürich, Switzerland. It covers roughly 40,000 m²

Theater Spektakel

- Annual Event in August for 18 days
- International festival of contemporary performing arts, including drama, dance, music, and installations.

Configuration:

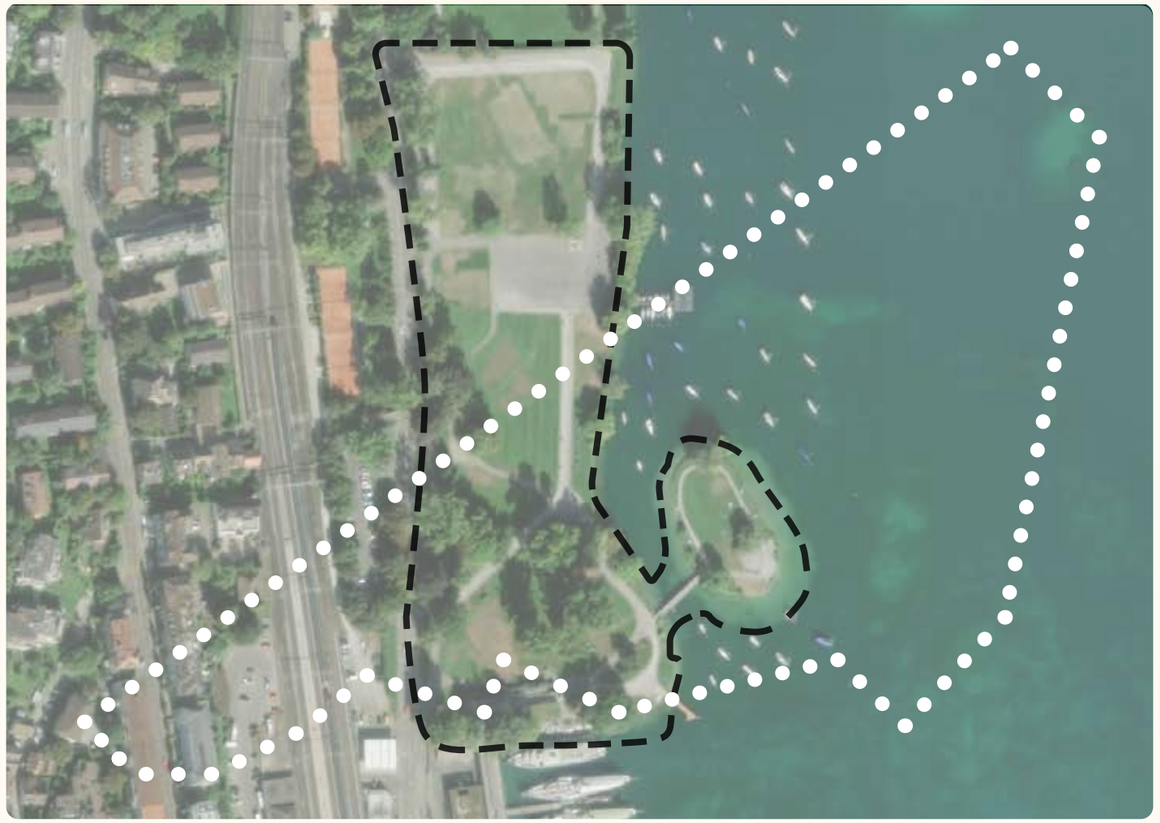
- Various-sized, purpose-built performance spaces at Landiwiese and adjacent island
- Open Air locations
- Indoor stages
- Street art
- Free and ticketed events

Audience Size:

- Approximately 15,000 visitors each year

Facilities:

- Restaurants
- Bars
- Accessible paths
- Shuttle boat
- Toilets
- Box office
- Bust stop



Scale: 1:4000

stream restoration - precedents

Small creek, Ipswich - Queensland (by Landscapology and Bligh Tanner)

Location:

Small Creek in Ipswich is a waterway located within a urbanized area. The restoration took place within a 1.6km section.

Project:

The Small Creek project in Ipswich transformed a concrete drain into a vibrant, natural waterway to improve water quality, create habitats, and enhance community spaces with new pathways and play areas.

Key Aspects:

- Naturalisation by replacing the concrete channel with a natural waterway, fostering native flora and fauna and improving water quality.
- Habitat Restoration through significant planting of trees and ground covers created new habitats and shade, cooling water and reducing air temperatures.
- Community Engagement leading to new pathways, discovery trails, and play spaces for residents to interact with the creek.
- Flood Management
- Aesthetic and Economic Benefits

Scale: 1:4000

Plan by Landscapology

stream restoration - precedents

Nurdi Park, Riverton, City of Canning

Location:

Nurdi Park in Riverton is located in the City of Cannington, WA. The river naturalisation extended approx. 200 meters along the drainage corridor between Nurdi Park and Kalangedy Drive.

Project:

Project transformed a simple grass reserve and open drain into a vibrant "living stream" and wetland environment, improving water quality, providing habitat, and enhancing the park's amenity. The project delivered a new off-line treatment wetland.

Key Aspects:

- Modification of original drain to mimic natural stream
- Construction of wetlands and basins
- Improvement of water quality, filtering stormwater
- Providing habitat for flora and fauna
- Enhanceing park's amenity
- Water Oxygenation with installation of Riffles
- Extensive native planting to stabilize the banks and enhance the ecosystem
- Enhancements such as footpaths and a footbridge.

For more information visit: https://www.riawa.com.au/assets/documents/Nurdi_RIAWA_final.pdf

Scale: 1:4000

stream restoration - precedents

Kallang River in Bishan - Ang Mo Kio Park - Singapore (by Ramboll Studio Dreiseitl)

Location:

