

City of Cockburn
MANNING PARK MASTER PLAN



Date	Revision	Approved	UDLA Scope of Work
20.03.17	A	Dan Firms	DRAFT REPORT
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Executive Summary

Introduction

The purpose of this Master Plan is to provide a ten year plan to guide the management and development of Manning Park by the City of Cockburn.

Manning Park includes both a traditional park environment with lawns, seating nodes, play equipment, exercise facilities, toilets and other community park infrastructure along with unique elements such as Manning Stairs, Azelia Ley House and the Davilak Ruins. Alongside the heritage and community infrastructure the park incorporates Manning Lake and the limestone ridgeline of the Spearwood dunes which boasts views across surrounding suburbs and the coastline.

The park is popular with the community, includes significant historical infrastructure and areas of regional environmental significance. As such sustainable and coordinated ongoing development and management of both its built and natural attractions is important.

Methodology

The approach to this report incorporated detailed community and stakeholder engagement. This process included community surveys, a series of visits to the Park and direct engagement with park users and other relevant stakeholders.

A literature review was also undertaken to gain further insights into how the park has been used and managed in the past.

Alongside this community engagement and literature review the consultancy team regularly met with the City of Cockburn staff steering group to help guide the development of the Master Plan.

Key Objectives

The key objectives of this report are as follows:

- Establish a coherent framework that will guide future improvements and long term management for this important community asset, so that it continues to be enjoyed by all.
- Provide an overarching vision for the site that considers the existing uses and values, whilst also identifying appropriate new future uses.
- Give clear direction to the City of Cockburn in the manner in which proposed approaches are to be implemented.
- Provide an opinion of probable cost for implementation of approved recommendations.

Key Recommendations

Five guiding themes have been identified as overarching approaches to the masterplan.

These key themes are as follows:

- **Address, access and identity:** Recognise and clearly communicate Manning Park's dual identity as a community park as well as a part of the broader Beeliar Regional Park network;
- **Heritage:** Promote and conserve a vibrant heritage environment;
- **Environment:** Conserve and protect the ridge, lake ecosystems and improve habitat;
- **Amenity and Infrastructure:** Provide and improve facilities to service the Cockburn community; and,
- **Program and activation:** Provide a diverse range of defined event and community spaces to retain a sense of community ownership.

Based on these themes, six 'Big Picture Ideas' guide the delivery of the Master Plan.

These are;

1. The Spearwood Ridge Trail
2. The Lake to Hilltop Circuit
3. The Heritage Spine
4. The Quarry Sites
5. The Destination Precincts
6. The Green Links

Furthermore, thirty-three (33) clear actions have been provided to assist in delivering these 'Big Picture Ideas'.

PART A: BACKGROUND

1 Introduction

1.1 Site Location and Extents

Manning Park is located within the City of Cockburn. The park is bordered by Cockburn Road to the west, Spearwood Avenue to the south, Glenister Road, Gorham Way and Southend Road to the east.

The location and size of Manning Park offers an opportunity to service a broad cross section of the Cockburn community. Covering an area of approximately 117ha, the park straddles the suburbs of Spearwood and Hamilton Hill, with the western park boundary adjacent to North Coogee.

[Refer Figure 1 for site context and extents.](#)

The Park is located in close proximity to a number of attractions, commercial hubs and community spaces (refer Table 1).

	Pedestrian	Bike	Car	Public transport
Cockburn Central	N/A	11km / 36min	10 km / 17 min	27 min
Fremantle Rail Station	N/A	5.7km / 19min	6.6 km / 15 min	23 min
Port Coogee	1 km / 15 min	2.8km / 12min	3.5 km / 7 min	23 min
Coogee Beach	1.5 km / 21 min	4.1km / 14min	3.3 km / 6 min	N/A

Table 1: Manning Park Proximity to Key Centres

Manning Park is defined by areas zoned as Parks and Recreation in City Town Planning Scheme No. 3. Manning Park is a park offering two contrasting landscape experiences—the more ‘wild,’ regional park experience of the Spearwood Ridge area, and the more manicured, traditional park experience at Manning Lake.

Approximately 25% of the area of Manning Park is occupied by a wetland and turf areas incorporating a looped walking trail and amenity nodes. Key defining elements of this parkland area are its community uses, as well as heritage elements, remnants of its past use as a homestead and farm.

The remaining area of the park can be identified by the ridge landscape. A coastal ridgeline characterised by revegetated coastal heath, limestone outcrops, formal and informal walking and informal unsanctioned mountain biking tracks, three lookouts with commanding views across the lake, suburbs and the coast to the west.

Connecting the parkland and ridge areas are the popular Manning Stairs, a key attractor to the area, providing an active-use hub and allowing easy access up the steep slope to the top of the ridge.

[Refer Figure Two for Manning Park Landscape Character.](#)





KEY

- Site boundary
- Road connections
- ▨ Freight railway
- Internal Manning Park road - Azelia Road

Figure 1: Site Context and Extents (Source: UDLA)



KEY

- | | | | |
|---|-------------------------|--|--|
| | Quarry sites | | Lookouts |
| ① | Northern quarry | | Freight rail |
| ② | Southern quarry | | Manning Stairs |
| | Conservation areas | | Stairs - proposed future |
| | Parkland vegetation | | Internal Manning Park road - Azelia Road |
| | Destinations | | Road connections |
| ③ | Azelia Ley Homestead | | High voltage powerlines |
| ④ | Alan Thomas Music Shell | | |
| ⑤ | Davilak Ruins | | |

Figure 2: Manning Park Landscape Character

1.2 Purpose

The purpose of the Manning Park Master Plan is to establish a coherent framework that will guide future improvements and long term management for this important community asset, so that it continues to be enjoyed by all. The Manning Park Master Plan will provide an overarching vision for the site that respects the existing uses and values at the Park, whilst also accommodating new uses into the future.

The City's Strategic Community Plan (2016-2026) identifies five key strategic objectives which will help fulfil its vision. Two of these, Economic, Social and Environmental Responsibility and Community, Lifestyle and Security support the need to deliver a master plan for Manning Park.¹

As part of the Beeliar Regional Park the vision for Manning Park is for a park that supports: "... a diversity of wetland and upland habitats and ecosystems. The Park will be managed as a single entity for conservation purposes as well as for a range of sustainable community uses that recognise Aboriginal and non-Aboriginal heritage in a harmonious way."

1.3 Master Plan Scope

UDLA has been engaged by The City of Cockburn to prepare a Master Plan for Manning Park. This engagement was based on the provision of the following work packages.

- Site Context and User Analysis
 - Review of existing infrastructure.
 - Analysis of existing landscape components.
 - Consideration of circulation, access and connectivity for vehicles, active transport users and pedestrians.
 - Provision and quality of existing facilities.
 - Review of compliance/integration with other management plans, policies and statutes.

¹City of Cockburn, *City of Cockburn Strategic Community Plan 2016-2026* (City of Cockburn, 2016).

- Stakeholder Engagement
 - Undertaking stakeholder engagement
 - Collating and assessing feedback
 - Preparing a plan that addresses stakeholder feedback
- Preparation of a Master Plan Report
 - Creation of a Master Plan that addresses community feedback and site analysis outcomes.
 - Preparation of a staging framework,
 - Opinion of probable cost

1.4 Key Themes

Based on the site analysis and community engagement undertaken during the preparation of the report, five key themes have been identified. These key themes guide this Master Plan and are as follows:

- **Address, access and identity:** Recognise and clearly communicate a cohesive approach to Manning Park that reflects its identity as both a community park and a key part of the broader Beeliar Regional Park network;
- **Heritage:** Promote and conserve the unique heritage environment;
- **Environment:** Conserve and protect the ridge, lake ecosystems and improve habitat;
- **Amenity and infrastructure:** Provide and improve facilities to service the broad cross-section of the Cockburn community; and,
- **Program and activation:** Provide a diverse range of defined event and community spaces to retain a sense of community ownership.

2 Methodology

2.1 Community and Stakeholder Engagement

Community and stakeholder engagement was undertaken throughout the development of the Manning Park Master Plan.

- The purpose of the community and stakeholder engagement process was to inform the community and visitors to the site about the Manning Park Master Plan project, the design process and intent; and;
- Gather information about the use of site and community values to inform the Master Plan.

2.1.1 Methods of Community and Stakeholder Engagement

Methods of community and stakeholder engagement are as follows:

Local Community Mail-Out

A letter box drop informed residents in the immediate vicinity of Manning Park of the Master Planning process and provided information regarding opportunities for engagement such as an online community survey, design team site visits or by emailing comments directly to the City of Cockburn.

‘Comment on Cockburn’ Online Community Survey

The City of Cockburn website hosts ‘Comment on Cockburn’ (comment.cockburn.wa.gov.au) where residents are advised of potential projects and can submit comments. An online survey was prepared to gauge community opinion of Manning Park, 101 community members responded.

[Further detail in relation to the survey results is available by contacting the City’s Parks and Environment Department.](#)

On-The-Ground, Informal Community Conversations

The design team attended Manning Park at various times of day over a period of seven (7) days. The team spoke to visitors to the park and observed usage patterns.

Visits to site coincided with community events in order to ensure maximum community engagement. Events included:

- Froggy's Fun on the Green;
- Opening hours of the Azelia Ley Homestead Museum; and,
- Manning Park Farmers Market.

Further detail in relation to the site visits is available by contacting the City's Parks and Environment Department.

Key Community Group Contact and Meetings

The design consultants identified and contacted key community groups who have existing involvement and/or interests in Manning Park. The purpose of these interactions was to gather information regarding the master planning process and to invite further contributions.

Key community groups contacted included:

- Bravery Association;
- Cockburn Restoration Club;
- Dalmatinac Club, Spearwood;
- Davilak Cinema;
- Friends of the Community;
- Hamilton Hill Community Group;
- Historical Society of Cockburn;
- Manning Park Farmers and Artisan Market;
- Manning Ridge Community Group;
- Mountain biking community members;
- South Beach Community Group;
- Pétanque WA; and,
- South Metropolitan Personnel – Life Skills Hub.



Image 1: Pétanque pitches (Source: UDLA)

Further detail in relation to the community groups contacted is available by contacting the City's Parks and Environment Department.

Key Reference Groups

The design team presented to key reference groups, City of Cockburn Aboriginal Reference Group (ARG) and the Beeliar Regional Park Community Advisory Committee inviting conversation regarding Manning Park and its ongoing development and management.

City of Cockburn Project Steering Committee

The Master Plan design and development process was paired with presentations to a City Project Steering Committee (PSC), so that internal City staff knowledge could be gathered in a shared forum and collated to inform the project direction.

Membership of the PSC included representation from the following City of Cockburn departments:

- Parks Management;
- Environmental Management
- Cultural Development;
- Community Services;
- Strategic Planning;
- Disability and Access;
- Facilities.

2.2 Site Analysis

The site analysis methodology for the Manning Park Master Plan included a literature review and on-the-ground observations.

2.2.1 Desktop Literature Review

A number of documents have been reviewed to ensure existing knowledge and management approaches to the site are incorporated into the Master Plan. These documents are referenced, as applicable, throughout this report to ensure ongoing cohesion between the various works associated with the park. Each document is listed in the references.

2.2.2 On-Site Observations and Analysis

Alongside the desk top literature review the project team undertook a physical site review to inspect existing assets, natural vegetation, community activity and usage of the site during events. Throughout these visits specific opportunities and constraints have been noted to guide the development of the Master Plan.



Image 2: Cockburn Coast site from Spearwood Ridge, Manning Park

PART B: THE ISSUES

3 The Site

3.1 Planning and Policy Framework

State planning documents identify Manning Park as part of the Beeliar Regional Park network. At a local planning level, it is zoned as City of Cockburn 'Parks and Reserve'.

A summary of key state and local policy are presented in Table 2.

The significant difference between state policy and local policy outcomes is the exclusion of land set aside for the proposed Cockburn Coast Drive. State level documents such as the Department of Biodiversity, Conservation and Attractions (DBCA²) Regional Park Network - Beeliar Regional Park and Bush Forever Site 247 amend the park boundary to exclude the future road reserve for the proposed Cockburn Coast Drive. The City has noted that the road is not supported and designs are unlikely to be progressed in the current alignment. This land is currently managed as a part of Manning Park. This Master Plan Report is being prepared with the assumption that this road reserve will be formally included within conservation areas in the future and will not be utilised as road reserve.

Within the Beeliar Regional Park document area 30 includes parts of Manning Park as well as the site to the south of Spearwood Avenue. This site has not been included in the Master Plan as it may become part of a future Golf Course. Should the Golf Course not proceed the area will be managed as part of Manning Park and Beeliar Regional Park.

Refer Figure 3, Manning Park Planning Context, for boundaries of Beeliar Regional Park, Bush Forever Site 247, PR-Parks and Recreation and PR-Primary Regional Roads within the Manning Park site.

Refer Image 2 for the Cockburn Coast District Structure Plan site from the Spearwood Ridge, Manning Park.

² Note the Department of Biodiversity, Conservation and Attractions was previously known as Department of Parks and Wildlife.

3.1.1 Recommended Actions

State and local policy and planning documents currently provide conflicting outcomes in relation to a long term strategy for Manning Park. There is a need to provide a clear framework for the Park though formal removal of the PR-Primary Regional Road reserve and to include this land parcel in conservation / parks and reserve land.

State Planning & Policy Framework	
DBCA Regional Park Network – Beeliar Regional Park	<p>Manning Park is a part of the Beeliar Regional Park, which forms part of the Department of Biodiversity, Conservation and Attractions (DBCA) Regional Parks Network.</p> <p>Regional Parks are areas of open space that are identified as having regionally significant conservation, landscape and recreation values.</p> <p>The Beeliar Regional Park encompasses Manning Park, with the exception of land set aside for the proposed Cockburn Coast Drive.</p> <p>Beeliar Regional Park consists of a number of regional open space areas that are isolated from one another by suburban development – an eastern and a western wetland chain spanning a 23km stretch of coastline south of Perth’s CBD of which Manning Park forms the northern most portion of the western wetland chain, at approximately 17km south of the CBD.</p>
Bush Forever Site 247	<p>Encompasses the broad majority of Manning Park, except land set aside for the proposed Cockburn Coast Drive.</p> <p>The Western Australian Planning Commission (WAPC) (2011) states that the Bush Forever policy: “recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.”³</p>

³ “Developer Contributions.” Accessed November 1, 2016, http://www.cockburn.wa.gov.au/Council_Services/City_Development/Projects/Developer_Contributions

State Planning & Policy Framework (Cont.)	
City of Cockburn Coast District Structure Plan and Local Structure Plans	<p>The Cockburn Coast District Structure Plan (CCDSP) was prepared for the West Australian Planning Commission in 2009 to guide future land uses between South Beach and the Port Coogee Marina.</p> <p>Local Structure Plans have been adopted for Robb Jetty and Emplacement Precincts, with a structure plan yet to be adopted for the remaining precinct – the Power Station Precinct.</p> <p>District structure planning objectives have been supported in City of Cockburn Town Planning Scheme No. 3.⁴</p> <p>According to the CCDSP, the impact of the Cockburn Coast development on Manning Park is:</p> <ul style="list-style-type: none"> • A significant increase to population in the area surrounding the Park, increasing user groups for the Park and Reserve area; • Potential social and environmental impact of proposed Cockburn Coast Drive road reserve; and, • Proposed 'green corridor', east-west public open space connections from the Cockburn Coast development into Manning Park. <p>The future Cockburn Coast Drive road reserve falls within the Manning Park boundary, west of the Beeliar Regional Park and Bush Forever boundary.</p> <p>'Green corridor' connections have been considered as future linkage points from Manning Park to the coast.</p>

Table 2a: State Planning and Policy Framework

⁴Western Australia Planning Commission, Government of Western Australia Department of Planning, *Cockburn Coast: District Structure Plan* (Western Australian Planning Commission, 2009).

Local Government Planning & Policy Framework

City of Cockburn Town Planning Scheme No. 3

Manning Park is defined by the extent of Parks and Reserve land as delineated in the City Town Planning Scheme No. 3. Each land parcel that comprises Manning Park is zoned as 'Parks and Recreation'; however, many land parcels also have overlapping provisions. The various planning layers present within the boundary of Manning Park are as follows:

- **PR-Parks and Recreation:** The entirety of Manning Park is zoned as Parks and Recreation, with a number of overlapping land uses, as below.
- **PR-Primary Regional Roads:** Cockburn TPS No. 3 allows for a future regional road passing north-south through the site, west of the Spearwood Ridge and outside the boundary of the Beeliar Regional Park and Bush Forever Site 247.
- **PR-Other Regional Roads:** Road reserve for Spearwood Avenue.
- **Development Zone / Development Area 33 (Cockburn Coast Development):** The Manning Park area overlaps Development Area No. 33 in western most lots. The City of Cockburn states: "The City of Cockburn Amendment No. 89 was gazetted in April 2013, introducing a 'Development' zone (Development Area No. 33) for the Cockburn Coast area." The lots bordering Cockburn Road are included in the Cockburn Coast development.
- **Development Contribution Areas 13 and 14:** Development Contribution Schemes for key infrastructure, with DCA 13 covering a large area of the City and DCA14 being specific to the Cockburn Coast – specifically around contributions to the Robb Jetty and Emplacement Precincts.⁵

Heritage Places 1, 33 and 61.1: Manning Park includes a number of heritage assets, which are listed on Local Government, State and National heritage registers. The City Town Planning Scheme includes heritage places listed in the Local Government Heritage Inventory. Their listing includes constraints around development on these sites.

Table 2b: Local Planning and Policy Framework

⁵"Developer Contributions."



- KEY**
- TPS Parks and Recreation
 - Bush Forever
 - Beelihar Regional Park
 - TPS Regional Road
 - Site boundary
 - Road connections
 - Freight railway
 - Internal Manning Park road - Azelia Road

Figure 3: Manning Park Planning Context

3.2 Tenure and Land Use

Manning Park, part of the broader Beeliar Regional Park, which in turn is part of the broader Regional Park Network, is largely owned freehold by the WAPC, with the exception of Lot 2010 to the south of the lake, vested in the City.

[Refer Figure 4: Manning Park Tenure](#)

In 1997, the Western Australian State Government announced a commitment to introduce legislation giving Regional Parks legal standing and vesting in the Conservation Commission of Western Australia (CCWA).⁶ Since then, the WAPC has made steps to acquire the land that is required to consolidate the Regional Park network. It is intended that lands acquired by the WAPC will be transferred either to the CCWA or the State of WA (Crown land) with a management order in favour of the City of Cockburn for ongoing management.