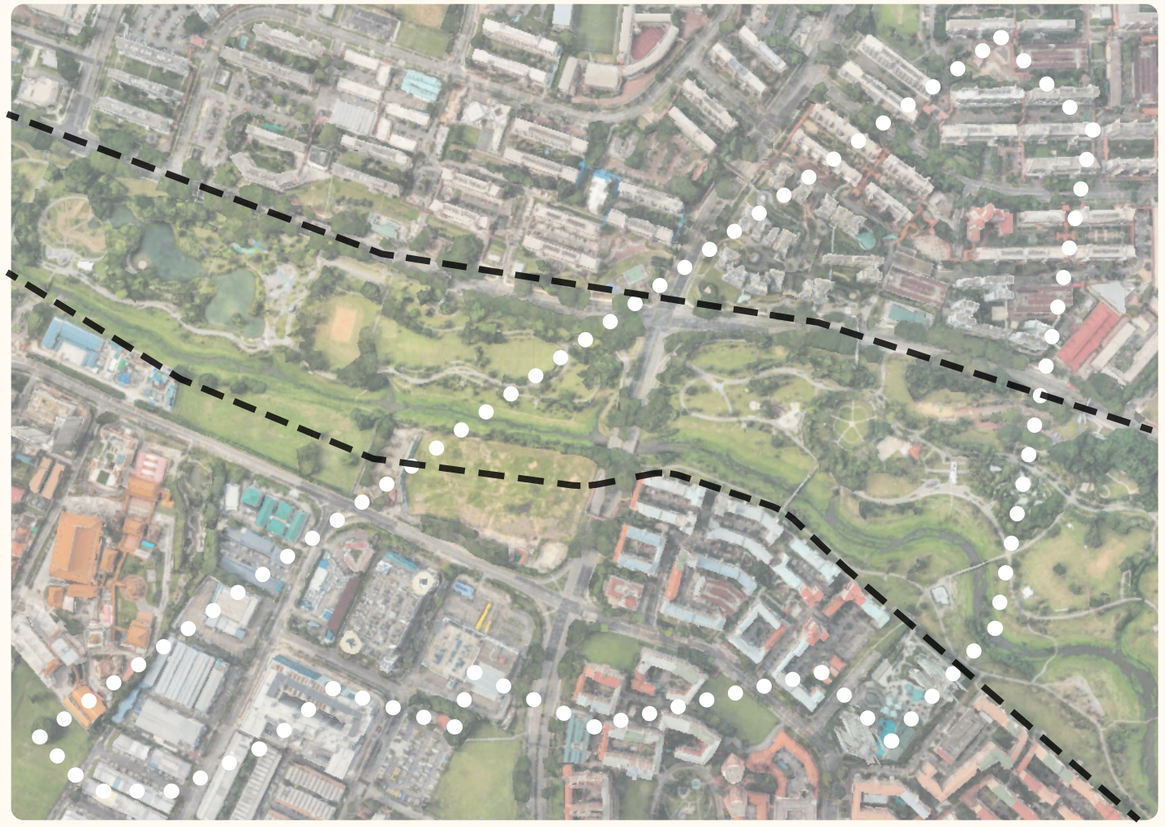
Bishan-Ang Mo Kio Park is located in Singapore. The site involved the Kallang River over a 3km stretch.

Project:

Ecological estoration project that transformed the Kallang River from a concrete canal into a natural, meandering river to manage flooding and improve the urban environment in Singapore.

Key Aspects:

- Naturalized stormwater management
- Creation of a biodiverse riverine habitat
- Development of recreational spaces like river plains and ponds
- Community engagement through educational programs
- Seamless integration with the surrounding urban area.



Scale: 1:4000

Plan by Atelier Dreiseitl (Ramboll Studio Dreiseitl)

stream restoration - precedents

Blind Creek , Lewis Park - Melbourne (by REALMstudios)

Location:

Blind Creek restoration project is located in Melbourne - Wantirna South and Knoxfield. The project centered around a 1.65 km section of the creek at Lewis Park.

Project:

The underground concrete drain of Blind Creek was restored into a natural waterway.

Key Aspects:

- Renaturalisation by converting concrete drain into living waterway
- Flood mitigatrion through building wetlands and ponds
- Water quality improvemt
- Water reuse to irrigate local sports ovals and community gardens
- Habitat for flora and fauna
- Recreational opportunities

Scale: 1:4000

Plan by REALMstudios

ecological succession - precedent

Gronningen-Bispeparken Climate Park, Copenhagen - Denmark (by SLA)

Location:

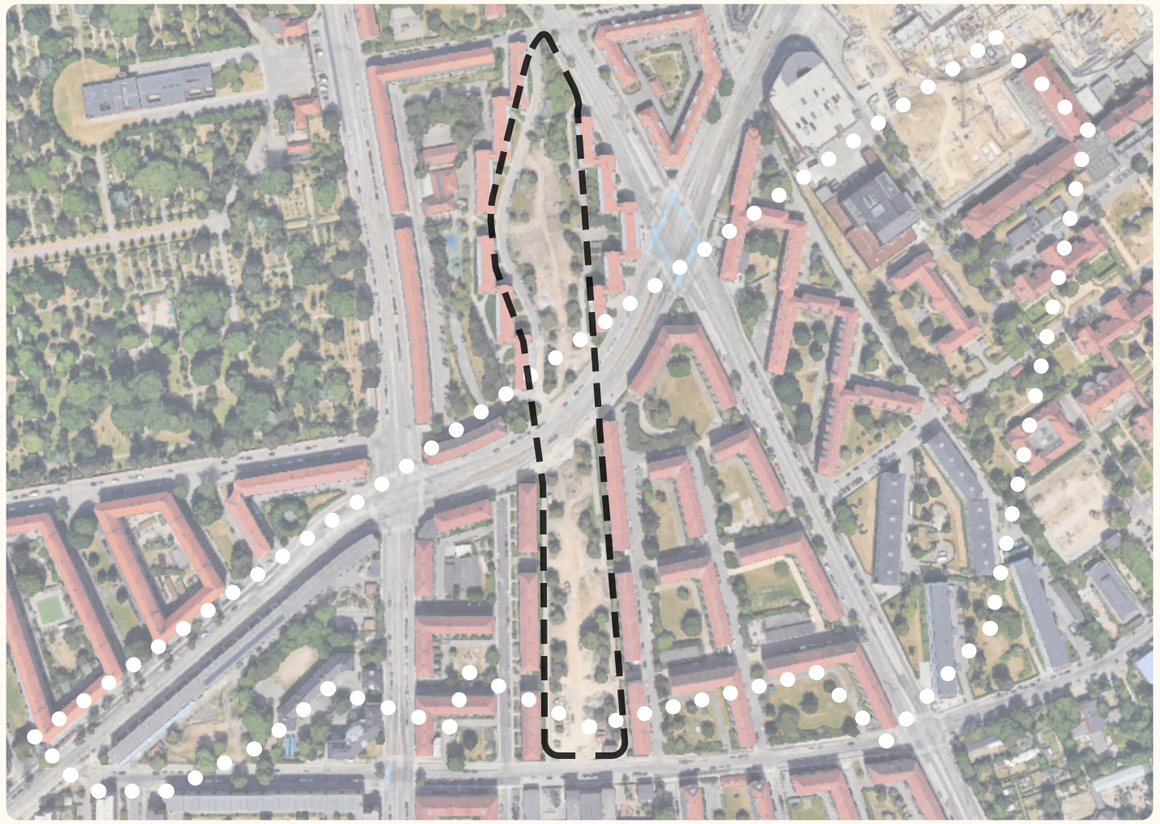
Situated in Copenhage, the Gronningen-Bispeparken Climate Park has an area of 2 ha.

Project:

The park is a climate adaptation project that transforms a barren grass area into a lush, playful, biodiverse, and art-filled urban nature park for all

Key Aspects:

- Stormwater Management through 18 bioswales holding up to 3,000 m³ of water to prevent flooding.
- Five nature typologies with native trees and over 4 million seeds.
- Co-designed with residents and artist Kerstin Bergendal.
- Features Concerning a Meadow, a multi-year artistic intervention.
- Preserves views to Grundtvig's Church and uses contextual materials.
- Planting supports urban wildlife and ecological succession.
- Includes play zones, orchards, and gathering spaces



Scale: 1:4000

Plan by REALMstudios

connecting to country - precedents

Takara limuna (sheoak walk), Hobart

(by Playstreet)

Location:

Takara limuna / Sheoak Walk is a 700-metre Indigenous heritage trail in Hobart

Project:

The walking trail that honours the Mumirimina people through cultural storytelling, native planting, and public art.

Key Aspects:

- Designed to celebrate Mumirimina Country and Aboriginal cultural heritage
- -Features include a central firepit, gathering circle, and viewing platform
- Five interpretation panels with audio recordings in palawa kani
- Artworks by Allan Mansell integrated into the landscape
- Developed with Aboriginal Cultural Practitioners Theresa Sainty and Zoe Rimmer
- Offers panoramic views of the Derwent River and surrounding landscape
- Promotes education, reflection, and respectful engagement with Country.

Wunggurrwil Dhurrung Centre, Wyndham Vale - Victoria

(by REALMstudios)

Location:

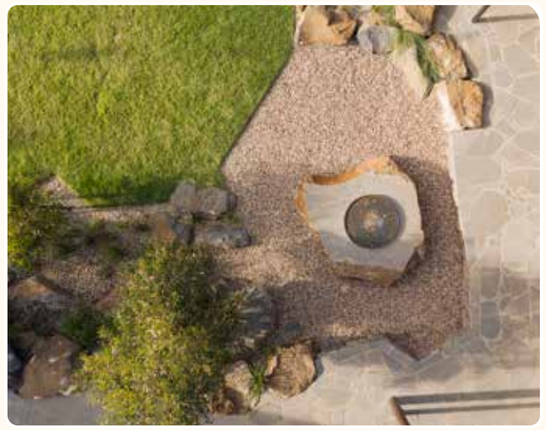
The The Wunggurrwil Dhurrung Centre is located in Wyndham Vale, Victoria. The Centre spans over 1.200m2.

Project:

Wunggurrwil Dhurrung is a community center located in Wyndham Vale, Victoria, bringing together Indigenous services, early childhood education, and neighborhood programs in one integrated precinct.

Key Aspects:

- Collaborative project between Koling Wada-Ngal Committee and Integrated Family Centre
- Designed to be culturally safe and inclusive for Indigenous communities
- Incorporates carbon-neutral solar PV system and EV charging stations
- Ergonomic workspaces support wellbeing and accessibility
- Achieved 5 Star Green Star accreditation for sustainability
- Emphasizes connection to nature and community
- Recognized for strong community engagement and environmental leadership



sporting - precedents

Hassett Park - Canberra (by JILA and Hill Thalis)

Location:

Hassett Park is a public space in Canberra, with a size of ...

Project:

Hassett Park is integrated into a larger plan to upgrade public spaces along Constitution Avenue, creating a vibrant, mixed-use, tree-lined avenue with enhanced public transport, cycling, and pedestrian movement.

Key Aspects:

- Focus on a wilder aesthetic with native grasslands
- The use of play elements made from reused materials
- Integration of an urban stream for stormwater management
- The design includes a variety of spaces for different activities, such as play pods, exercise areas, and gathering spaces
- The park utilizes native grasslands and plants with low water requirements
- The park provides spaces for active recreation, passive enjoyment, community events, and children's play, setting a new benchmark for public domain design

Scale: 1:4000

sporting - precedents

Sowerby Park and Sport Village, Sowerby - UK (by re-form)

Location:

Located in Sowerby, and part of the Sowerby Gateway development, the park stretches over 7.5ha, the sport village over 11.1 ha.

Project:

Sowerby Park and the Sports Village is a multi-functional landscape that blends sport, ecology, and community.

Key Aspects:

- Inclusive, multi-use park supporting three local sports clubs.
- Features include bike trails, BMX park, running track, and 3 high-quality sports pitches.
- Includes a 3G pitch and new clubhouse for community use.
- Over 300 new trees planted and sustainable drainage system installed.
- Local limestone used to build challenging bike routes and obstacles.
  Routes designed to support all skill levels and encourage active lifestyles.
- Accessible for scooters, wheelchairs, and mobility devices.
- Existing hedgerows retained and enhanced; new native trees and wildflower meadows added.
- New allotments provide space for community food growing.
- Supports health, wellbeing, and social connection.
- Anchored in the local environment and shaped by the community

Scale: 1:4000

sporting - precedents

Sport and Buergerpark Baesweiler, Germany (by DTP Landschaftsarchitekten GmbH)

Location:

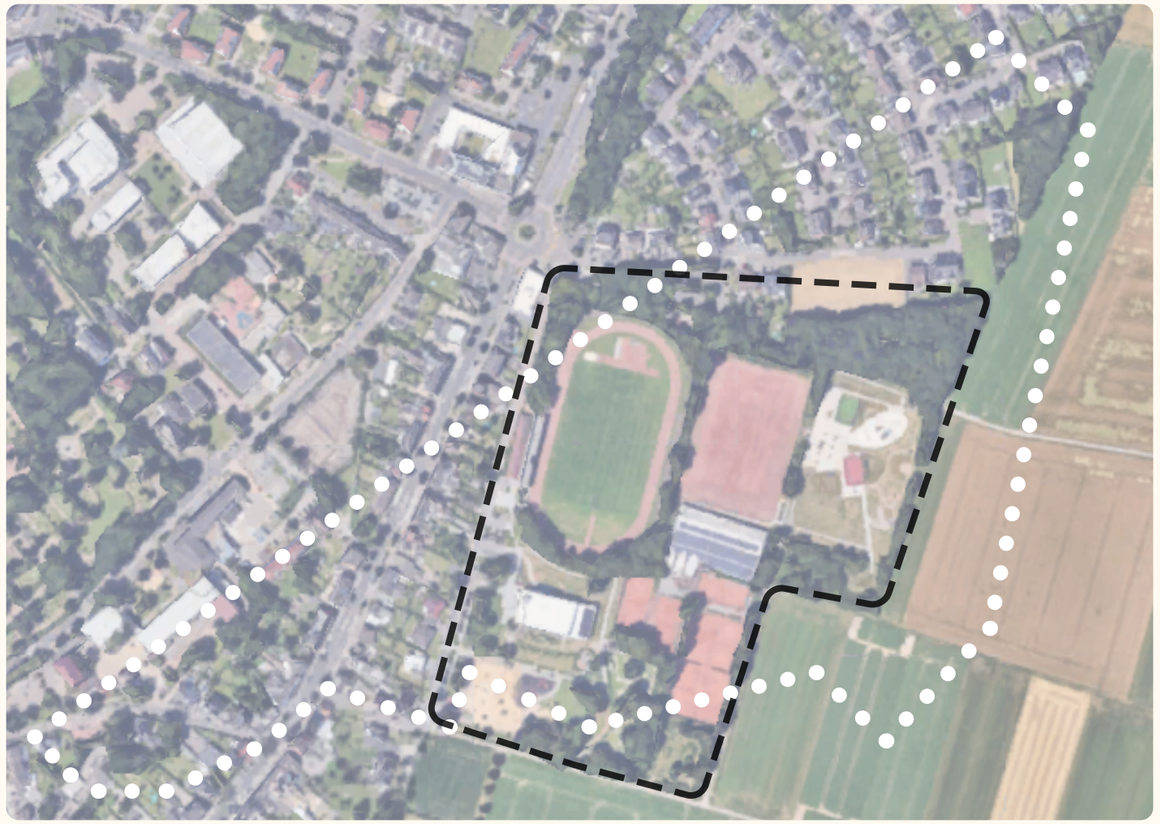
The Baesweiler Sport and Community Park is located in North Rhine-Westphalia, Germany, with an approximate site of 1.3ha.