In the case of Manning Park (Areas 30, 31 and 32 of Beeliar Regional Park) the Beeliar Regional Park Management Plan (2009) states: “Cockburn City Council has advised that prior to accepting vesting of Areas 30, 31 and 32 proposed financial arrangements for their management need to be agreed with the WAPC.”⁷ This document lists the City of Cockburn as the vested authority when referring to future tenure arrangements for this area.

Currently land use zoning of the park is recreational. Surrounding land use to the west is industrial, with future zoning changes to encompass the future Cockburn Coast development. To the north, south and east, land use is residential – suburban form typical of the area.

3.2.1 Recommended Actions

When the transfer of the land to the State, with vesting in either the City or the CCWA will occur is unknown. Understanding the implications for ongoing management of the park, should either outcome occur, is important to the long term implementation of this Master Plan.

⁶ Thompson Palmer Pty Ltd. *Beeliar Regional Park: Final Management Plan 2006* (Conservation Commission of Western Australia, Department of Conservation and Land Management, 2006).

⁷ Ibid.



KEY

- Land held in freehold by WAPC
- Landcorp (Lot 9908)
- City of Cockburn (Reserve 26870)
- Site boundary
- Road connections
- Freight railway
- Internal Manning Park road - Azelia Road

Figure 4: Current Manning Park Tenure.

3.3 Management and Works

Overall management of Manning Park is currently the responsibility of the City, with the Parks Department having responsibility for the active turf areas and Environmental Services managing the natural vegetative areas.

The City's Environmental Services undertake revegetation works in the ridge area. Current works are focused on the western facing ridge, in areas outside the proposed Cockburn Coast Drive Road Reserve (PR-Primary Regional Road). Future revegetation is to be carried out on the eastern side of the ridge with the intent of connecting high quality vegetation across the ridge and reducing the occurrence of invasive species. Other regular tasks in the ridge area include rubbish removal and woody weed control.

A number of documents, plans and strategies guide the current management of the Park, and are outlined below.

Beeliar Regional Park: Final Management Plan, 2006

The Beeliar Regional Park Management Plan states that the Park “will support a diversity of wetland and upland habitats and ecosystems. The Park will be managed as a single entity for conservation purposes as well as for a range of sustainable community uses that recognise Aboriginal and non-Aboriginal heritage in a harmonious way.”⁸

At a broad scale, the Beeliar Regional Park Management Plan divides each space in the park in to different management zones. Manning Park – encompassing Management Zones No. 30 – 32 of the broader Beeliar network, is classified within two management zones – ‘Conservation and Protection’ and ‘Recreation’. The City of Cockburn is responsible for the day to day implementation of works to address these management zones.

The Management Type, ‘Recreation’, is unique to Beeliar Regional Park – with only two other instances being the western shoreline of Bibra Lake, and the southern shoreline of Piney Lakes Reserve. This management classification provides the opportunity for a unique experience within the broader Beeliar Regional Park network.

City of Cockburn Natural Area Management Strategy 2012-2022,

The City of Cockburn Natural Area Management Strategy outlines the management approach for the City's natural areas. It notes a Priority Classification for Manning Park, being high, with 55.90 Ha of bushland, aligning with the conservation values listed above.

⁸ Thompson Palmer Pty Ltd. *Beeliar Regional Park: Final Management Plan 2006* (Conservation Commission of Western Australia, Department of Conservation and Land Management, 2006).

3.4 Other Plans and Strategies

A number of subsidiary plans, strategies, works or policies are relevant to the implementation of management and / or works at Manning Park, These include:

- The Australia ICOMOS Charter for Places of Cultural Significance. The Burra Charter, 2013.
- City of Cockburn Weed Management Strategy;
- City of Cockburn Bicycle Network and Footpath Plan 2010;
- City of Cockburn Cycling and Walking Network Plan 2016;
- City of Cockburn Strategic Community Plan 2016-2026,
- City of Cockburn Public Open Space Development Guidelines, 2014;
- City of Cockburn Trails Master Plan, 2013;
- City of Cockburn Reconciliation Action Plan 2013-2016,
- City of Cockburn Sustainability Strategy 2013-2017,
- City of Cockburn Disability, Access and Inclusion Plan 2012-2017,
- City of Cockburn Manning Lake Reserve Combined Fire Response Plan. 2012;
- City of Cockburn Youth Services Strategic Plan, 2011-2016,
- City of Cockburn Local Government Inventory, Heritage List, Significant Tree List, 2011;
- City of Cockburn Community Safety and Crime Prevention Plan, 2011;
- City of Cockburn Sport and Recreation Strategic Plan, 2009;
- City of Cockburn Age-Friendly Strategic Plan, 2008;
- Perth and Peel Mountain Bike Master Plan 2016-2026,
- Manning Park Mountain Bike Concept Plan (Yet to be finalised) ; and,
- Davilak Ruins Archaeological Management Strategy, supplied by City of Cockburn.
- National, state and local heritage documents and guidelines.

These documents will guide the development of the Manning Park Master Plan. This Master Plan Report will refer to the above documents, strategies and plans in directives for Manning Park.

3.4.1 Recommended Actions

Align the approach to management and works at the site across both state and local government and within specific departments at the City of Cockburn, to support a clear intention for Manning Park.

Context: Summary

	Direction	Action Reference
Planning and policy framework	<ul style="list-style-type: none">Define the boundary of Manning Park, specifically to remove the PR-Primary Regional Road reserve.	Action 31
Tenure and land use	<ul style="list-style-type: none">Confirm implications of future vesting of the park to either the City of Cockburn or CCWA.	Action 31
Management and works	<ul style="list-style-type: none">Provide a clear management framework for the Park	Action 31

Table 3: Context - Summary

4 Site Understanding

4.1 Address, Access and Identity

4.1.1 Address

The means of entry into Manning Park is via the eastern side through suburbs Spearwood and Hamilton Hill. Hence, the site's address is focused on the Manning Lake area. The park does not have a clear address from Cockburn Road. With increasing residential development to the west this will need to be considered in the future.

4.1.2 Access

Car

Public vehicle access is rightly limited to the lake and parklands area, via Azelia Road.

There are three formalised car parking lots on site and informal parking happens at a broad scale throughout the park.

[Refer Figures 5a and b for vehicle access to Manning Park.](#)

Pedestrian

Pedestrian access from the surrounding suburbs Hamilton Hill and Spearwood is good. Access occurs mostly to the east of the site into the formalised parklands.

At present, access from the west is less utilised. Access points lack clear signage and wayfinding, the land tenure to the west is not residential and topography of the site may discourage regular access. In addition Cockburn Road and Spearwood Avenue which border the site to the west and south further hinder pedestrian access due to the speed and volume of traffic on these roads. In this regard consideration will need to be given to the Emplacement Structure Plan.

[Refer Figure 6 and Images 3a and b for pedestrian access to and throughout Manning Park.](#)



Image 3a: Pedestrian and service vehicle access from Cockburn Rd (Source: Google Maps)



Image 3b: Pedestrian and service vehicle access from Southend Rd (Source: Google Maps)

Pedestrian access through the lake and parkland area is formalised but is often disconnected. Path networks in the ridge area are informal, lacking clear wayfinding and signage and there are no formal links between the ridge and lake path networks.

There is an opportunity to connect with the proposed 'greenway' links in the Cockburn Coast development.

Bike

Many people currently ride to the park and ridge, as well as commuting through it. There is a need for east-west connections for commuting cyclists.

Horse

A number of horses attached to the Randwick stables currently access the reserve although horse access is not supported by the Beeliar Regional Park Management Plan or the Department of Biodiversity, Conservation and Attractions. The City's insurers, LGIS, have indicated they would not provide insurance cover for horses within the park as it is not a permitted activity. Conditional access is to be granted to the area of road reservation west of the park which is not currently within the park. LGIS has indicated that insurance cover could be provided for horses in the road reservation area subject to some conditions. This conditional access will be regularly monitored and reviewed.

Public Transport

The site is in proximity to a number of bus routes, with services along Rockingham Rd and Hamilton Rd. Public transport access from the west is less available.

[Refer Figure 7 for existing public transport access to Manning Park.](#)

4.1.3 Identity

Manning Park has a dual identity – as both a regional and a local park. These layers and associated management approaches are evident at Manning Park, with various materials, signage and nomenclature currently on site.

Signage

Throughout Manning Park, a number of variations on signage are evident. Different signage strategies have been referred to and implemented.

In some instances the City's public open space signage guidelines have been implemented. Whilst in other locations the DBCA signage system is utilised.

Signage across the site utilises different fonts, nomenclature, size and approach which can confuse the message to visitors and distracts from a cohesive aesthetic for the park.

[Refer Image 4a for example of unclear signage at Manning Park.](#)



Image 4a: Multiple signage types at Davilak Ave entry, displaying multiple names and signage styles for Manning Park (Source: Google Maps)

Naming and Terminology

Manning Park is named in a variety of ways, through signage, informal names given by community members and stakeholders and in a range of planning and strategy documents and reports. The official name is “Manning Park,” as approved by the Minister for Lands on 09/01/2014.

Manning Park, or parts thereof, is referred to in the following ways:

- Manning Park;
- Beeliar Regional Park – Manning Lake;
- Manning Lake;
- Davilak Lake;
- Manning Lake Reserve;
- Manning Reserve;
- Manning Ridge;
- Azelia Ley Homestead; and,
- Manning Estate.

Edge Conditions

Edge treatments at Manning Park are not uniform, there are a number of different treatments around the perimeter including

- Impermeable edge: Fence, residential edge, and grade change; and,
- Permeable edge: Both limited access (bollard) and open access.

[Refer Figure 8 and Images 4b and c for existing edge conditions at the park.](#)

Current edge treatments also highlight a difference between the ridge and lake areas. The current treatments around the parkland allow a greater level of access and visibility to the lake area, due to a higher level of permeability.



Image 4b: Impermeable edge condition to ridge area from Cockburn Rd - fencing (Source: Google Maps)



Image 4c: Permeable edge condition to lake area from Glenister Road (Source: Google Maps)

4.1.4 Address, access and identity: Community feedback

During various instances of community feedback, input on address, access and identity included the following:

- Improvements to Azelia Road around safety and speed of vehicles;
- Improvements to pedestrian and cycle / bike access, to both the lake and ridge areas;
- Improved wayfinding and signage to increase visitation to the ridge area; and,
- Addition of interpretation around heritage and environmental aspects of Manning Park.

4.1.5 Recommended Actions

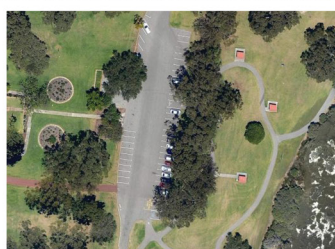
- a) Manning Park requires a clear, singular naming and nomenclature for the site and its features.
- b) Manning Park requires a clear wayfinding system.
- c) Manning Park requires a uniform edge treatment, ensuring that the ridge as well as the lake area is included in the overall perception of the Park.
- d) Manning Park is bisected by vehicle access. Azelia Rd needs to be transformed into a shared space.
- e) Manning Park requires improved access from the west to east across the ridge to link to the Cockburn Coast development and public transport routes.
- f) Manning Park requires a clear address from all approaches, ensuring that the ridge as well as the lake area is included in the overall perception of the Park
- g) Manning Park requires a more accessible and inviting eastern edge for park users and commuters.



KEY

- Site boundary
- Road connections
- ||||| Freight rail
- Internal Manning Park road - Azelia Road
- 429 Average weekday traffic

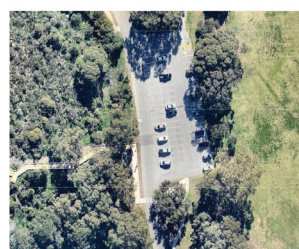
Figure 5a: Vehicle access to Manning Park



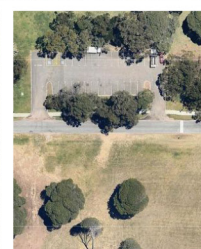
P1 AZELIA LEY CARPARK: 40 bays (37 standard bays, 2 disabled bays, 1 bus)



P2 MUSIC BOWL CARPARK: 19 bays (17 standard bays, 2 disabled bays)



P3 MANNING STAIRS CARPARK: 59 bays (57 standard bays, 2 disabled bays)



P4 SOUTHERN CARPARK: 31 bays (29 standard bays, 2 disabled bays)

KEY

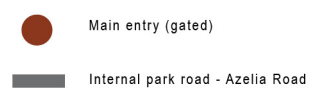
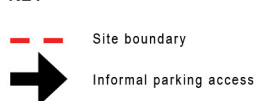
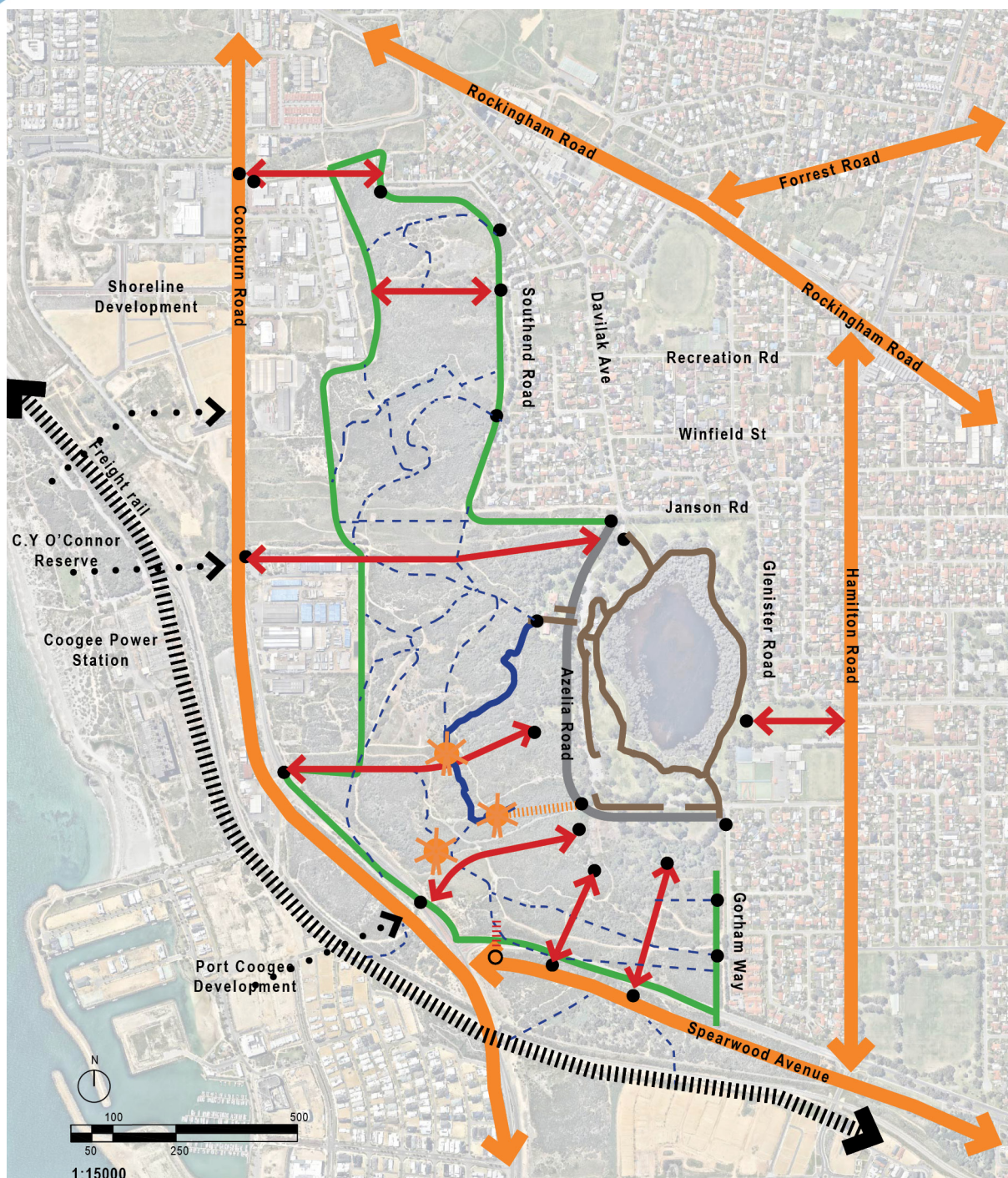
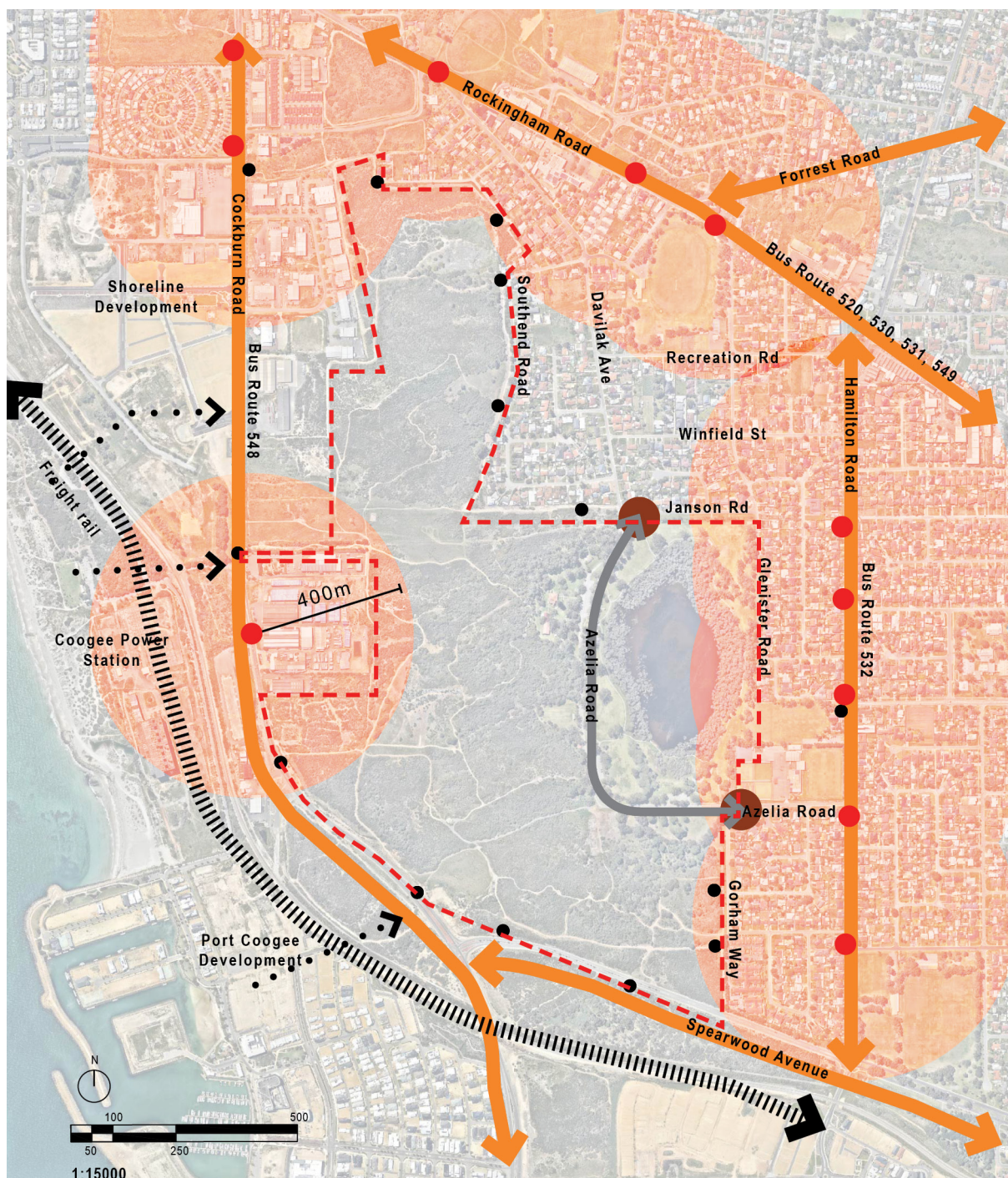


Figure 5b: Vehicle access to Manning Park



KEY	
	Road connections
	Freight rail
	Internal Manning Park Rd - Azelia Rd
	Future green link
	Lookout
	Entry
	Entry - proposed future
	Firebreak
	East-west connection paths
	Davilak Heritage Trail
	Informal walking trails
	Manning Stairs
	Stairs - proposed future
	Lake Loop and parkland paths

Figure 6: Pedestrian access to Manning Park



KEY			
	Site boundary		External entries
	Road connections		Main entry (gated)
	Freight rail		Bus stop
	Future green link		400m pedestrian shed
	Internal Manning Park road - Azelia Road		

Figure 7: Public transport access to Manning Park



Figure 8: Manning Park Edge Condition

4.2 Heritage

4.2.1 Aboriginal Heritage and Significance

The Manning Park area and coastal surrounds are of great Aboriginal significance, both as previous camping grounds and as sites of spiritual importance.