Project:

The Sport- und Bürgerpark Baesweiler is a revitalised public space that integrates traditional sports facilities with inclusive, community-oriented parkland.

Key Aspects:

- Transforming a former sports field into a multifunctional public park.
- Combining traditional sports facilities with inclusive community spaces.
- Including football fields, skate park, boules court, and jogging tracks.
- Offering playgrounds, water play areas, and open green spaces.
- Designed with community participation and input.
- Promoting physical activity, social interaction, and inclusivity.
- Improved biodiversity with new plants and ecological features.
- Integrating climate-adaptive design and sustainable infrastructure.
- Serves as a social and recreational hub for all age groups.



Scale: 1:4000

sporting - precedents

Keast Park Community Pavillion, Seaford - VIC (by JCB and Site Office)

Location:

The Keast Park Community Pavillion, located in Seaford, Victoria, has a building area of approximately 580m2. It sits within Keast Park which spans 2.5ha.

Project:

he project seeks to integrate all facilities into a stimulating new community building and encourage park users to engage with the bowls club as part of their daily experience of the site.

Key Aspects:

- Includes Carrum Bowls Club, Sea Scouts, multi-purpose centre, and café.
- Encourages intergenerational activity through shared spaces and overlapping programs.
- Ground floor design features timber pods separated by public decks for shade and wind protection.
- Accessible design with ramp access to both building levels and the park.
- Architectural form reflects coastal dune landscape with sculptural roofline and vertical timber cladding.
  Sustainable design through east-west orientation for cross ventilation.
  Passive solar shading via verandas and eaves.
- Rainwater tanks for irrigation and toilets.
- Use of sustainably sourced materials.
- Blends architecture and landscape to support social, recreational, and environmental goals.

Scale: 1:4000

cafe - precedents

Zamia Cafe, Kings Park - Perth

Location:

Zamia Cafe is located along May Drive and sits within the approximately 400ha footpring of May Drive Parkland of Kings Park.

Project:

Zamia Cafe is a popular cafe overlooking Synergy Parkland and a nearby playground.

Key Aspects:

- Offering an indoor dining area with large windows providing park views and additional alfresco (outdoor) seating
- Dedicated takeaway area is available to purchase drinks and snack for picnic-style lunch in the park
- Providing flexible spaces for functions.
- Capacity for up to 150 guests standing, 100 guests for seated menu.
- Adjacent playspace with walkay to play island
- Surrounded by native vegetation of Kings Park.

Scale: 1:4000

cafe - precedents

Peninsula Farm Cafe at Tranby House, Maylands - Perth

Location:

The Peninsula Farm Café is located on the grounds of the heritage-listed Tranby House in Maylands, Western Australia, on the banks of the Swan River. It sits within a large heritage property.

Project:

Zamia Cafe is a popular cafe overlooking Synergy Parkland and a nearby playground.

Key Aspects:

- Offering both indoor and outdoor seating.
- The outdoor space is a key feature, with talbes set under large gum tree.
- Visitors have views into the park and over the Swan River.
- Serving breakfast and lunch.
- Offering High Tea and catering for special events.
- Family friendly play area for children with toys and cubby in fron of cafe.

Scale: 1:4000

Appendix 3:
Strategic Direction Options

strategic directions

Low Budget Options ($1.5mill)

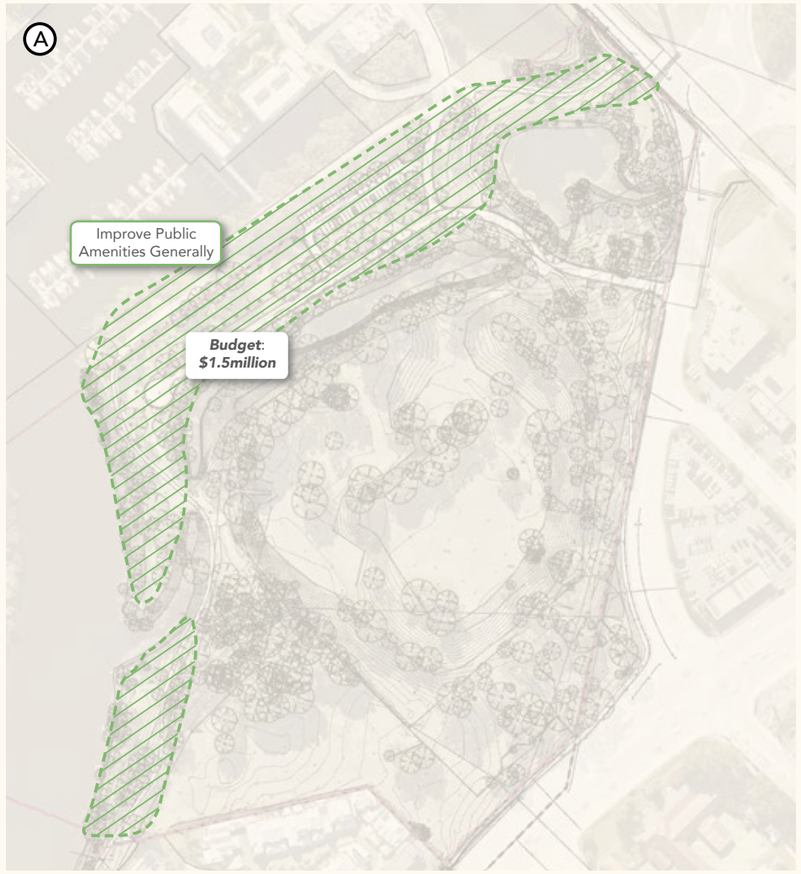
Legend

- Low budget options based on a $1.5mill budget:
  - 1a - Enhance passive recreational amenities (BBQ facilities, Shelters, Seating nodes, Interpretive Signage)
  - 1b – Enhance ecological / biodiversity values of riparian zones (Regrade select banks, Plant Batters/Riparian Zones, Add Riffle Zones, Habitat Fencing, Access points)
  - 1c – Establish small commercial activity (if economically feasible) (Small Cafe building & Toilet with external seating area)
  - 1d – Establish site as a flexible outdoor venue for events (Development of outdoor cultural / event space infrastructure - establish 3 phase power, simple lighting, in-ground services only)

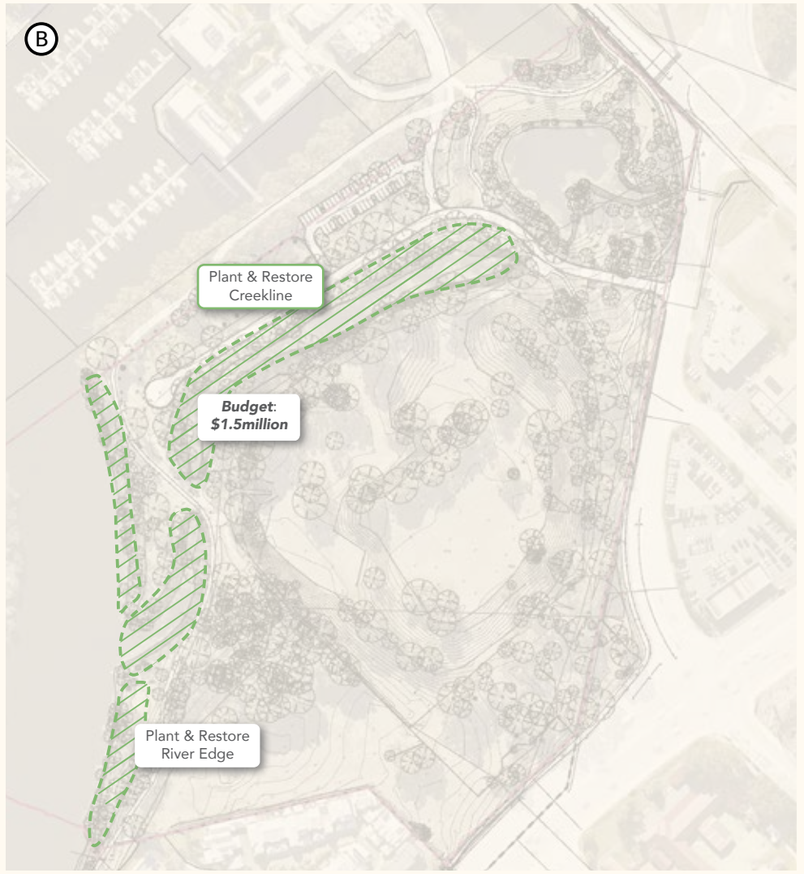
Budget

- Indicative allocation for each Low Budget Option
  - 1a - $1.5 million
  - 1b – $1.5 million
  - 1c – $1.5 million
  - 1d – $1.5 million
- NOTE: Options above are mutually exclusive i.e. it is unlikely the current budget can afford more than one option.
- NOTE: Diagrams are not design proposals

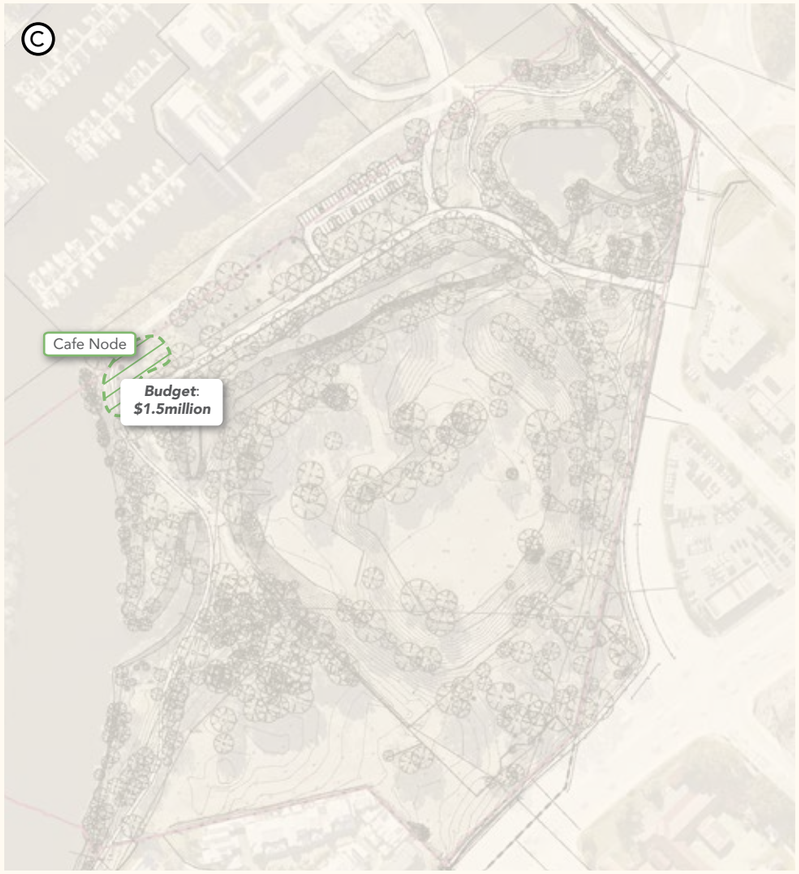
1d – Establish site as a flexible outdoor venue for events



1a - Enhance passive recreational amenities



1b – Enhance ecological / biodiversity values



1c – Establish small commercial activity (if economically feasible)

strategic directions (cont.)

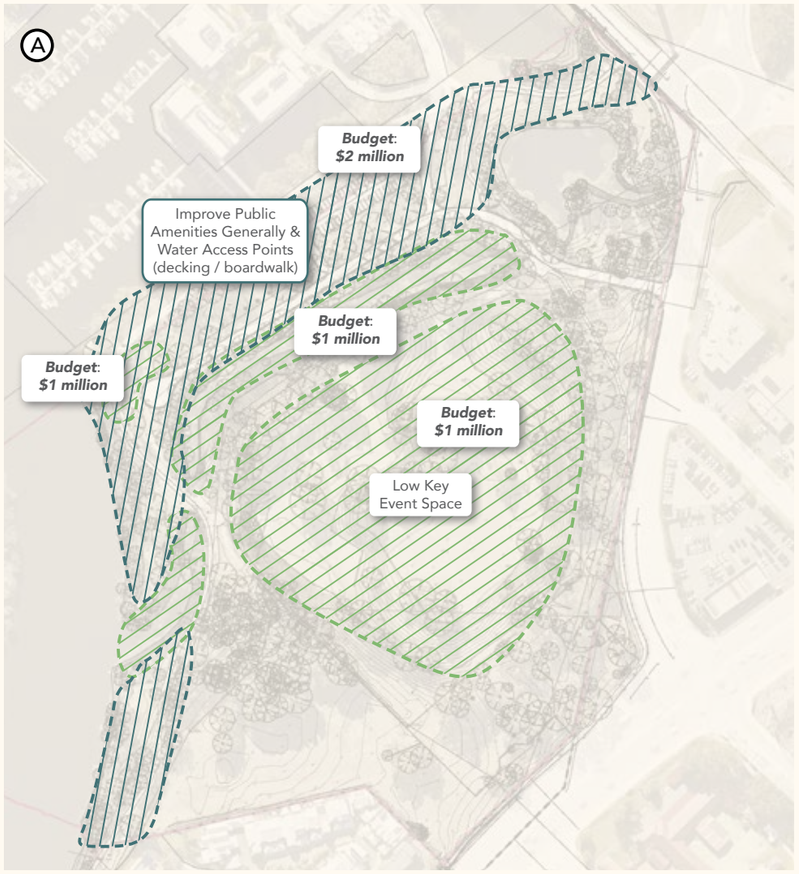
Medium Budget Options 2a, b & c (Over $5 million)