There are a number of Department of Aboriginal Affairs (DAA) registered sites within proximity to Manning Park. These registered sites are recognised as a starting point, however it must be noted that DAA registration is static and sometimes inaccurate, with limitations in representing an integrated living cultural landscape and the complexity and breadth of cultural heritage present in the Cockburn area. Registered DAA sites in proximity of Manning Park are noted in Table 4.

Site ID	Site Name	Site Type	Archaeo / Ethno	Access	Restriction
18332	Clontarf Hill	Ceremonial, Mythological, Artefacts / Scatter (Camp, Hunting Place, Natural Feature)	Both	Open	None
15840	Cockburn Road	Mythological	Ethno [associated Archaeo]	Open	None
3776	Indian Ocean	Mythological	Ethno	Open	None
3707	Robb Jetty Camp	Man-Made Structure (Camp)	Both	Open	None

Table 4: DAA sites within proximity of Manning Park

Within the Manning Park area there is a high likelihood that: “unrecorded cultural sites may still be found with significant research potential”.⁹ Although there are currently no registered DAA sites within the boundary of the park, this does not negate the potential for rich Aboriginal heritage and significance that extends beyond registered DAA sites.

The Manning Park area and surrounds, especially the lakes of Beeliar Regional Park, are significant as previous camping sites.¹⁰ A respected local Nyungar elder, Patrick Hume, has made reference to sites and places of heritage significance around the Azelia Ley Homestead, including quartz and a marked tree.¹¹ In addition collected local histories on the Manning homestead make reference to camping areas at the lake.

Additionally, the Spearwood Ridge and its extension beyond Manning Park to the north and south has been identified as a mythological site which is associated with the creation of Lake Coogee and other nearby lakes, possibly the eastern chain of the Beeliar wetlands.

Initial consultation with the City of Cockburn Aboriginal Reference Group (ARG) suggests that the Manning Park site includes many sites of significance. It is noted that Manning Park is a camp site, with the park area including a corroboree tree and a women’s site or birthing tree. According to membership of the ARG, the name Davilak, or Devil’s Lake, comes from a belief that spirits haunted Manning Lake after dark. Some stories tell of a dark event that led to this name and belief - a massacre in the area, with bodies abandoned in the lake. The importance of the broader context was also noted – the Robb Jetty camp sites, the significance of the Cockburn Sound and of the Beeliar wetland chain.

⁹ Western Australia Planning Commission, Government of Western Australia Department of Planning, *The Changing Cockburn Coast: Appendices – Indigenous Heritage* (Western Australian Planning Commission, 2008).

¹⁰ Western Australia Planning Commission, Government of Western Australia Department of Planning, *The Changing Cockburn Coast: Appendices – Indigenous Heritage* (Western Australian Planning Commission, 2008).

¹¹ “Podcast – Interview with Patrick Hume.” Accessed November 1, 2016.
<http://www.cockburnlibraries.com.au/podcast-interview-with-patrick-hume>.

4.2.2 European Heritage and Significance

Manning Park, previously 'Manning Estate,' has been acknowledged as one of the most important sites of European significance in the Cockburn area. This history begins with the colonisation of the Fremantle and Cockburn area, as well as more recent history such as the WW2 South Beach Battery Site and the nearby South Fremantle Power Station site. The timeline shown in Figure 9b provides a brief account of European history of Manning Park.

Manning Park is significant primarily due to its colonial history as a former estate and farm for the Manning Family. Today, remnants of this historical land-use remain, including the Azelia Ley Homestead, now a museum and ruins of the previous homestead – the Davilak Ruins. This places Manning Park as a valuable asset to communicate the stories of Cockburn's colonial era.

Charles Manning purchased the estate in 1860, with the family farming a 923 acre area from North Lake to Coogee.¹² As noted in the Cockburn Coast Heritage Report, "The Manning Estate comprises one restored turn-of-the-century dwelling and associated out buildings (Azelia Ley Homestead), archaeological remains of two previous dwellings (Davilak and the Old Farm) and historical gardens. The Manning Lake (originally named Davilak Lake) and floral surrounds are also significant natural features. This place is a valuable archaeological resource that has the potential to yield important information and hidden secrets from our early colonial past."¹³

The site, or parts thereof, is listed on the following heritage inventories:

- Register of the National Estate;
- National Trust of Western Australia; and,
- The City of Cockburn Local Government Inventory and Heritage List.

Manning Park is also within proximity of a number of other places of European significance, as noted in Table 5.

Refer Figure 9a for WA state registered sites of European heritage significance in Manning Park.

Refer Figure 9b for a timeline of the recent European history of Manning Park with reference to the Manning Family.

¹² Thompson Palmer Pty Ltd. *Beeliar Regional Park: Final Management Plan 2006* (

¹³Western Australia Planning Commission, Government of Western Australia Department of Planning, *The Changing Cockburn Coast: Appendices – European Heritage* (Western Australian Planning Commission, 2008).

4.2.3 Heritage: Community Feedback

During various instances of community engagement, input on heritage included the following:

- Heritage as a valued and unique element on site to select user groups;
- Retaining heritage elements on site and expanding interpretation into the public open space;
- Importance of retaining, interpreting and protecting the Davilak Ruins; and,
- Need for recognition of Aboriginal heritage.

4.2.4 Recommended Actions

The significant Aboriginal history and heritage of Manning Park has not had substantial interpretation to date at Manning Park.

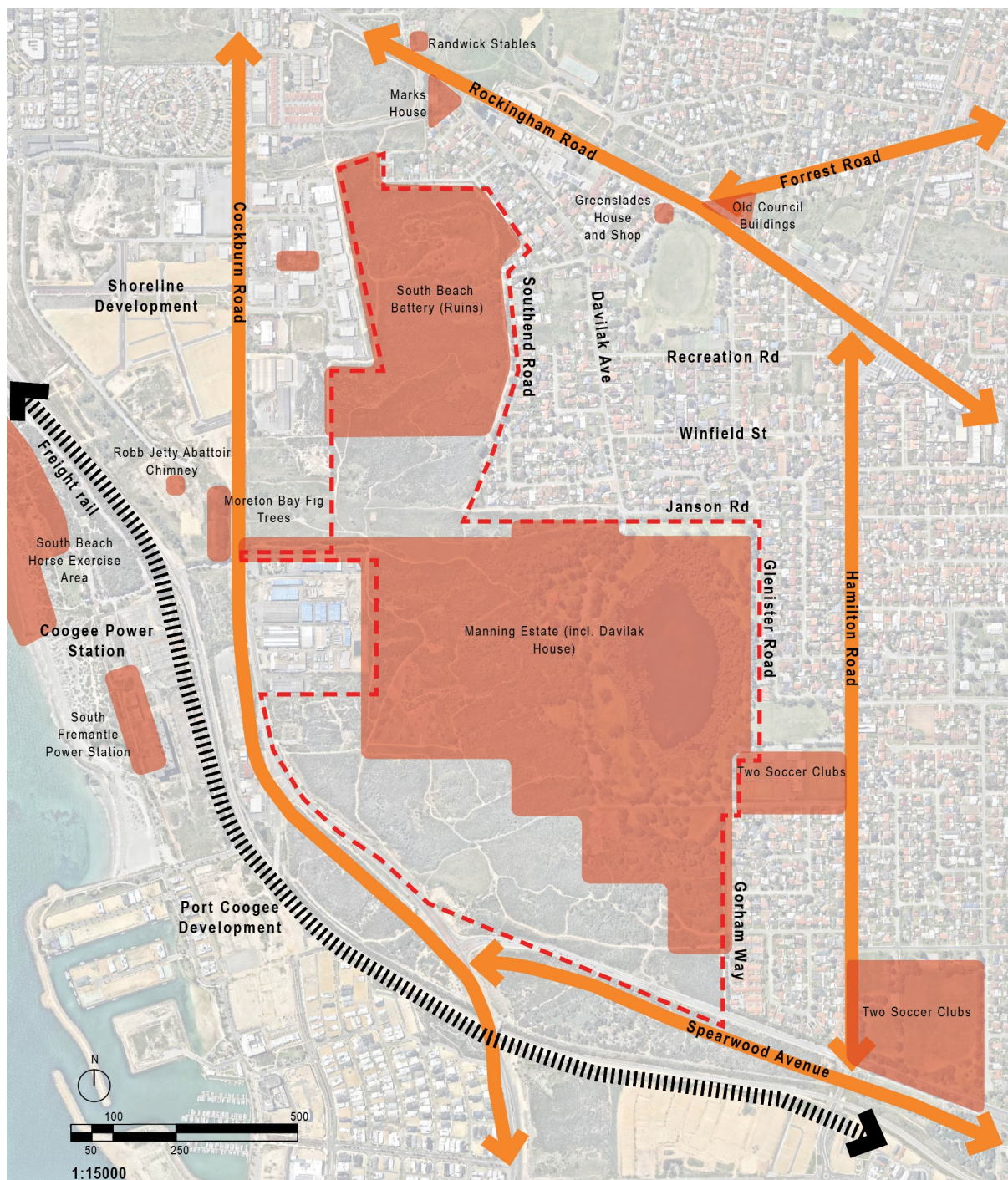
- a. With appropriate cultural guidance, Aboriginal heritage needs to be interpreted and communicated at Manning Park alongside the rich European heritage that is currently visible on site.

Heritage interpretation at Manning Park is limited to specific objects and locations and is primarily centred on Azelia Ley Homestead Museum. The Davilak Ruins are fenced off, and lack interpretation or means for visitor interaction.

- b. Heritage interpretation at Manning Park should be externalised, to include varying perspectives and events, to link the existing destinations at the park, to integrate Aboriginal heritage and to utilise the landscape in the interpretation of history and previous narratives on site.

Site name	Address	Register of the National Estate	National Trust of Western Australia	City of Cockburn Municipal Heritage Inventory
Manning Estate / Manning Park and Tuart trees (incl. Davilak Ruins)	Azelia Road	-	00511	033, Cat B
Azelia Ley Homestead	Azelia Road	Listed	00533	001, Cat A
Davilak House (Davilak Ruins)	Lot 164 Azelia Road, Spearwood	-	00511	-
Mulberry Tree, Manning Estate	Azelia Road, Spearwood	-	-	Heritage Tree
South Beach Battery	Emplacement Crescent, Hamilton Hill	-	-	
Marks House	1 Davilak Avenue	-	10185	034, Cat B
Newmarket Hotel	1 Rockingham Road	-	00504	038, Cat A
Randwick Stables	24 Rockingham Road	Listed	09242	079, Cat A
Robb Jetty Chimney	Bennett Avenue	-	03211	063, Cat A
Morton Bay Fig Trees	Lot 9001, Cockburn Road	-	17001	088
South Beach Horse Exercise Area	South Beach Foreshore Reserve	-	16120	082, Cat A
C.Y. O'Connor Statue	South Beach Foreshore Reserve	-	17006	081, Cat A
South Fremantle Power Station	Robb Road	Listed	03381	075, Cat A

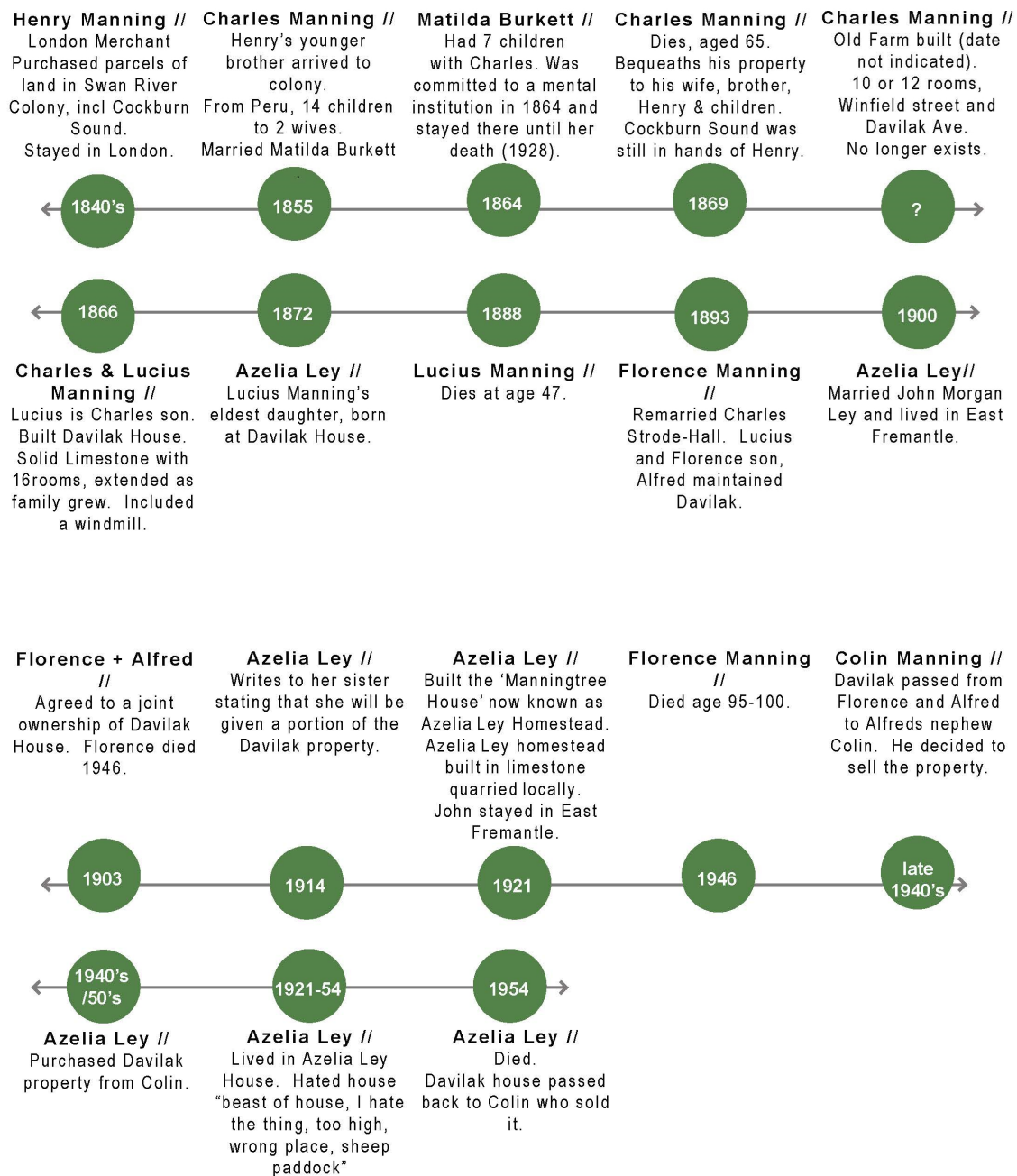
Table 5: European heritage sites in, or in proximity of, Manning Park



KEY

- Site boundary
- ➔ Road connections
- Heritage sites - National Trust of WA
- |||||➔ Freight rail

Figure 9a: WA State Registered sites of European heritage significance in Manning Park



HERITAGE // MANNING FAMILY HISTORY

Figure 9b: Timeline of the recent European history of Manning Park with reference to the Manning family

4.3 Environment

4.3.1 Land Systems and Land Form

Land form at Manning Park is defined by the Spearwood Ridge, running north south along the coast, and peaking at 40-50m AHD. To the east of the ridge, the landform drops steeply, leading down towards Manning Lake. The Manning Lake area is in the eastern lee of the ridge, sheltered by the steep dual topography.

Surface geology at Manning Park runs north south, aligned with the Spearwood Ridge. At a broad level, the geology of the ridge area is primarily Tamala limestone overlain by Safety Bay sand. At the lower elevations, leading toward Manning Lake, the surface geology is Spearwood Sand, and immediately surrounding the lake is Sandy Silt.

Manning Lake is located just below 0m AHD. In its natural state, it is ground water fed and seasonal - a surface expression of the surrounding ground water table. However, due to drainage infrastructure additions, the may also receive some stormwater from the north east in heavy storm events, the water firstly flowing into a nutrient stripping basin then overflowing into the lake.