Legend

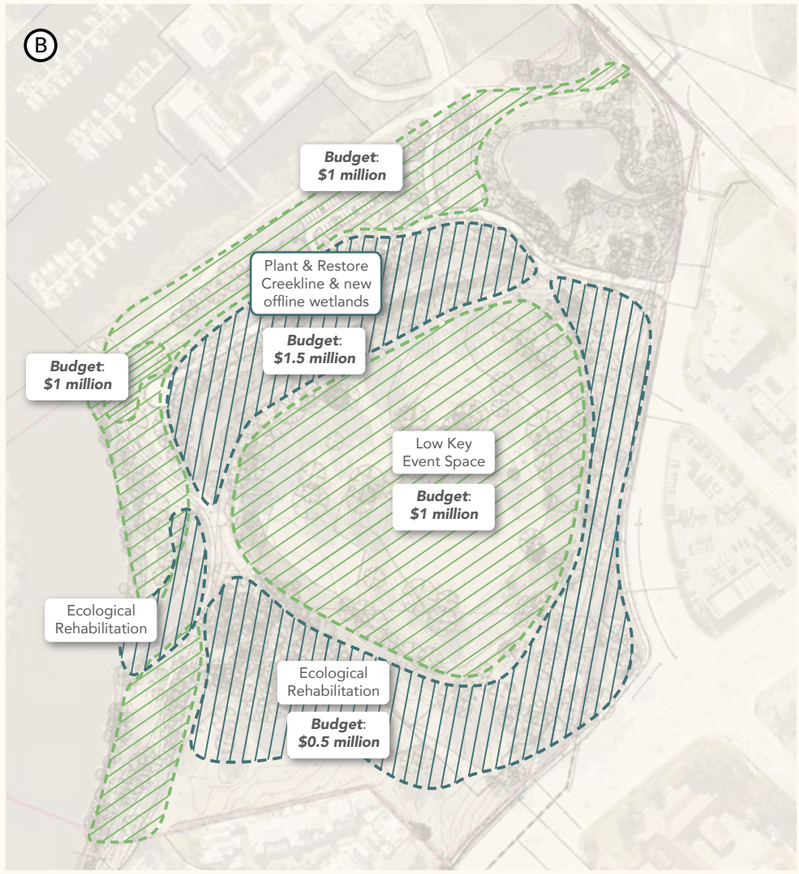
- Medium Budget Options (requires funding beyond current sources)
  - 2a – Enhanced version of 1a (recreational amenities), with b & c (Previous items plus - Small deck / water access point)
  - 2b - Enhanced version of 1b (ecological / biodiversity values) with a & c (Previous items plus - Offline treatment zone and ecological plantings to eastern area)
  - 2c - Enhanced version of 1c (commercial activity associated with Cafe and Event Space) with a & b leveraged given opportunity for financial return. (Previous items plus - formal access points / ticketing, fencing and toilet facilities only.)

Budget

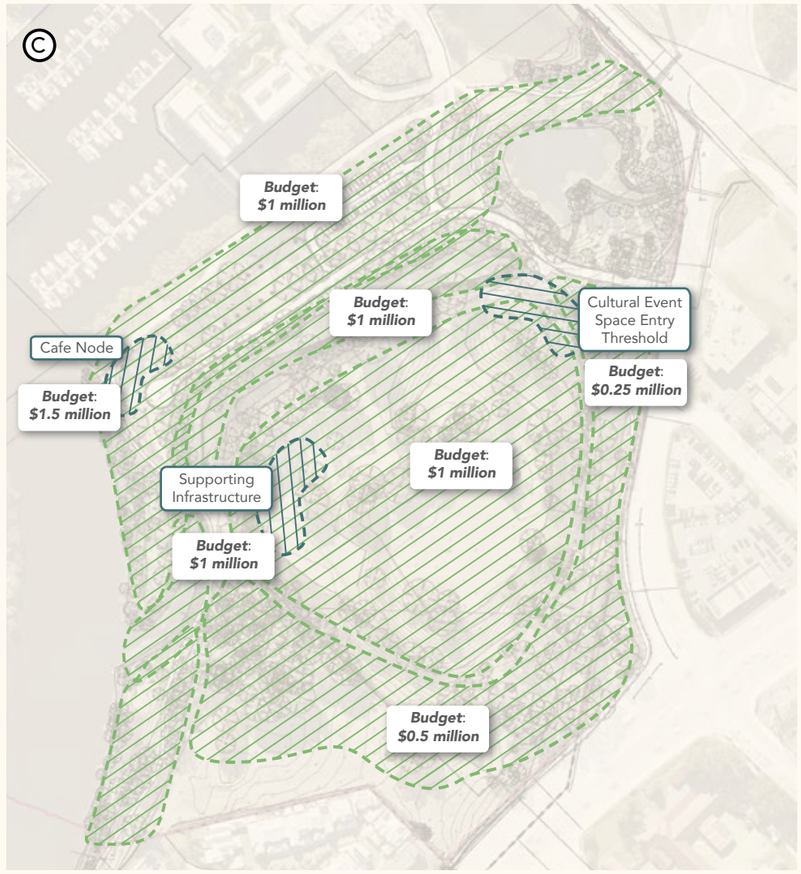
- Indicative allocation for each Medium Budget Option
  - 2a - $5 million
  - 2b – $5 million
  - 2c – $6.25 million
- NOTE: All options propose Cafe and Event Spaces which will generate revenue.
- NOTE: Diagrams are not design proposals



2a – Enhanced version of 1a (recreational amenities), with b & c



2b - Enhanced version of 1b (ecological / biodiversity values) with a & c.



2c - Enhanced version of 1c (commercial & community event space) with a & b.

strategic directions (cont.)