Manning Lake is included in DBCA's Swan Coastal Plain Geomorphic Wetland Dataset, details as follows:

- Manning Lake, central portion: Conservation category wetland;
- Manning Lake, immediate surrounding area: Resource Enhancement category wetland; and
- Manning Lake surrounding parkland: is a Multiple Use category wetland.

Manning Lake was also included as an Environmental Protection Policy Lake under the Environmental Protection (Swan Coastal Plain Lakes) Policy 1992.¹⁴ This policy was revoked in November 2015.

¹⁴ Western Australia Planning Commission, Government of Western Australia Department of Planning, *Cockburn Coast: District StructurePlan*.

4.3.2 Flora

The Manning Park contains five vegetation communities:

- *Melaleuca raphiophylla* (Swamp paper bark) forest;
- *Eucalyptus gomphocephala* (Tuart) woodland;
- *Eucalyptus decipiens* (Redheart or Mattock) woodland;
- *Melaleuca huegelii* (Honey myrtle) / *Melaleuca acerosa* shrublands; and,
- Acacia woodlands on taller dunes.¹⁵

Eucalyptus decipiens woodlands and Acacia woodlands are not well represented in reserves on the Swan Coastal Plain – their representation at Manning Park is unique.

A DBCA Nature Map survey of the site, with a 1.2km radius, suggests a broad range of flora is found within the survey area. Table 6 lists the protected and rare flora included in the survey.

On-the-ground information provided by the City suggests that Manning Park also includes the most southern extent of *Alyogyne huegelii* (Native hibiscus), occurring along the top sections of the ridge. The City has also noted that *Pimelea calcicola*, a Priority 3 species, has been recorded at the park.

Vegetation condition and Weed mapping are undertaken every 4 years at Manning Park. The last mapping was undertaken in 2013 with the next round undertaken in 2017 with results in early 2018. The vegetation quality at Manning Park varies. The ridge area has been impacted by power lines, limestone quarries, tracks and instances of fire. Successful revegetation works having been undertaken in past years and are to continue. Weed infestation is being controlled through management efforts and through introduction of endemic vegetation communities.

Refer Figure 10 for vegetation condition mapping.

Refer Figure 11 for weed mapping.

¹⁵ *ibid.*

4.3.3 Fauna

A DBCA Nature Map survey of the site, with a 1.2km radius, suggests a broad range of fauna is found within the survey area. Species include a variety of bird species, in the wetland and ridge upland habitats, reptile species which include the threatened *Lerista lineata* (Lined Skink) and marsupials, including *Isoodon obesulus*, (Southern Brown Bandicoot).

Calyptorhynchus latirostris (Carnaby's Black Cockatoo), a threatened bird species, are represented at Manning Park. Acacia woodlands and the pines are significant as foraging trees for this species, whilst the Tuart woodlands are roosting habitats.¹⁶ Refer Table 7 for protected and rare fauna included the Nature Map survey report.

The complete Nature Map survey report is available by contacting the City's Parks and Environment Department.

4.3.4 Environment: Community Feedback

During various instances of community engagement, input on environment included the following:

- Environment as a valued and unique element on site for the majority of users;
- Increase planting and revegetation, including shade trees;
- Increase of interpretation and information about the environment; and,
- Importance of protection and conservation of the environment.

4.3.5 Recommended Actions

- a. The unique flora and fauna represented at Manning Park must be protected, with opportunities for further revegetation, and interpretation and communication regarding environmental values.
- b. Points of degraded vegetation and weed invasion, such as the northern and southern quarry sites, should be considered as opportunities for ridge access, address and amenity.

¹⁶ City of Cockburn, information supplied 2017.

Flora

Species name	Common name	Conservation code
<i>Dodonaea hackettiana</i>	Hackett's Hopbush	P4: Priority Four: Rare, Near Threatened and other species in need of monitoring

Table 6: Protected and rare flora, DBCA NatureMap Survey

Fauna

Species name	Common name	Conservation code
<i>Ardea modesta</i>	Eastern Great Egret	IA: Protected under international agreement
<i>Calyptorhynchus latirostris</i>	Carnaby's Cockatoo	T: Threatened Fauna (Fauna that is rare or is likely to become extinct). Species that have been adequately searched for and are deemed to be in the wild either rare, in danger of extinction, or otherwise in need of special protection, and have been gazetted as such.
<i>Isoodon obesulus</i>	Southern Brown Bandicoot	P5: Priority Five: Conservation Dependent species
<i>Isoodon obesulus subsp. fusciventer</i>	Quenda, Southern Brown Bandicoot	P5: Priority Five: Conservation Dependent species
<i>Lerista lineata</i>	Perth Slider, Lined Skink	P3 Priority Three: Poorly-known species (some on conservation lands)
<i>Merops ornatus</i>	Rainbow Bee-Eater	IA: Protected under international agreement
<i>Oxyura australis</i>	Blue-billed Duck	IA: Protected under international agreement
<i>Tringa nebularia</i>	Common Greenshank	IA: Protected under international agreement

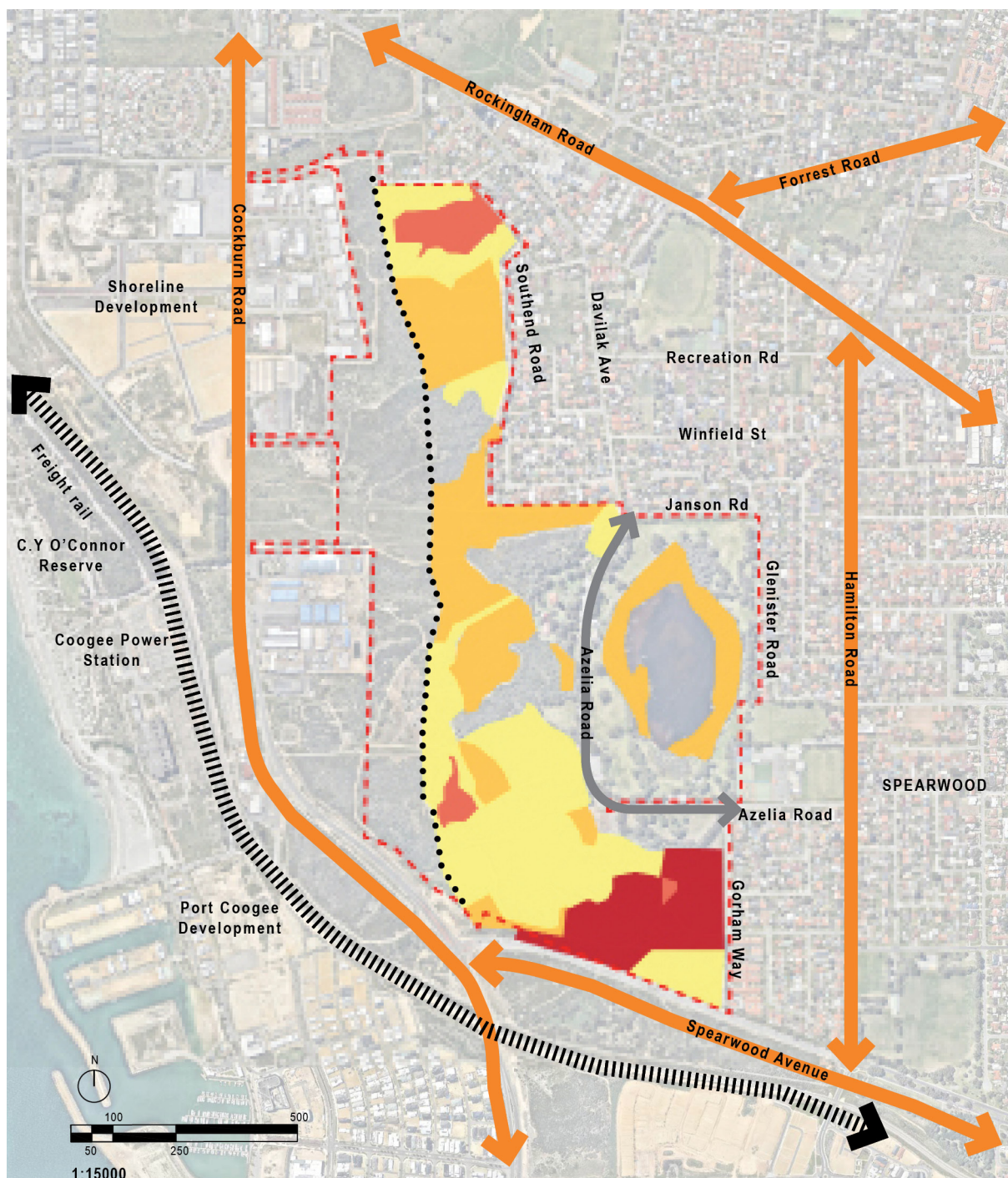
Table 7: Protected and rare fauna, DBCA NatureMap Survey



KEY

- Re-vegetation
- Parkland
- Excellent to Good
- Degraded
- Other
- Site boundary
- Road connections
- Freight railway
- Internal Manning Park road - Azelia Road

Figure 10: Manning Park Vegetation Condition Mapping (2013)



KEY

- 61 - 100% Weed Density
- 31 - 60% Weed Density
- 6 - 30% Weed Density
- 0 - 5% Weed Density
- Site boundary
- Road connections
- Freight railway
- Internal Manning Park road - Azelia Road
- Analysis area

Figure 11: Manning Park Weed Mapping (2013)

4.4 Infrastructure and Amenity

Infrastructure is the physical structures and facilities of the park and amenity is any desirable feature, often facilitated by infrastructure and other environmental features.

4.4.1 Infrastructure

Infrastructure at Manning Park has been provided over a number of years. The existing infrastructure at Manning Park falls into two main categories, being community use and park management.

Community use infrastructure includes items such as the play spaces, pedestrian pathways, interpretive signage and furniture. The quality of community use infrastructure varies across site and is often at odds with volume of use. For example, although safe for use, the three playgrounds on site are of low quality, with each playground requiring upgrade or minor repair. However, playgrounds are well used at Manning Park and provide an opportunity to encourage higher visitation.

Recent additions, such as the Manning Stairs and two ridge top lookouts, have been successful in increasing visitor numbers and developing the Park as a regional destination. The recent inclusion of the Manning Stairs, has provided a high quality experience for users, but has placed pressure on surrounding public uses and natural environments, such as the management of pedestrian and traffic flow at the base of the stairs and damage to adjoining vegetation.

Other infrastructure is ageing, and has not been implemented from a uniform palette. This has led to a park which serves the needs of its community in part but is not tied to an overarching vision. Recent additions, for example the timber seating at the Manning Stairs, provide a palette and strong, tested example to build from for future infrastructure provisions.

Park management infrastructure, such as access paths, fire breaks, informative signage and access ramps are implemented by each relevant management group within the City. This independent approach can lead to poor design outcomes. Recent additions such as the new toilet block at the main playground and associated access have created a visual and physical barrier between seating nodes and play equipment that impacts on users' ability to utilise concurrently the BBQ space and the play space.

In the future, the City of Cockburn will also be undertaking a trial of temporary food trucks in the Park, based on community requests.

Overall infrastructure on site lacks aesthetic coordination with varying materials, types, nomenclature and furniture distracting from the creation of an identifiable Manning Park precinct. Furthermore the conflicting aesthetics can confuse delivery of information and ability to easily utilise the facilities of the site.

The existing state of the infrastructure at Manning Park indicates the need for a combined management approach. Whilst current infrastructure provides a functional park, cohesively addressing aesthetics as well as implementing infrastructure in a staged approach allows for a park that not only functions holistically but which is iconically Manning Park.

4.4.2 Amenity

Community use infrastructure that is used and contributes to amenity at Manning Park is as follows:

- The path that circles Manning Lake ;
- The Azelia Ley Homestead Museum and surrounding grounds;
- The Davilak Ruins;
- Alan Thomas Music Shell;
- One major playground and two smaller playgrounds;
- 2 x toilet blocks;
- Pétanque courts;
- Basketball court;
- Various picnic nodes surrounding Manning Lake;
- The Manning Stairs, connecting the lake and the ridge areas;
- Ridge walking trails;
- 3 x lookouts.

At present, user analysis suggests that site use of the lake area is clustered around lakeside amenity nodes, also uniformly across the ridge area. There is an opportunity to consolidate and support the current sites use by building upon existing site amenity and use.

Refer Figure 12, Manning Park Infrastructure and Amenity for existing amenity and infrastructure provision within the park.

Informal uses at Manning Park can adversely impact on the natural amenity and vegetation. Examples include use of the Northern Quarry for mountain biking and use of informal rails in the ridge area for both walking and mountain biking. Unrestricted horse access can also impact vegetation and trails.



Image 5: The Southern Quarry, informal mountain biking use (Source: UDLA)

4.4.3 Amenity and Infrastructure: Community Feedback

During various instances of community engagement, input on amenity and infrastructure included the following:

- Addition of a café;
- Improvements to play infrastructure;
- Addition of shade amenity;
- Clear information around dog walking regulations and the importance of keeping Manning Park dog friendly;
- Ongoing access for the local horse riding community;
- Improvements to road and parking infrastructure;
- Amenity provisions around exercise; and,
- Additional picnic infrastructure, for example shade shelters, BBQs, seating, bins.

4.4.4 Recommended Actions

Current use of amenity is clustered around lakeside hubs, the Azelia Ley Homestead and the Manning Stairs.

- a) This use can be built upon through improvements to existing amenity.
- b) Underutilised infrastructure at Manning Park requires improvements so that it can be used to its full capacity to service the park community.
- c) Implementation of management plans and associated infrastructure to support and communicate management principals to public.
- d) All future infrastructure provision needs to align with site use and align with a uniform palette.





KEY

- | | | | |
|--|--|---|---|
| --- | Site boundary | — | Davilak Heritage Trail |
| → | Road connections | --- | Informal walking and mountain biking trails |
| | Freight rail | | Manning Stairs |
| → | Internal Manning Park road - Azelia Road | | Stairs - proposed future |
| ○ | Informal lookout (high point) | — | Davilak Lake Loop |
| ☀ | Lookout | ○ | Lakeside picnic and play amenity |
| | | ■ | The Quarry - Informal mountain bike use |

Figure 12: Manning Park Infrastructure and Amenity

4.5 Program and Activation

Program and activation at Manning Park can be divided in to three categories, as follows:

- Every-day use;
- Activities; and,
- Events.

Manning Park is a place for the local community - for regular routine visits, for regular organised activities, and also for large scale events.

Refer Figure 13, Manning Park Community Interests, for program and activation at Manning Park.

4.5.1 Everyday Use

Everyday activation of Manning Park is centred on Manning Lake, the ridge area and the Manning Stairs. While users have an interest in or respect for heritage elements, at present these elements are not able to be interpreted in daily use of the park.

According to the City of Cockburn Manning Park Community Survey, the most popular community uses of Manning Park include:

- Mountain biking;
- Nature appreciation;
- Appreciation of history and heritage;
- Use of playgrounds; and,
- Walking the dog.

The most popular areas noted were:

- The Ridge – Trails and Lookouts;
- Manning Lake Loop;
- Manning Stairs;
- Davilak Trail;
- Central Playground;
- Museum.

The majority of community members surveyed visited the park at least once a week, with weekends being most popular. Over three quarters of those surveyed suggested that they would stay for 1 to 3 hours.

Observations made during 'A Week in the Life at Manning Park' support this survey feedback. The park was noted as a community place – a local hub which people had been visiting regularly for years, sometimes decades. During conversations with park users, it became clear that this park is greatly valued as a place for every-day use by surrounding residents.

The complete survey report and 'A Week in the Life of Manning Park' is available by contacting the City's Parks and Environment Department.

4.5.2 Activities

Additional to everyday use, Manning Park also hosts low-key activities for community groups and the local, community.

These events include:

- Heritage Day at the Azelia Ley Homestead Museum;
- City of Cockburn Indigenous Heritage Walks;
- Froggy's Fun on the Green – weekly parents and children's group;
- Sports events, e.g. Manning Park Trail Run, cross country events; and,
- Guided tours for seniors groups and school group at the Azelia Ley Homestead Museum.



Image 6: Manning Park Farmers and Artisan Market (Source: Facebook)

4.5.3 Events

Manning Park is at present utilised as one of the City's premier event spaces.

During the City's 2016-2017 events year, the following events were held at Manning Park:

- Teddy Bear's Picnic (Azelia Ley Homestead Grounds);
- Spring Fair and FROSH Youth Festival (south of Manning Lake);
- Celebrate Ability;
- Various concert events at the Alan Thomas Music Shell, e.g. Concert for the Wetlands;
- Hello Baby (Azelia Ley Homestead Grounds);
- Manning Park Community Concert (south of Manning Lake);
- WA National Trust Heritage Festival Vintage & Market Garden Machinery Day;
- Patchwork in the Park; and
- Annual High Tea.

Additionally, the Park is a popular site for community generated uses, such as:

- Weddings; and,
- Small community gatherings.

Manning Park is utilised as a City of Cockburn event space due to parking availability on site, there are powered sites available and because the location services the community in the western suburbs of Cockburn. The site has some limitations, in that it is not easily accessible by public transport and that most event attendees arrive via car, causing access difficulties. There is an opportunity to review and formalise event spaces at Manning Park, to ensure ease of access and also to allow multiple uses, both during event time and outside planned event days.

Refer Figure 14: Manning Park Event Use, for event use at Manning Park.



Image 7a: Concert for the Wetlands (Source: UDLA)

4.5.4 Program and activation: Community feedback

During various instances of community engagement, input on program and activation included the following:

- Importance of Manning Park as a place for regular visits, as a 'community hub' and local park;
- Importance of Manning Park as a home base for current community groups such as South Metropolitan Personnel and the Cockburn Heritage Society;
- Interest in Manning Park as a location for multiple community groups to site headquarters;
- Support for Manning Park as a location for local community events.

4.5.5 Recommended Actions

- a) Incorporate the heritage value of the site into the everyday use of the park.
- b) Ensure the masterplan is implemented in a manner that supports and enhances the regular use of the park.
- c) Ensure that events held at the park are in line with the parks attributes and values.
- d) Ensure the development of the park supports the current and future community use of the park.