High Budget Option 3a & 3b (Over $13 million)

Legend

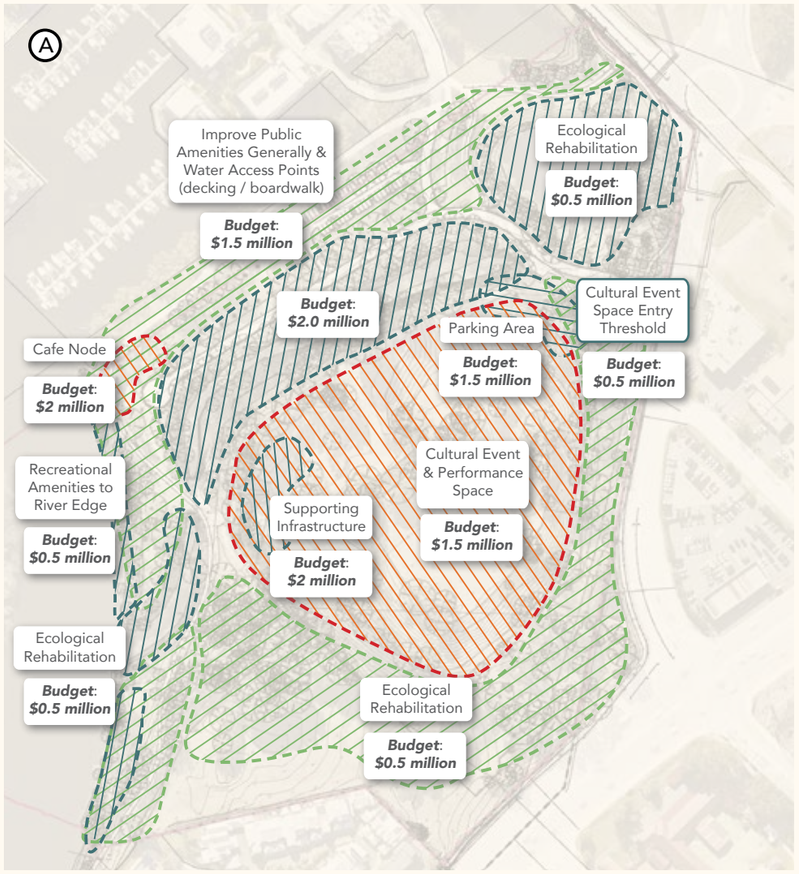
- High Budget Options (requires investment and successful commercial activation of Cafe and Event or Sports Space):
  - 3a – All the above enhanced + Cultural / Event / Community Space (Previous items plus - Enhanced toilet facilities / storage, community building, wayfinding, feature lighting, parking etc.)
  - 3b – All the above enhanced + Sporting / Community Event Space (Previous items plus - development of broader outdoor sporting space infrastructure - sports lighting, Enhanced Club Room Building with toilet facilities, showers/change rooms, wayfinding, parking etc.)

Budget

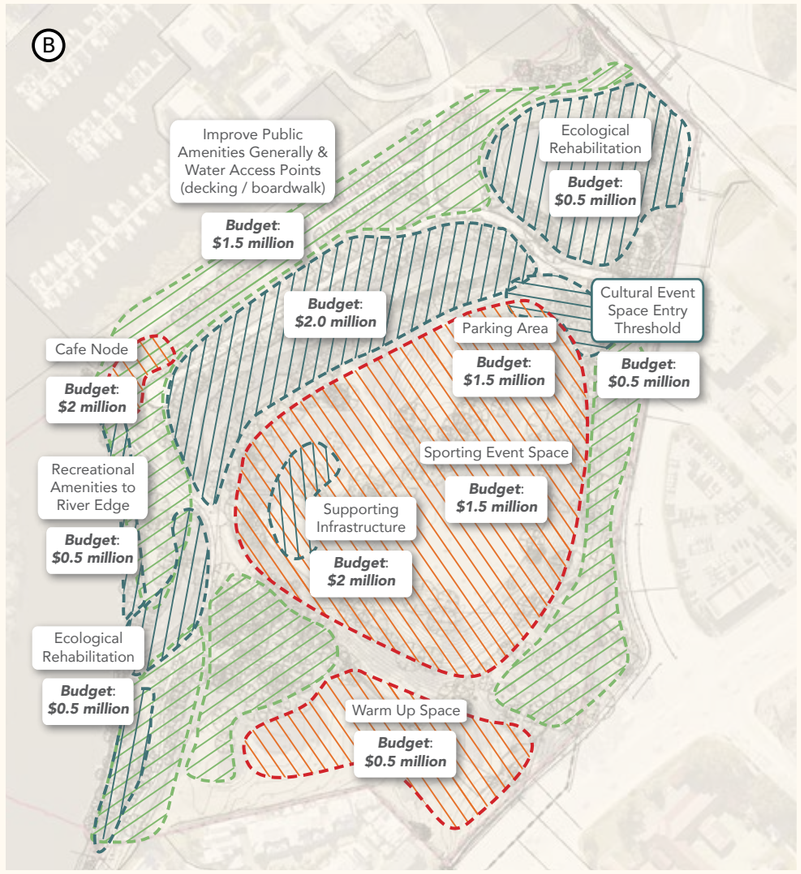
- Indicative allocation for each High Budget Option
  - 3a - $13 million
  - 3b – $13 million
- NOTE: Both options propose F&B and event/sporting facilicities which will generate revenue.
- NOTE: Diagrams are not design proposals

Kuljak Island Development Option 4

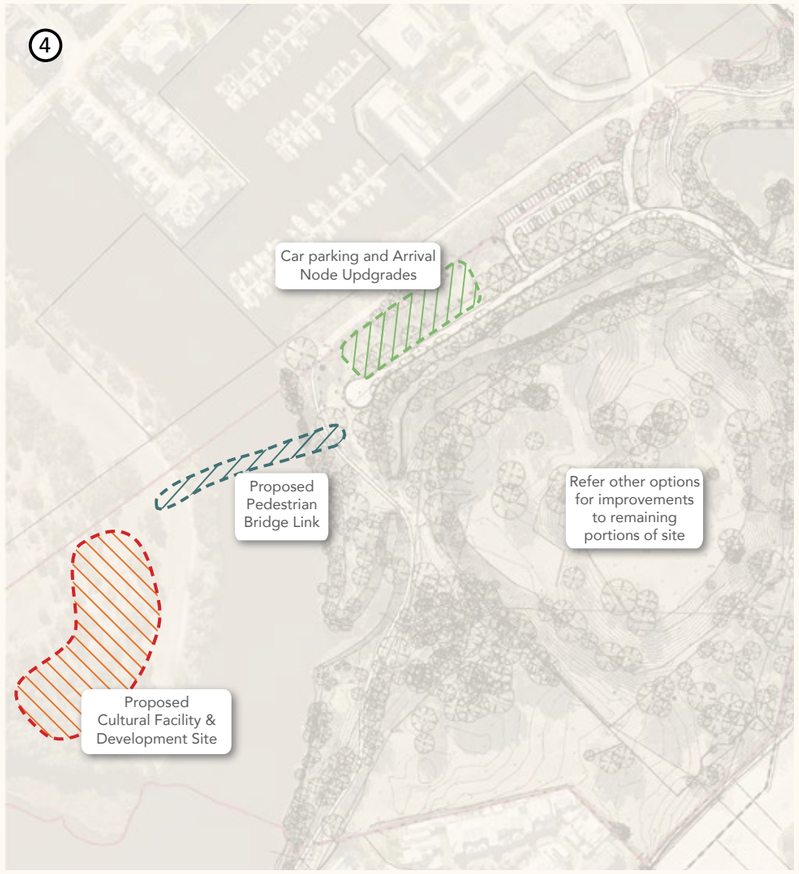
- Potential to develop southen end of island that forms part of the Belmont Trust land.
- Proposal could include a new cultural facility located to enjoy the strong connection with the river.
- Bridge connection would be required to create a direct link to the new facility.
- Car parking and arrival node would be required on the main land.
- Refer other options for potential improvements to remaining portions of trust land.
- This is subject to legal determination and interpretation of the Trust.
- NOTE: Diagrams are not design proposals



3a – All the above enhanced + Cultural / Event / Community Space.