Image 7b: Spring Fair at Manning Park

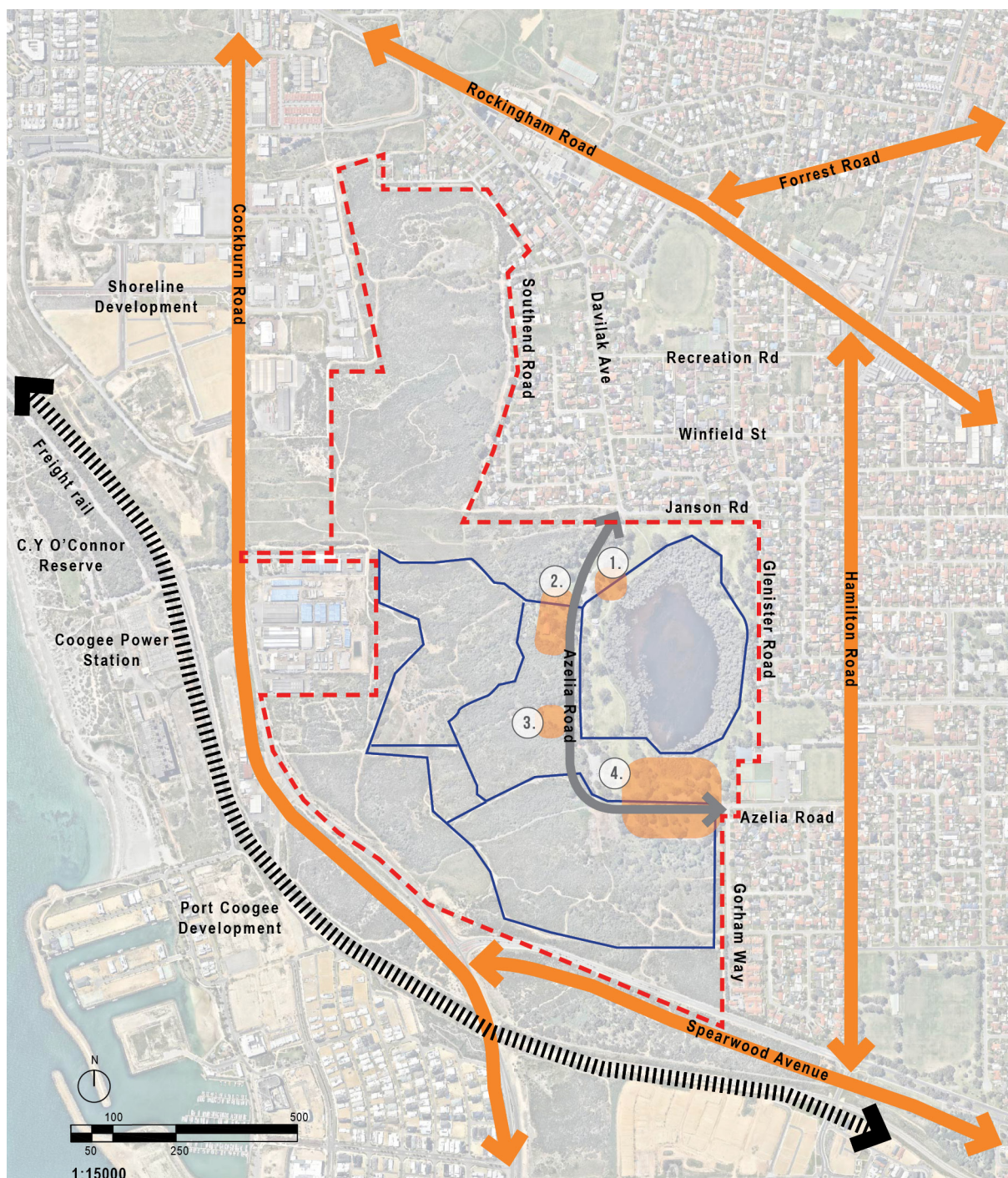


KEY

- Community interests
- ① Informal use of ridge trails and mountain biking community
- ② The Quarry mountain bike destination
- ③ Azelia Ley Homestead Museum: Cockburn Historical Society
- ④ 83 Hamilton Road: SMP LifeSkills
- ⑤ Petanque Courts

- Site boundary
- ➔ Road connections
- ||||| Freight rail
- ➔ Internal Manning Park road - Azelia Road
- ||||| Manning Stairs
- ||||| Stairs - proposed future
- ☀ Lookout

Figure 13: Manning Park Community Interests



KEY

- | | | | |
|--|--|--|--|
| | Event locations | | Site boundary |
| | Road connections | | Freight rail |
| | Manning Park Farmers and Artisan Markets site | | Internal Manning Park road - Azelia Road |
| | Azelia Ley Homestead Museum and surrounds (small to medium events) | | Manning Park Annual Trail Run |
| | Alan Thomas Music Shell and surrounds (medium events) | | |
| | Southern lake area (larger events) | | |

Figure 14: Manning Park Event Use

4.6 Site Understanding: Summary

Theme	Direction	Action Reference
Address, access and identity	<ul style="list-style-type: none"> Unclear nomenclature leads to confusion. Lack of clear direction regarding identity for the Park. Manning Park requires a clear, singular naming and nomenclature for the site and its features. 	Action 1
	<ul style="list-style-type: none"> Manning Park requires a clear wayfinding system. 	Action 2
	<ul style="list-style-type: none"> Manning Park requires a uniform edge treatment, ensuring that the ridge as well as the lake area is treated similarly to enhance the perception of the whole parkland. 	Action 4
	<ul style="list-style-type: none"> Opportunity for Azelia Road to be transformed in to a shared space. 	Action 8
	<ul style="list-style-type: none"> Park requires improved access from the west to link it to the Cockburn Coast development. 	Action 22
	<ul style="list-style-type: none"> Manning Park requires clear access from all approaches, ensuring that the ridge as well as the lake area is included in the overall perception of the Park. 	Action 4, 8, 14, 19, 22, 23, 28
Heritage	<ul style="list-style-type: none"> The significant Aboriginal history and heritage of Manning Park has not been interpreted to date. With appropriate cultural guidance, Aboriginal heritage should be interpreted and communicated alongside the rich European heritage that is currently visible on site. 	Action 19
	<ul style="list-style-type: none"> Heritage interpretation at Manning Park needs to be externalised, to include varying perspectives and events, to link the Park's existing destinations 	Action 5 + 6

Environment	<ul style="list-style-type: none"> The unique flora and fauna represented at Manning Park must be protected, with opportunities for further revegetation, and interpretation and communication regarding environmental values. 	Action 24, 25 & 26
	<ul style="list-style-type: none"> Points of degraded vegetation and weed invasion, such as the northern and southern quarry sites, provide opportunities for ridge access, address and amenity. 	Action 25
Amenity and infrastructure	<ul style="list-style-type: none"> Current use of amenity is clustered around lakeside hubs, the Azelia Ley Homestead and the Manning Stairs. This use can be built upon through improvements to existing amenity or rationalisation. 	Action 5, 6, 7,8 & 9
	<ul style="list-style-type: none"> Underutilised amenity at Manning Park requires improvements so that it can be used to its full capacity to service the park community. 	Action 9 & 3
	<ul style="list-style-type: none"> All future infrastructure provision needs to align with site use and align with a uniform palette. 	All Actions
Program and activation	<ul style="list-style-type: none"> Importance of supporting and strengthen the existing values at Manning Park 	
	<ul style="list-style-type: none"> Continue and support community uses, whilst ensuring the park can continue as an amenity for the broader City. 	Action 12
	<ul style="list-style-type: none"> Incorporate the heritage value of the site into the everyday use of the park. 	Action 5, 6 & 8
	<ul style="list-style-type: none"> Ensure the masterplan is implemented in a manner that supports and enhances the regular use of the park. 	All Actions
	<ul style="list-style-type: none"> Ensure that events held at the park are in line with the parks attributes and values. 	Action 32
	<ul style="list-style-type: none"> Ensure the development of the park supports the current and future community use of the park. 	All Actions

Table 8: Site understanding - Summary

PART C: THE VISION

5 The Big Picture Ideas

The 'Big Picture Ideas' guide the main design approach for the Master Plan for Manning Park and are as follows:

1. The Spearwood Ridge Trail;
2. The Lake to Hilltop Circuit;
3. The Heritage Spine;
4. The Quarry Sites;
5. The Feature Precincts; and,
6. The Green Links.

These ideas are described over the following pages.

5.1 The Spearwood Ridge Trail

Summary

- Establish a legible, safe and continuous north south trail along the ridge line with opportunities for seating, viewpoints and interpretation.
- Spearwood Ridge Trail to partner with the Lake to Hilltop Circuit.
- Opportunities for walking and mountain biking.

Refer Figure 15: The Ridge Trail, pedestrian route.

Concept

The Spearwood Ridge Trail will be a locally iconic walk that will be a clear and safe path of travel in a meandering north-south direction. The walk will offer up spectacular views of the ocean to the west and the 'green canopy' of the surrounds and Spearwood suburb to the east. The intent of the trail is to connect the limestone ridges to the north (Clontarf Hill) and the South into Woodman Point Reserve.

Description

- Length is approximately 2.8km.
- Time to walk: 30 to 40 mins.
- Utilising existing paths/trails where possible.
- Consistent low-key surface material (emulsified stabilised limestone).
- Consistent width of 3.5m.
- Seating nodes at opportune locations, such as under a tree, at a vantage point every 200m or so.
- Low key interpretive and directional signage at points of interest.
- Clear and legible gateway signage at entry/exit points and key intersections.

Refer Action 1, 2, 3, 19, 20, 21, 22, 23, 25, 28, 29 and 31



Figure 15: The Spearwood Ridge Trail, pedestrian route

5.2 The Lake to Hilltop Circuit

Summary

- Create a continuous fitness loop connecting the ridge (the existing Davilak Heritage Trail), the steps and the lake loop.
- Incorporate exercise nodes.

Refer Figure 16: The Lake to Hilltop Circuit, pedestrian route.

Concept

The fitness circuit connects the ridge with the lake, inviting users to enjoy a scenic and challenging exercise route. The circuit offers a flat run around the lake, a stair climb, a ridge run, a hill descent and a series of nodes and stations.

Description

- Length: 2km
- Time to walk: 25mins
- Consistent and safe gravel footpath (emulsified stabilised limestone) in ridge areas, with asphalt to lake area.
- Consistent width and profile to path (2.5m)
- Regularly located exercise challenges and nodes using a consistent suite of outdoor exercise equipment (8 nodes in total including existing stair climb).
- Signage at exercise nodes.
- Distance markers along path.
- Directional signage and identifiers to clearly mark the route.

Refer Action 1, 2, 8, 9, 13, 15, 23, 24, 27, 28 and 29.

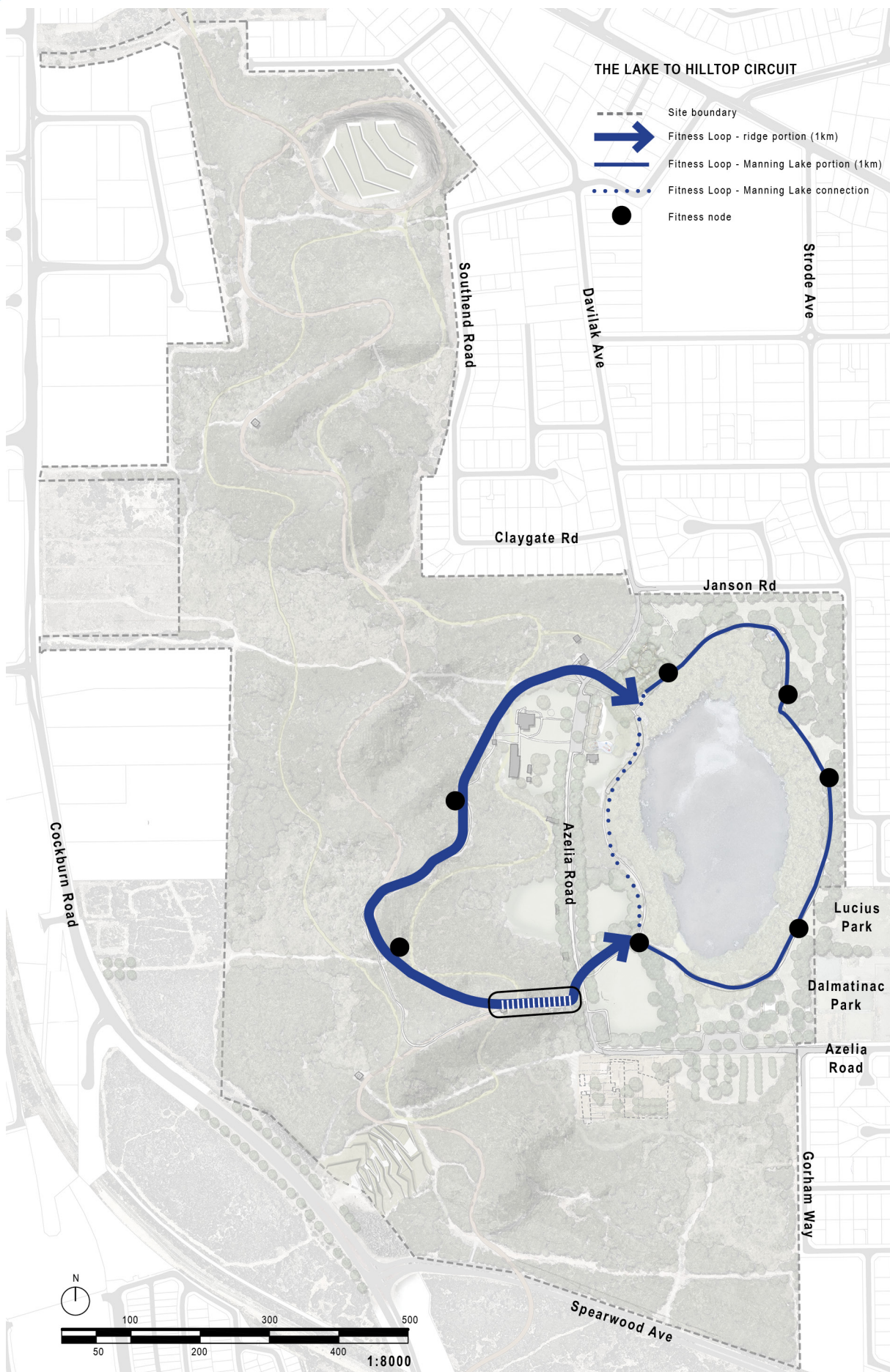


Figure 16: The Lake to Hilltop Circuit, pedestrian route

5.3 The Feature Precincts

Summary

- A defined series of destination precincts within the site related to use and identity.

Refer Figure 17: The Feature Precincts – Manning Parkland area

Concept

Connected by the Heritage Spine, three (3) key feature precincts are defined as “clearings” within the broader landscape.

These are;

1. Azelia Ley Homestead Precinct;
2. The Events Lawn; and,
3. The Davilak Ruins.

Azelia Ley House Precinct – The “Day to Day Precinct”

- Museum
- Weddings
- BBQs and shade
- “Village Style” markets
- Adventure Playground
- Toilet Amenities
- Car Park
- Bravery Garden Walk
- Wagon House Museum

Goal: Maintain the “Arcadian” landscape character of the area ensuring heritage structures are maintained and important landscape features (such as trees) are protected. Avoid cluttering the space with excessive and inappropriate elements.

The Events Lawn – The Special Events Precinct

- Concerts/Performances
- Larger Markets
- Rally's and larger Gatherings
- Toilets
- Car Park

Goal: Expand and define the current music bowl lawn. Replace (or relocate) the music sound shell with a modern and flexible structure including infrastructure that supports audio-visual equipment, lighting and other event related requirements. Improve connection to the lake and provide seating to the edge of the trees.

Davilak Ruins – " Cultural and Interpretive Precinct"

- Public Space
- Interpretive Signage
- Protective layer over archaeological ruins

Goal: Develop a detailed concept that balances the need to protect the ruins, with the need to interpret them. Rather than reconstruction of the site, the ruins themselves can be "re-cast" as an interesting space that will enable a unique reading of the site as well as opportunity for special events and performances.

Refer Action 1, 2, 3, 5, 6, 7, 10, 11, 12, 13, 14, 15, 26, 27, 28, 29, 30 and 32.



Figure 17: The Feature Precincts

5.4 The Heritage Spine

Summary

- Connecting the Davilak Heritage Trail, Azelia Ley House and Davilak Ruins with an integrated heritage layer.
- A low key, 'shared space' access road and pedestrian zone.

Refer Figure 17: The Heritage Spine

Concept

The heritage spine provides a legible spatial connection between the sites key visible heritage structure and ruins, effectively forming the basis of a 'precinct'. The spine will be low key and pedestrian prioritised however vehicles will still be able to travel through as they currently do (30km/h speed). The spine will also be able to be closed during certain times such as during events or markets.

Description

- Retain existing Tuart and Marri tree canopy (Tuarts listed on local Heritage Inventory).
- Reinforce canopy with more Tuarts to establish an informal tree-lined country road atmosphere.
- Road surface to be considered by parks team and engineers to create a point of difference and indicate a shared vehicle/pedestrian zone. Consider materials such as emulsified stabilised limestone or paved surfaces.
- Utilise limestone blocks or similar as edging to control vehicular access to park.
- Include lighting for both vehicular use and event use.
- Incorporate directional signage.

Refer Action 1, 2, 5, 6, 8, 14, 15, 24, 26, 27, 28, 29 and 32.

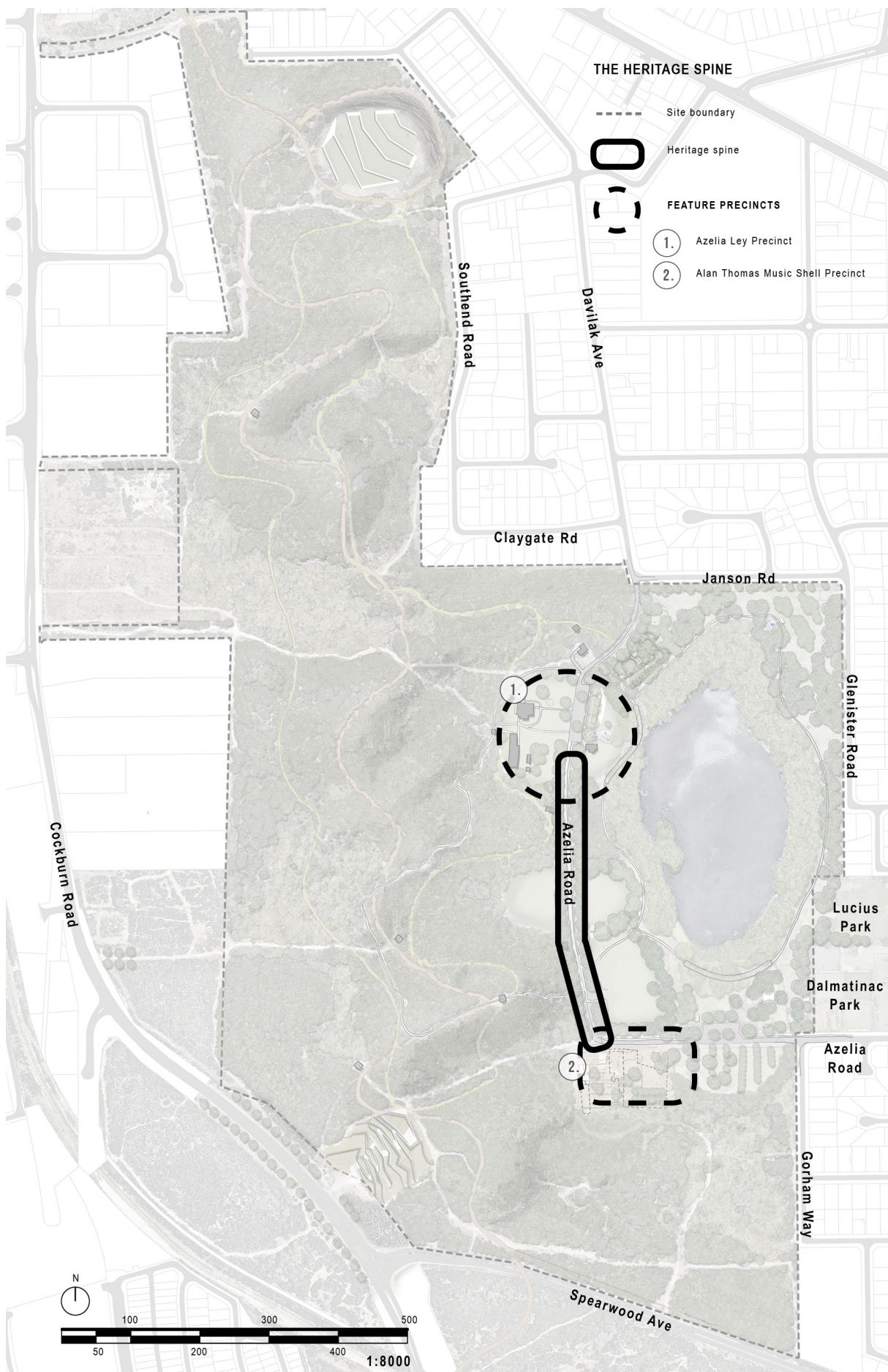


Figure 17: The Heritage Spine. (Source: UDLA)

5.5 The Quarry Sites

Summary

- Establish quarry sites as intensive mountain biking destinations and access points.
- Quarry sites to be linked via the Spearwood Ridge Mountain Biking Loop.
- Mountain biking program to connect across ridge and parkland area via a pump track, also an entry point to the Spearwood Ridge Trail.

Refer Figure 18: The Quarry Site

Background

The two disused quarry sites form a key part of Manning Park heritage. Both sites are topographically interesting and create naturally enveloped spaces. Given their respective locations at the northern and southern most corners of the site, they present opportunity to act as both gateways and destinations, with a mountain bike trail, the Spearwood Ridge Loop, being the connecting route between them.

Currently the northern quarry is being used informally for mountain biking and the southern quarry is disused entirely. The establishment of formalised trails will help to prevent ongoing unsanctioned trail construction and limit further impacts to vegetation.

Concept

Both quarry sites to be developed as specific mountain biking nodes, making use of the grade change. Natural features will form a challenging circuit, with the Spearwood Ridge Loop linking the quarry sites. Various entry points will link the quarry points to the broad area, one of which being a lakeside pump track, designed for use by a range of people.

Description

- Detailed design of a suitable mountain bike track in and around each space suited to various objectives needs to be undertaken within the context of the broader mountain bike strategy for the site and beyond. Note that the trails will need to be of a standard that they will negate the creation of adhoc unsanctioned trails in other areas of the park.
- Both sites need good access from the street (vehicle and pedestrian to the north and pedestrian only to the south), legible signage and amenity.
- Consideration given to minimising the impact on residential amenity of nearby properties, including appropriately managing parking.

Refer Action 1, 2, 3, 16, 17, 18, 19 and 33.



Figure 18: The Quarry Sites

5.6 The Green Links

Summary

- Re-establishment of east west vegetated links between the lake environment and the ridge environment using the natural landform.

Refer Figure 20: The Green Links

Concept

Increase the canopy and shade within parkland area by facilitating the connection of vegetation from the ridge to the lake. Connection of this vegetation will provide a unique transect of vegetative typology from the coastal ridgeline to the wetland species surrounding the lake.

This will also have the effect of defining the three (3) activity precincts.

Refer Action 24, 25, 26 and 31.





Figure 19: The Green Links.

The master plan has been developed on the basis of 'The Big Picture Ideas,' guiding the design direction for the Park.

The implementation of these ideas is described as detailed actions, in the following section.



Manning Park Master Plan Concept



PART D - THE ACTIONS

7 Actions

This plan identifies 33 actions that will enable the City to establish a clear identity for Manning Park and its precincts, safeguard heritage, protect the natural environment and improve infrastructure including amenities.

The actions address the key themes and support the delivery of the 'Big Picture Ideas' which guide delivery of the Master Plan.

Individual actions can support multiple key themes and 'Big Picture Ideas' and thus have been separated into the following categories.

- *Identity*
- *Manning Lake and Parklands*
- *Ridge Area*
- *The Natural Environment*
- *Infrastructure*
- *Planning and Management*

Each action has a suggested delivery timeframe and an opinion of probable cost.

[See Appendix A for Opinion of Probable Cost.](#)

7.1 Identity

ACTIONS 1 – 4

- ACTION 1: Confirm on an agreed name and identification for Manning Park
- ACTION 2: Implement a uniform signage and interpretation system for Manning Park
- ACTION 3: Upgrade furniture to a uniform Manning Park palette to align with existing amenity hubs
- ACTION 4: Define new fence line and provide uniform boundary treatments



Image 8: Manning Park Entrance Sign (Source: UDLA)

ACTION 1: Confirm on an agreed name and identification for Manning Park

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓	✓	✓	✓

An agreed, clear name for Manning Park for future communication, branding and marketing exercises will increase clear communication around the Park's identity, context, boundaries, diversity and extent. The definition of a clear name for Manning Park will ensure that:

- Manning Park is recognised as a part of the Beeliar Regional Park network, and has a clear identity within the network.
- Manning Park is recognised in a holistic way that includes the extent of the diverse elements within it, including Manning Lake and parklands, ridge and uplands, Azelia Ley Homestead and Davilak Ruins.
- A clear basis is provided upon which Nyungar language can be added to communications, as per the City's guidelines and Reconciliation Action Plan.

Delivery:

- The primary identifier for this park will be 'Manning Park'.
- The secondary identifier for this park will be 'Beeliar Regional Park'.
- Spatial elements that exist within the park, e.g. Manning Ridge and uplands, Manning Lake, Manning Stairs, Davilak Ruins and Azelia Ley Homestead will fall underneath these primary and secondary identifiers.
- The park will be uniformly referred to as 'Manning Park' in future planning and strategy documentation, promotional material and signage.
- An appropriate Nyungar name will be added with guidance from Traditional Owners.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Traditional Owner representatives
- Historical Society of Cockburn

Reference documents:

- Beeliar Regional Park Management Plan 2006
- DBCA Regional Park Sign System
- City of Cockburn Reconciliation Action Plan 2013-2016, 2013.
- City of Cockburn Signage Style Guide

Timeframe: 2020/21. **Estimated Cost:** Nil



ACTION 2: Implement a uniform signage and interpretation system for Manning Park

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

An agreed signage system will provide a clear guide for design and installation of both wayfinding and interpretive signage across the extent of Manning Park. Clear interpretative signage at Manning Park is to aid in the communication of the multiple layers of significance at the site, including heritage significance, both European and Aboriginal and ecological significance throughout the ridge and the lake areas.

The function of a clear signage strategy is:

- Manning Park to be recognised as a part of the Beeliar Regional Park network.
- Clear direction to, from and within Manning Park.
- Clear external signage, increasing visibility of access to Manning Park from the surrounding suburbs.
- Clear internal signage, increasing access and safe movement within Manning Park.

Delivery:

- DBCA Regional Parks Signage System is to be implemented in the Beeliar Regional Park network, as noted in the City's Trails Master Plan (2013) and the Beeliar Regional Park Management Plan (2006).
- The Beeliar Regional Park Management Plan states that Aboriginal and non-Aboriginal history of the Park should be integrated in to interpretive material where appropriate

- To align with **ACTION 1**, minor amendments will be made to the DBCA Sign System to ensure that: 'Manning Park' is uniformly referred to as primary identifier; and, 'Beeliar Regional Park' is uniformly referred to as secondary identifier.
- City logo and identification to be visible on all signage.
- Existing signage to be retained removed and / or upgraded to align with the above guidelines.

Refer Figure 22: Manning Park Proposed Signage for a broad guide to implementation of signage and interpretation at Manning Park.

Refer Image 9: DBCA Regional Parks Sign System

Responsibility: City of Cockburn

Those to be involved / consulted:

- Traditional Owner representatives
- Heritage Council
- Historical Society of Cockburn.

Timeframe: 2020/21. **Estimated Cost:** \$85,000 - Refer to Appendix A: Opinion of Probable Cost



Example Imagery:



Image 9: DBCA Regional Parks Sign System (Source: David Smith Studio, davidsmithstudio.com.)

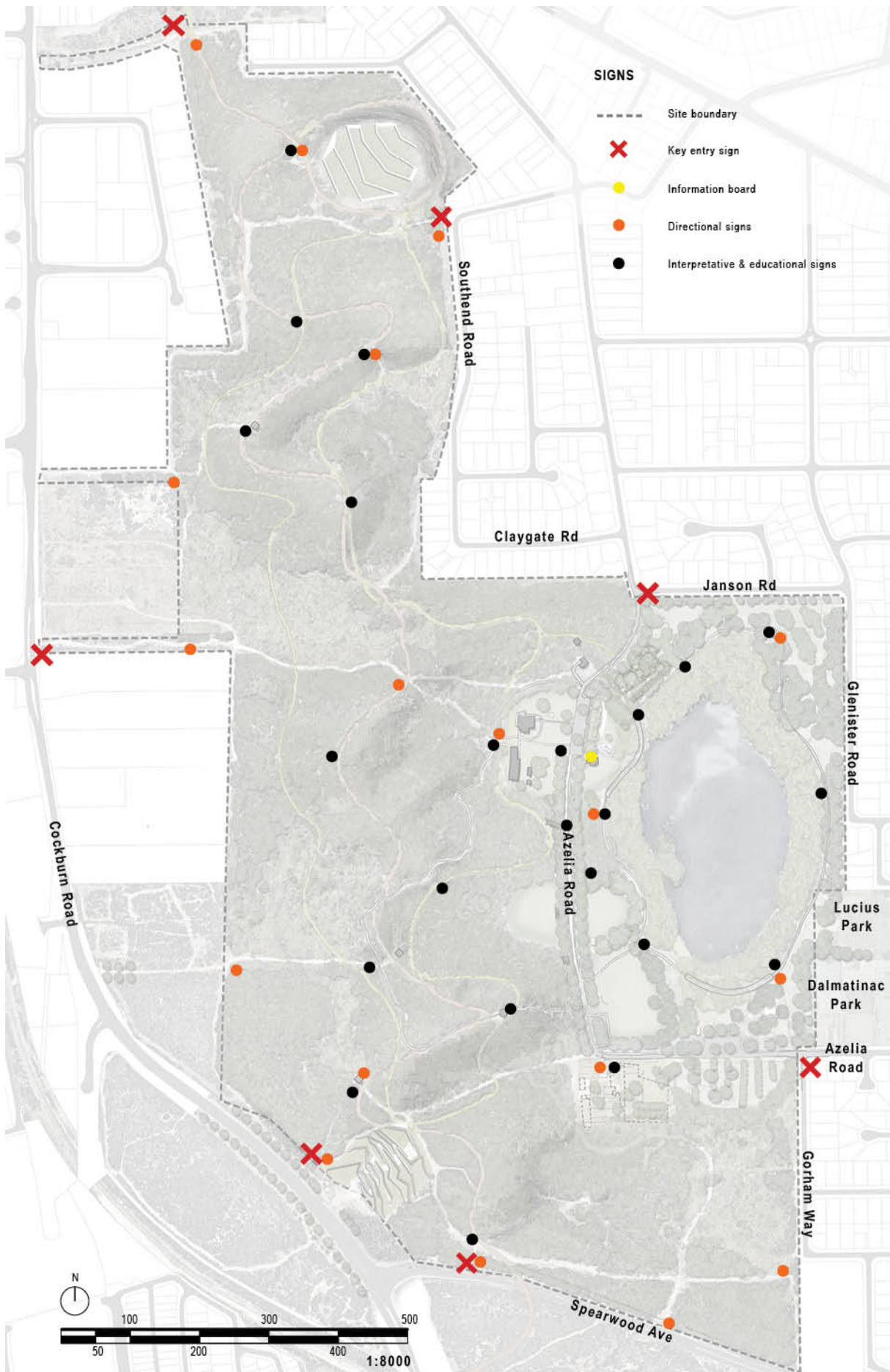


Figure 22: Manning Park Proposed Signage

ACTION 3: Upgrade furniture to a uniform Manning Park palette to align with existing amenity hubs

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

The upgrading of existing furniture at Manning Park to a uniform and site appropriate palette will:

- complement the unique heritage and ecological setting of Manning Park;
- ensure they are universally accessible;
- ensure they are of a high standard, durable and robust with low embodied energy;
- ensure they are low maintenance and can be repaired in-situ; and,
- complement and align with items in other Beeliar Regional Park locations in the City such as North Lake and Bibra Lake.
- build on current use of amenity and provide improvements to the underutilised amenity so that it can be used to its full potential to service the park community.

‘Furniture’ refers to all outdoor furniture and fixtures intended for public use, including but not limited to litter bins, seats, benches and tables, drinking fountains, bicycle racks, tree grates and barbecues (City POS Development Guidelines, 2009). In the case of the Manning Park Master Plan, furniture will also refer to shade structures. Where possible, furniture shall be fully accessible.

Delivery:

- Furniture that is ageing and that does not align with the overarching vision of the Master Plan is to be removed over time. Placement of new furniture according to Figure 23: Suggested Furniture Placement.
- New furniture to be selected with reference to the suggested Manning Park furniture palette, with the exception of Feature Precincts. Feature Precincts should be designed with consideration of, but not exclusively aligned to the Manning Park Furniture Palette. There is an opportunity for special items/ custom design which highlights the unique nature of the environmental and heritage layers of Manning Park.
- Existing uses to be respected and responded to, for example, the pétanque pitches to be considered and interpreted.

[Refer Table F for Manning Park Furniture Palette](#)

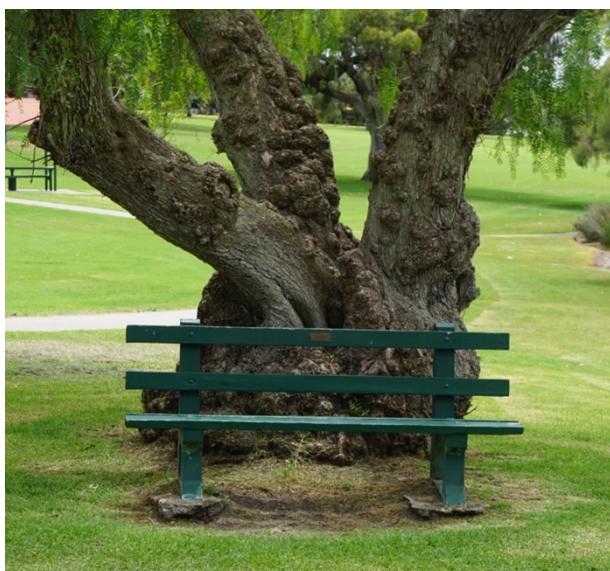
[Refer Figure 23 for suggested furniture placement.](#)

Responsibility: City of Cockburn

Those to be involved / consulted:

- Heritage Council.

Timeframe: 2021-2028. **Estimated Cost:** \$1,178,300 - Refer to Appendix A: Opinion of Probable Cost



Two examples of current seating at Manning Park

Manning Park Furniture Palette:

Furniture type	Supplier and product	Description	Image
Bench	Altiform/Cox: Parkline To match existing on site (as shown in image)	<ul style="list-style-type: none"> Cast aluminium with hardwood slats 	
Picnic Setting	Altiform/Cox: Parkline	<ul style="list-style-type: none"> 6 person table setting Cast aluminium with hardwood slats 	
Bin Enclosure	Altiform/Cox: Parkline To match existing on site (as shown in image)	<ul style="list-style-type: none"> 240L bin size 	
BBQ	Christie: Modular Double To match existing on site (as shown in image)	<ul style="list-style-type: none"> Double cooktop configuration Stainless Steel bench Electric Model Utilise wheelchair accessible BBQs where possible. 	




Furniture type	Supplier and product	Description	Image
Shade shelter - small	Landmark: Skillion	<ul style="list-style-type: none"> Timber 	
Shade shelter - large	Landmark: Skillion	<ul style="list-style-type: none"> Timber 	
Drinking fountain	Street Furniture Australia: Arqua	<ul style="list-style-type: none"> Stainless steel Inclusion of dog bubbler 	 
Bike Racks	Landmark: Bike stand	<ul style="list-style-type: none"> Stainless steel. 	