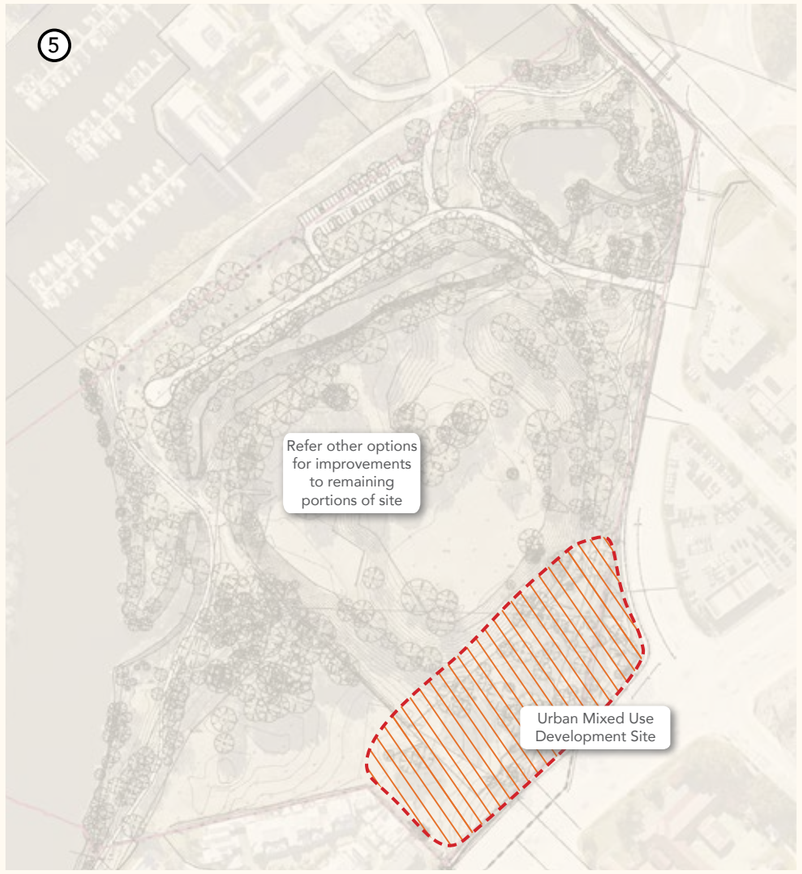
3b – All the above enhanced + Sporting / Community Event Space.



Kulkak Island Development Option

Development Option 5

- A mixed-use urban development option to a portion of site would leverage capital to invest into the project.
- Refer other options for potential improvements to remaining portions of trust land.
- This is subject to legal determination and interpretation of the Trust.
- NOTE: Diagrams are not design proposals

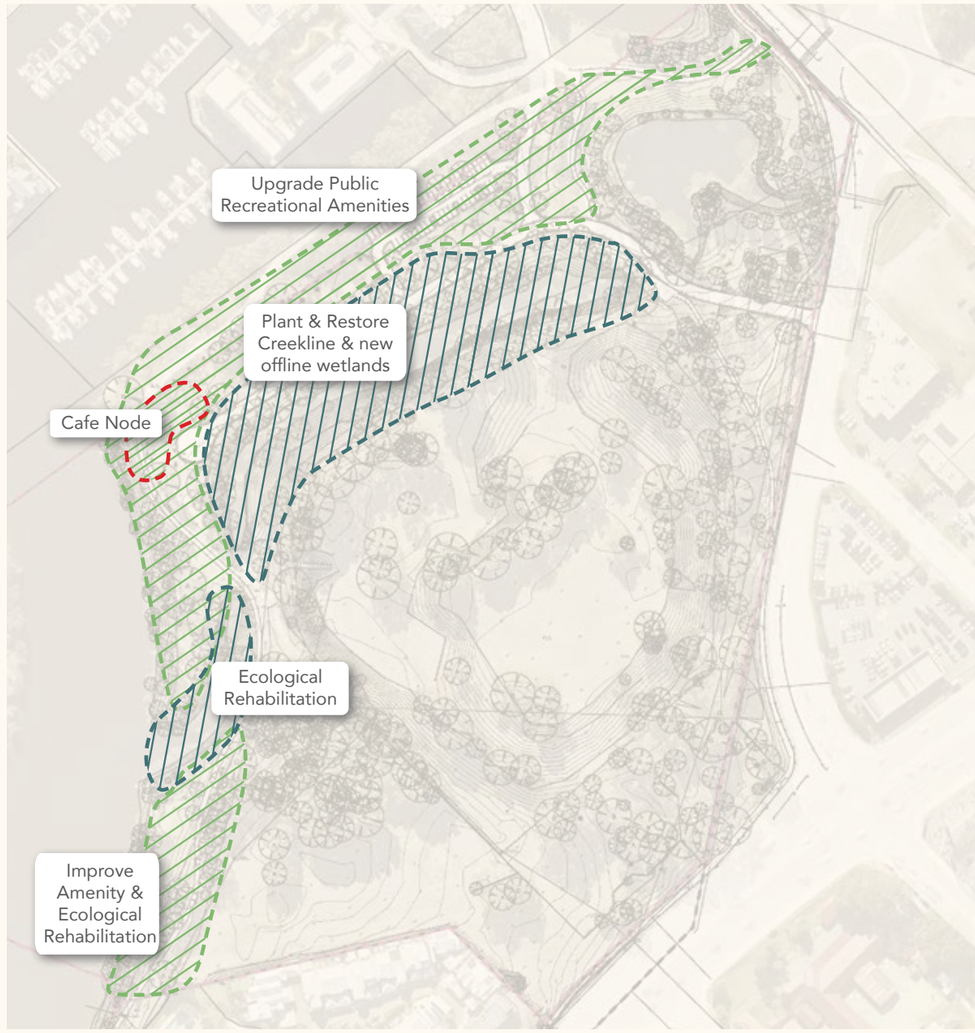


Development Option

Basis for detailed development of the Landscape Master Plan. ($5 million budget)

Option 6 - Selected

- $5 million budget (requires funding beyond current sources)
  - Enhanced recreational amenities with seating, BBQ and shelter structure, deck access to river edge, native & riparian planting, lighting etc.
  - Enhanced ecological / biodiversity value with restoration of existing creekline and establishment of a parallel, off-line treatment wetland. Refer Stream Restoration Precedents like Nurdi Park, Riverton.
  - Proposed cafe node with small under cover area and external seating. Refer Cafe precedents



Final Option for MP Development