Table F: Suggested Manning Park furniture types

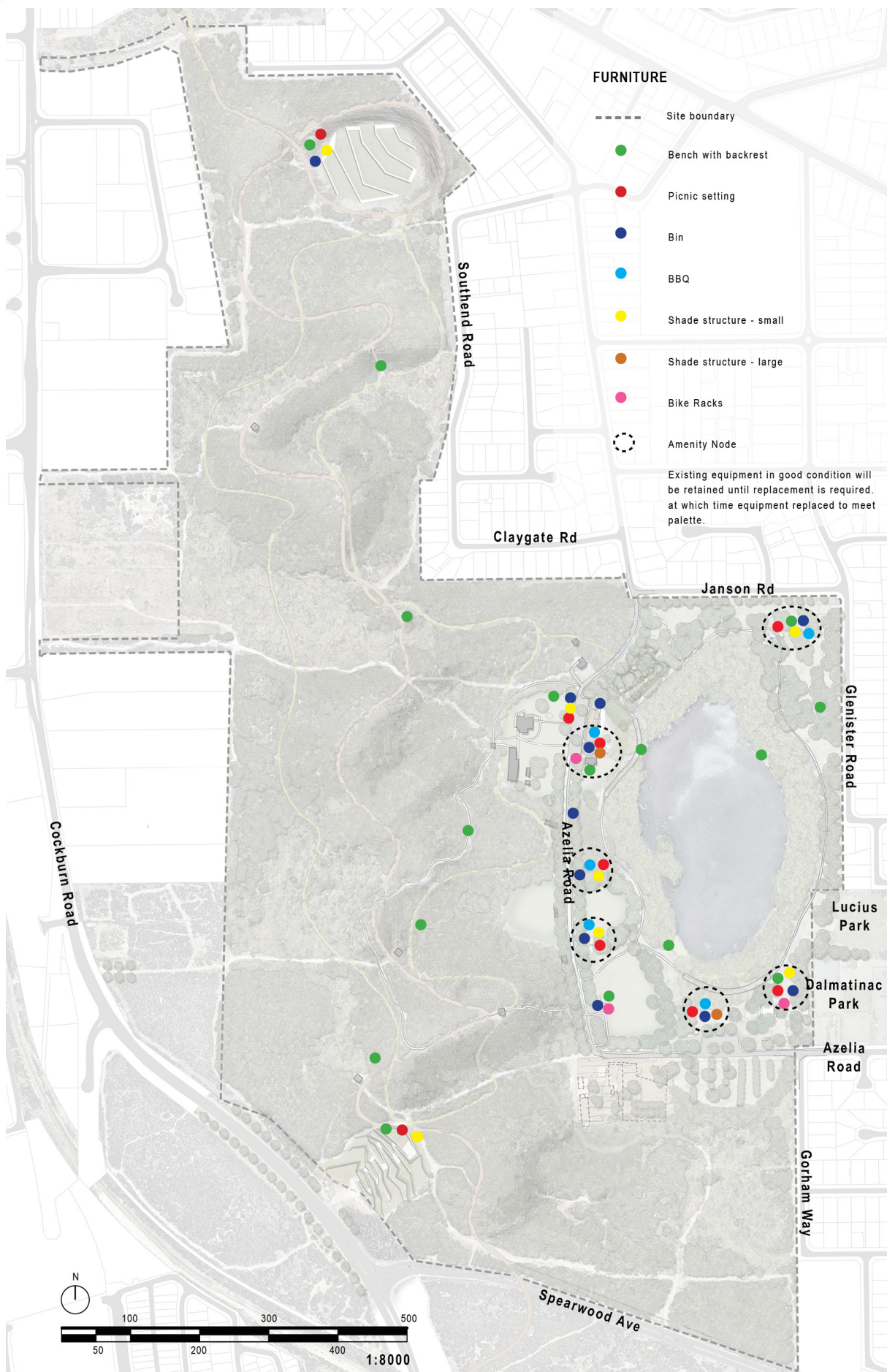


Figure 23: Suggested Furniture Placement. (Source: UDLA)

ACTION 4: Define new fence line and provide uniform boundary treatments

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓	✓	✓	

Retain and further highlight the rural character of Manning Park while protecting vulnerable heritage and ecological areas through a uniform approach to boundary treatments.

The function of a uniform boundary treatment is to:

- Continue to protect vulnerable ecological and heritage areas (replacing existing bollards and fencing).
- Clearly communicate the extent of Manning Park in a clear and uniform manner.
- Acknowledge the heritage aspect of the park through sensitive material selection.
- Provide a traffic control purpose, removing the need for bollards or other barrier items.

Delivery:

- Uniform fencing treatment to be applied throughout the internal park precinct. Timber post and rail fencing to be installed to reference site heritage and rural past.
- Uniform fencing to be installed around perimeter of Manning Ridge reserve and heritage areas as per current Beelie Regional Park standards.

Responsibility: City of Cockburn

Those to be involved / consulted:

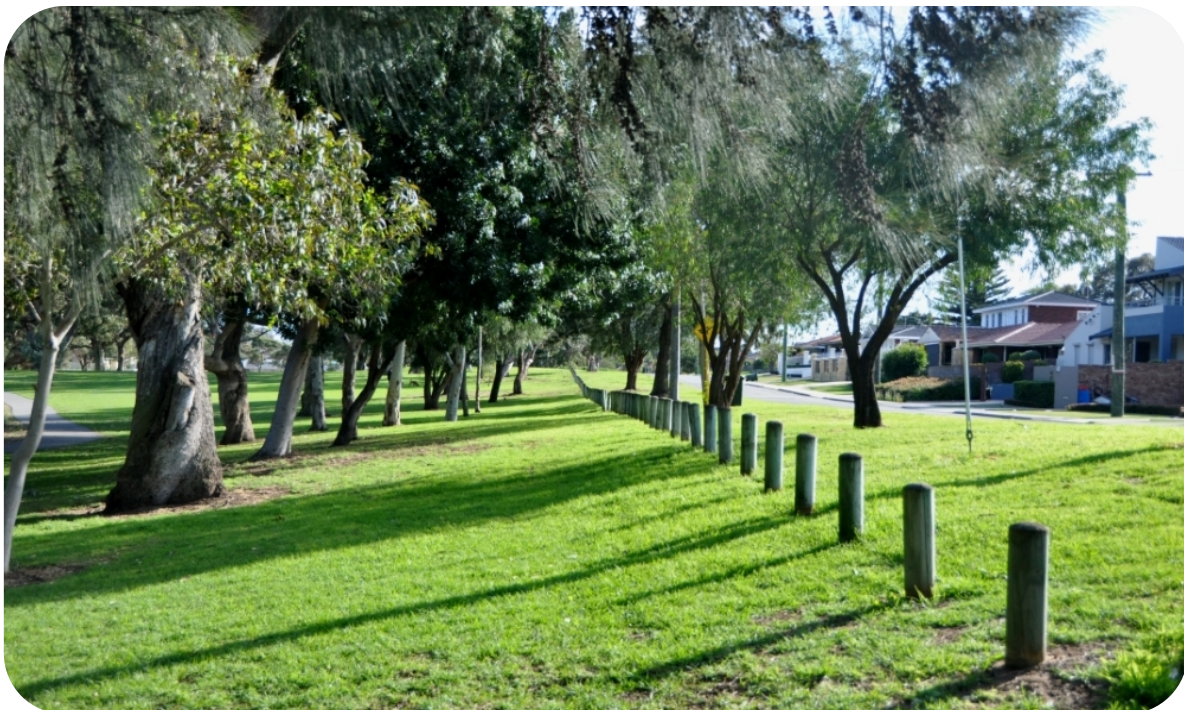
- Heritage Council.
- Historical Society of Cockburn

Refer Image 10a for Example image of external fencing for Beelier Regional Park.

Refer Figure 24 for Suggested location of fencing at Manning Park

Timeframe: 2023-27. **Estimated Cost: \$350,000** - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Manning Park boundary



Image 10a: Perimeter Fencing; ensure current wire mesh and post fence creates an impenetrable boundary.



Image 10b: Historical Image (source, Cockburn Library), Post and Rail fencing, to internal areas of site to acknowledge historical fencing types from site.

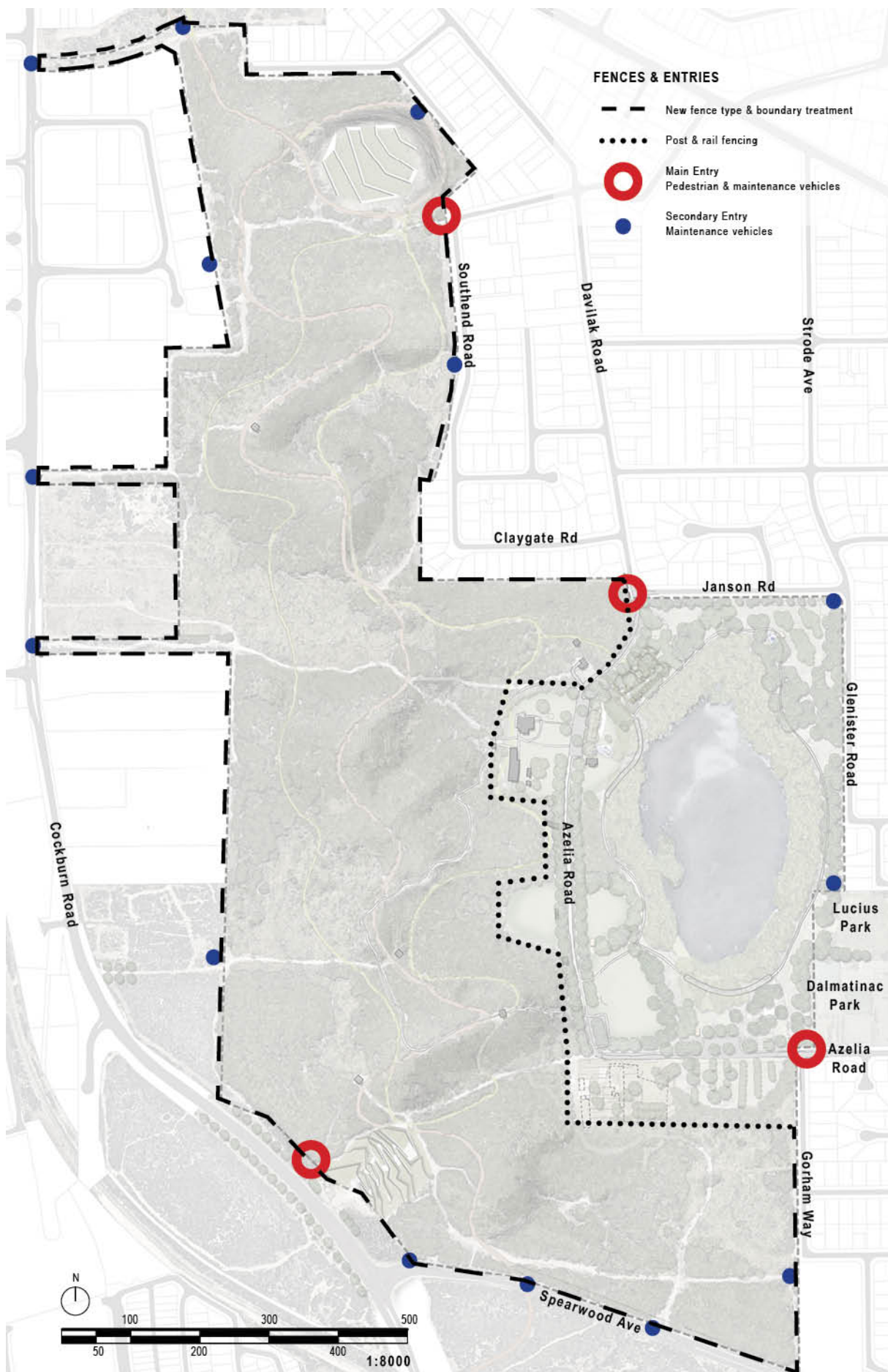


Figure 24: Suggested location of fencing at Manning Park.

7.2 Manning Lake and Parklands

ACTIONS 5 – 15

- ACTION 5: Feature precinct: Define, establish and protect the Azelia Ley Precinct
- ACTION 6: Feature precinct: Define, establish and protect the Davilak Ruins Precinct
- ACTION 7: Feature precinct - Re-define the Alan Thomas Music Shell Precinct
- ACTION 8: Develop 'The Heritage Spine'
- ACTION 9: Develop and Implement a Lakeside Recreational Hub
- ACTION 10: Provide a Lakeside Pump Track
- ACTION 11: Create the Lakeside Walk of Remembrance
- ACTION 12: Improve and establish ongoing use of the Community Cottage (former Caretaker's Cottage)
- ACTION 13: Provide southern lakeside boardwalk
- ACTION 14: Upgrades to Azelia Road
- ACTION 15: Car Park Upgrades



ACTION 5: Feature precinct: Define, establish and protect the Azelia Ley Precinct

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓		✓	

The establishment and protection of the Azelia Ley Homestead Feature Precinct will:

- Protect the visual and spatial integrity of the Azelia Ley Homestead and surrounding gardens.
- Ensure strong connection with the Lake.
- Improve the ability of the area to cater for 'market' and 'village' style events.
- Prioritise the Azelia Ley Homestead as the 'central hub' of the park.

Delivery:

- A design consultant will be engaged to design a Precinct Plan specifically for the Azelia Ley Precinct
- This Precinct Plan will be within the parameters of and aligned with the vision of the Manning Park Master Plan, and will respond to previous works and strategies proposed for this site.
- This Feature Precinct, calls for a considered and detailed design approach. This may require key custom items, outside uniform items as prescribed elsewhere in this Master Plan.
- Inclusion of a temporary café or food trucks to this area should be encouraged.

[Refer Figure 25: Action 5 – 15 Manning Lake and Parklands](#)

[Refer Image 11: Tranby House Peninsula Farm, Bassendean](#)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014;
- The Australia ICOMOS Charter for Places of Cultural Significance. The Burra Charter, 2013.
- City of Cockburn Reconciliation Action Plan 2013-2016, 2013.
- National, state and local heritage documents and guidelines
- Manning Estate, Hamilton Hill, Conservation Plan 2011.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Historical Society of Cockburn
- Heritage Council
- Community members and other identified stakeholders

Timeframe: 2024/25 & 2029/30.

Estimated Cost: \$140,000 - Refer to Appendix

A: Opinion of Probable Cost

Example Imagery:



Image 11: Tranby House and Peninsula Farm, Bassendean.

ACTION 6: Feature precinct: Define, establish and protect the Davilak Ruins Precinct

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓		✓	

The Davilak Ruins Feature Precinct will:

- Establish the Davilak Ruins as an iconic interpretive and cultural landscape space underpinned by Burra Charter. The Burra Charter is a set of principles that have been adopted to create a nationally accepted standard for heritage conservation practice in Australia.
- Protect the visual and spatial integrity of the Davilak Ruins.
- Ensure that the significant heritage of the Davilak Ruins can be understood and interpreted as part of the broader historical narrative of the site.

Delivery:

- A consultant will be engaged to design a precinct plan specifically for the Davilak Ruins Precinct.
- This Precinct Plan will be within the parameters of, and aligned with, the vision of the Manning Park Master Plan and will respond to previous works and strategies proposed for this site.
- This Feature Precinct, calls for a considered and detailed design approach. This may call for key custom items, outside uniform items as prescribed elsewhere in this Master Plan.

[Refer Figure 25: Action 5 – 15 Manning Lake and Parklands](#)

[Refer Image 12: Roman Ruins of Can Taco. \(Source: Archdaily.com\)](#)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Davilak Ruins Archaeological Management Strategy
- The Australia ICOMOS Charter for Places of Cultural Significance. The Burra Charter, 2013.
- National, state and local heritage documents and guidelines

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant (Heritage Specialist)
- Community members and identified stakeholders
- Heritage Council.
- Historical Society of Cockburn

Timeframe: 2025-30. **Estimated cost:** \$1.05M. Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



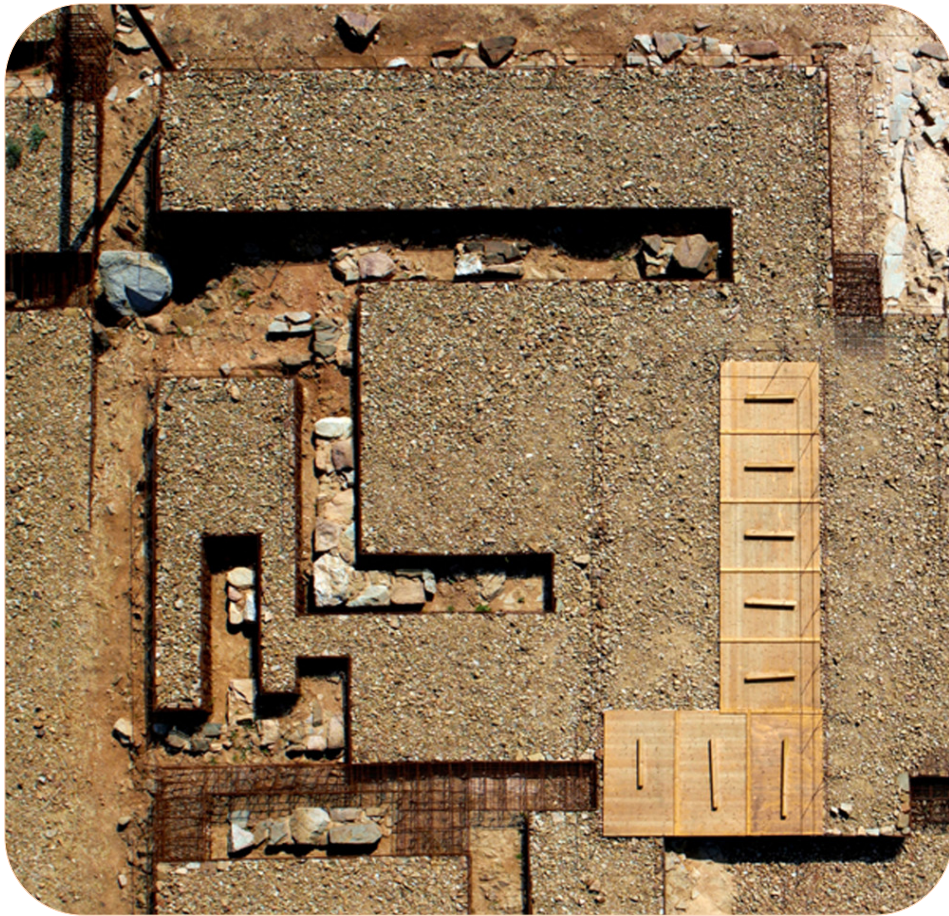


Image 12: Roman Ruins of Can Taco. (Source: Archdaily.com)

This project provides an example of a possible treatment of significant ruins in a manner that protects the remains, interprets the original use of the site and provides access for the community.

ACTION 7: Feature precinct - Re-define the Alan Thomas Music Shell Precinct

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
			✓	✓

The Alan Thomas Music Shell Precinct will:

- Incorporate infrastructure upgrades to support medium sized gatherings and events. This may include power, audio-visual, waste management and signage upgrades.
- Ensure a strong connection with Manning Lake.
- Improve amenity through addition of shade and other infrastructure.
- Develop the area as a multi-purpose space – an improved event space as well as a park space for daily use.

Delivery:

- A design consultant should be engaged to design a precinct plan specifically for the Alan Thomas Music Shell Precinct
- The precinct plan will be within the parameters of and aligned with the vision of the Manning Park Master Plan and will respond to previous works and strategies proposed for this site.
- Maintain an event space that can cater for between 3000 (current capacity) and 5000 people.

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Refer Image 13: National Botanic Gardens in Canberra. (Source: <http://www.abc.net.au>)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Manning Estate, Hamilton Hill, Conservation Plan 2011.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Heritage Council.
- Historical Society of Cockburn

Timeframe: 2023-25.
Probable Cost

Estimated cost: \$300,000 - Refer to Appendix A: Opinion of



Image 13a: Manning Park Music Shell



Image 13b: National Botanic Gardens in Canberra. (Source: <http://www.abc.net.au>)

ACTION 8: Develop 'The Heritage Spine'

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓		✓	✓

The Heritage Spine will:

- Redefine Azelia Ley Road as a 'shared space' for pedestrians and bicycles as well as vehicles.
- Provide new parking options
- Provide new surface treatments
- Link the European heritage elements on site
- Provide function to both high volume uses, when the road is closed and parking is managed at either end or during normal traffic when it can revert back to being a 'shared space'

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Refer Image 14: The Heritage Spine – activated for event use and as per daily park use

Refer Image 15: Centennial Parklands, Sydney, Australia

Delivery:

- A civil and design consultant should be engaged to review existing site issues such as grading, hydrology and access requirements to create a design specifically for the Heritage spine.

Reference documents:

- Beeliar Regional Park Management Plan 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.
- Manning Estate, Hamilton Hill, Conservation Plan 2011.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Heritage Council
- Historical Society of Cockburn

Timeframe: 2021/22. **Estimated Cost:** \$112,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Current Aspect along Azelia Ley Road



Image 14: The Heritage Spine – activated for event use and daily park use
(Artist Impression, Source UDLA)



Image 15: Centennial Parklands, Sydney, Australia . (Source: UDLA)

ACTION 9: Develop and Implement a Lakeside Recreational Hub

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
			✓	✓

In response to strong community feedback to improve infrastructure, the Lakeside Recreational Hub will formalise existing play equipment and provide additional exercise equipment to the lakeside precinct. This does not include mountain bike infrastructure as this is addressed in a separate action.

The key approaches include:

- Destination Lakeside Themed Playground
 - Create a cohesive, functional and site responsive play space for visitors to Manning Park.
 - Respond to diverse needs of the children and youth of the City of Cockburn
 - Improve and replace ageing infrastructure.
 - Nature play component will be part of upgrade, using local materials where possible
- Secondary Playground upgrade
 - Provide community node to residents living on the eastern boundary of the park
 - Responding to the community needs as this playground is well utilised despite its current poor condition.
 - Improve and replace ageing infrastructure.
- Refine and upgrade the Pétanque courts
 - Remove a number of courts that are underutilised and in low lying areas.
 - Resurface one or two courts for formal and informal use.
 - Provide signage to encourage the general public to utilise courts.
- Upgrade Basketball court
 - Replace the existing, well-utilised courts and replace with new infrastructure.

- Provide 8 exercise nodes in line with the City's Public Health Plan
 - This could incorporate defining retaining walls, existing stairs and bench seats.
 - Provide infrastructure to the Lake to Hilltop Circuit

Delivery:

- The Destination Themed Playground will be designed with respect to its context as part of a broader community, heritage and ecological space.
- As suggested in the Beeliar Regional Park Management Plan 2006:
 - Alterations to the natural landscape should be subtle, remaining subordinate to natural elements by borrowing extensively from line, form, colour texture and scale found commonly in the surrounding landscape.
 - Where structures are required they should be sympathetic in design, materials and colour to complement surrounding landscape elements and be carefully sited away from major natural focal points, out of viewer sight-lines and where vegetation or landform screening can be used.¹⁷

Reference documents:

- Beeliar Regional Park Management Plan 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.
- City of Cockburn Public Health Plan 2013-2018.

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Refer Image 16: Lizard Log Park.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Community members and identified stakeholders
- Pétanque WA

Timeframe: 2020-2029.
Opinion of Probable Cost

Estimated cost: \$714,000 - Refer to Appendix A:

Example Imagery:



Image 16: Lizard Log Park. (Source: landezine.com)

ACTION 10: Provide a Lakeside Pump Track

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
			✓	✓

The provision of a pump track in the Manning Lake and Parklands area will:

- Ensure that mountain biking provision at Manning Park services all age groups and ability levels;
- Provide a link to the ridge and lake areas.
- Respond to a noted requirement for metropolitan mountain biking destinations as identified in the Perth Peel Mountain Bike Master Plan, acting as a local mountain biking location.
- Respond to community needs, as highlighted during the community engagement phase and address management concerns by formalisation of an existing site use.

Delivery:

- Given significant community interest in biking infrastructure the City should consider the creation of a mountain bike community steering group.
- A design consultant with specialisation in mountain biking infrastructure will be engaged to design a pump track for the lakeside site (Note: identified location is indicative only).
- The northern quarry would be designed with respect to its context as part of a broader mountain biking strategy for Manning Park, consisting of the northern quarry, the southern quarry, the Pump Track and the Spearwood Ridge Loop
- To be developed through the Trail Development Process as outlined in the Western Australia Mountain Bike Management Guidelines

- As suggested in the Beeliar Regional Park Management Plan 2006:
 - Alterations to the natural landscape should be subtle, remaining subordinate to natural elements by borrowing extensively from line, form, colour texture and scale found commonly in the surrounding landscape.
 - Where structures are required they should be sympathetic in design, materials and colour to complement surrounding landscape elements and be carefully sited away from major natural focal points, out of viewer sight-lines and where vegetation or landform screening can be used. ¹⁸

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn Public Open Space Development Guidelines, 2014
- Perth and Peel Mountain Bike Master Plan 2016-2026
- Manning Park Mountain Bike Concept Plan (still to be finalised)
- Western Australia Mountain Bike Management Guidelines

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Refer Image 17: Mount Stromlo Mountain Bike Track, 'The Playground'

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant with specialisation in mountain biking infrastructure
- Community members and identified stakeholders

Timeframe: 2021/22. **Estimated Cost:** \$100,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 17: Mount Stromlo Mountain Bike Track (Canberra), 'The Playground' (Source: Makin Trax Website)

ACTION 11: Create the Lakeside Walk of Remembrance

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

The Walk of Remembrance will:

- Provide a lakeside boardwalk;
- Link the Azelia Ley Precinct with a lakeside experience;
- Provide a place of contemplation in a peaceful and natural setting
- Potential to include a place of commemoration for those who have received a Bravery Decoration or for the families of those who have received posthumous Bravery Decoration awards, as per suggestions of the Bravery Association guidelines for the proposed Bravery Garden.

Delivery:

- Project to be approached and delivered as a unique design project to be aligned with the over-arching vision of the Manning Park Master Plan
- Prior to works being undertaken, an Aboriginal heritage survey to be undertaken to ensure that important sites are protected and can be interpreted

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Proposal for Creation of Bravery Garden.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017.

Refer Figure 25: Action 5 – 15 Manning Lake and parklands

Image 18: The Walk of Remembrance (Artist Impression, Source UDLA)

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Community members and identified stakeholders
- Bravery Association
- Aboriginal Reference Group

Timeframe: 2021/22. **Estimated Cost: \$200,000** - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 18: The Walk of Remembrance (Artist Impression, Source UDLA)

ACTION 12: Improve and establish ongoing use of the Community Cottage (former Caretaker's Cottage)

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓	✓		✓	✓

Improvements to the Community Cottage as a shared community resource will:

- Allow for ongoing community uses,
- Allow for flexible uses of this area. For example, improvements to this area could allow collaboration with and space for a number of community groups who have interests at Manning Park

Delivery:

- Existing Community Cottage will be accessed based on site and community needs.
- Any future, expanded use to be developed with community and stakeholder input.
- Improvements and renovations as per future community needs.

[Refer Figure 25: Action 5 – 15 Manning Lake and Parklands](#)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Interested *community groups and identified stakeholders*.

Timeframe: 2027-30. **Estimated Cost:** \$225,000 - Refer to Appendix A: Opinion of Probable Cost



Manning Park Community Cottage (former Caretaker's Cottage)

ACTION 13: Provide southern lakeside boardwalk

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

Alongside rehabilitation links between the bushland and the lake, the southern deck will provide a walkway that is not affected by rising water through winter.

Delivery:

- Review winter water levels.
- Review existing areas of flooding.
- Link with existing lakeside path.

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Refer Image 19: Perry Lakes Reserve (Source: <http://www.kids-around-perth.com>)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Community members and stakeholders

Timeframe: 2027/28 **Estimated Cost:** \$100,000 – Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 19: Perry Lakes Reserve (Source: <http://www.kids-around-perth.com>)

ACTION 14: Upgrades to Azelia Road

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

The road upgrades will ensure that:

- Manning Park can be safely and efficiently accessed via vehicle for daily use.
- Manning Park can be safely and efficiently accessed via bike or for daily walking
- Manning Park can be safely and efficiently accessed via vehicle for event use.
- Manning Park can be safely and efficiently accessed via bike or walking for events

Delivery:

- Engage a traffic/civil engineer to provide advice to the upgrade of roads and associated infrastructure.
- Ensure traffic continues to be maintained at low speeds representative of shared space.
- Ensure full coordination with Action 8 'Heritage Spine' and Action 15 'Car Park Upgrades'
- Address community concerns on road quality and speed.

[Refer Figure 25: Action 5 – 15 Manning Lake and Parklands](#)

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Traffic engineer

Timeframe: 2021/22. **Estimated Cost:** \$16,000 - Refer to Appendix A: Opinion of Probable Cost

ACTION 15: Car Park Upgrades

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

The car park upgrades will ensure that:

- Manning Park can be safely and efficiently accessed via vehicle for daily and event use.
- Pedestrians can safely access precincts.

Delivery:

- Engage a traffic/civil engineer to provide advice for the upgrade of carparks and associated infrastructure.
- Consider requirements of events and ongoing park use, including active transport requirements (such as bike parking).
- Reconfigure parking spaces to allow for safe passage along 'Heritage Spine' and particularly at the base of the stairs.
- In large events utilise surrounding streetscapes and Lucius Park for overflow parking.
- Removal of 17 regular car bays and 3 disabled car bays in the existing music bowl carpark (P2), however additional bays will be provided in other car parks and overflow car parking areas.

Refer Figure 25: Action 5 – 15 Manning Lake and Parklands

Responsibility: City of Cockburn

Those to be involved / consulted:

- Design consultant
- Traffic engineer

Timeframe: 2021/22

Estimated Cost: \$160,000 - Refer to Appendix A: Opinion of Probable Cost

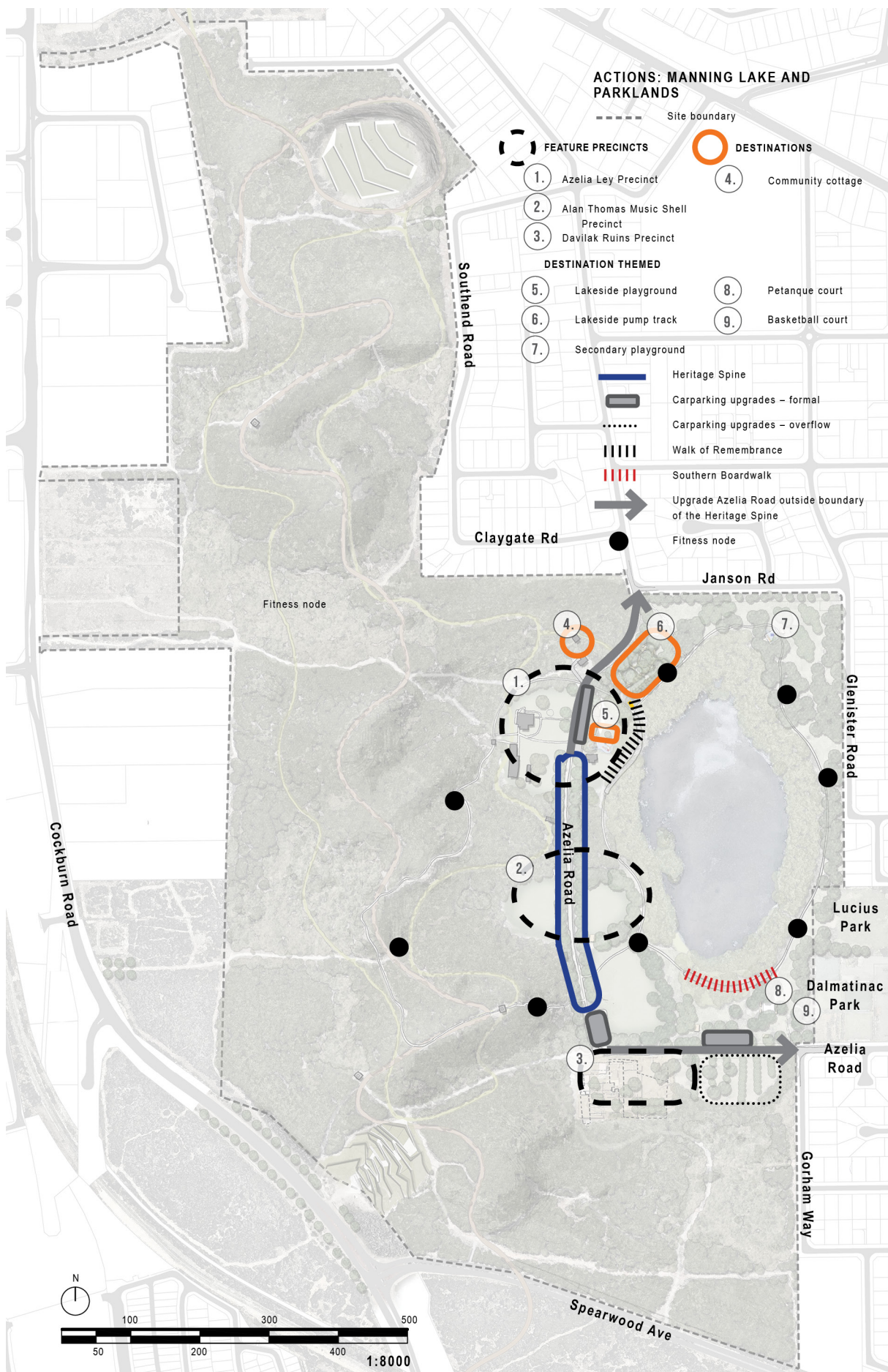


Figure 25: Action 5 – 15 Manning Lake and parklands

7.3 Ridge Area

ACTIONS 16 - 23

- ACTION 16: Feature precinct: The Northern Quarry (Mountain Bike Destination)
- ACTION 17: Feature precinct: The Southern Quarry (Mountain Bike Destination)
- ACTION 18: Create the Spearwood Ridge Mountain Biking Loop
- ACTION 19: Formalise the Spearwood Ridge Walking Trail
- ACTION 20: Review and Upgrade Cultural Lookout
- ACTION 21: Provide a new ridge lookout
- ACTION 22: Formalise east-west pedestrian ridge trails
- ACTION 23: Develop the Fitness Loop



ACTION 16: Feature precinct: The Northern Quarry (Mountain Bike Destination)

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	✓

Function:

The Northern Quarry Precinct will:

- Respond to a noted requirement for local mountain biking destinations.
- Deliver a design that responds to community needs through the formalisation of trails.
- Respond to the needs of the surrounding site by proposing high use in area of high degradation and low vegetation cover.
- Protect and enhance habitat via revegetation and reducing unsanctioned trail building
- Place Manning Park as a local destination for mountain biking.
- Provide a northern address and access point for Manning Park, via Southend Road (pedestrian and biking).
- Exclude trail (motor) bikes.

Delivery:

- Given significant community interest in biking infrastructure the City should consider the creation of a local mountain bike steering group.
- A design consultant with specialisation in mountain biking infrastructure will be engaged to design a trail system for the Northern Quarry.
- The Northern Quarry will be designed with respect to its context as part of a broader mountain biking strategy for Manning Park, consisting of the Northern Quarry, the Southern Quarry, the Pump Track and the Spearwood Ridge Loop

- To be developed through the Trail Development Process as outlined in the Western Australia Mountain Bike Management Guidelines
- This construction will be within the parameters of and aligned with the vision of the Manning Park Master Plan and the soon to be finalised Manning Park Mountain Concept Plan.
- Being a feature precinct, it requires a considered and detailed design approach. This may require key custom items, outside uniform items as prescribed elsewhere in this Master Plan.
- The detailed design should consider opportunities to create formalised car parking in this location. Whilst the quarry is close enough to Manning Park to allow users to utilise the existing bays, additional parking is recommended for busy times. It should be designed to minimise impacts on nearby residential properties.
- As suggested in the Beeliar Regional Park Management Plan 2006:
 - Alterations to the natural landscape should be subtle, remaining subordinate to natural elements by borrowing extensively from line, form, colour texture and scale found commonly in the surrounding landscape.
 - Where structures are required they should be sympathetic in design, materials and colour to complement surrounding landscape elements and be carefully sited away from major natural focal points, out of viewer sight-lines and where vegetation or landform screening can be used.¹⁹

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Refer to Image 20: Cap de Creus by EMF Landscape Architecture. (Source: landezine.com)

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Manning Park Mountain Bike Concept Plan (to be finalised).
- Perth and Peel Mountain Bike Master Plan 2016-2026.
- Western Australia Mountain Bike Management Guidelines.
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved/consulted:

- The local mountain biking community
- Design consultant with specialisation in mountain biking infrastructure

Timeframe: 2021-23. **Estimated Cost:** \$200,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 20: Cap de Creus by EMF Landscape Architecture. (Source: Landezine.com)

ACTION 17: Feature precinct: The Southern Quarry (Mountain Bike Destination)

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	✓

Function:

The Southern Quarry Precinct will:

- Respond to a noted requirement for local mountain biking destinations.
- Respond to the needs of the surrounding site by proposing high use in area of high degradation and low vegetation cover.
- Protect and enhance habitat via revegetation and reducing unsanctioned trail building
- Place Manning Park as a local mountain biking destination.
- Provide a southern address and access point to Manning Park for bikes, via Cockburn Road.
- Respond to community needs and management concerns through the formalisation of an existing site use.
- Exclude trail (motor) bikes.

Delivery:

- Given significant community interest in biking infrastructure the City should consider the creation of a local mountain bike steering group.
- A design consultant with specialisation in mountain biking infrastructure will be engaged to design a system of trails specifically for the Southern Quarry.
- The Southern Quarry will be designed with respect to its context as part of a broader mountain biking strategy for Manning Park, consisting of the Northern Quarry, the Southern Quarry, the Pump Track and the Spearwood Ridge Loop.
- This construction will be within the parameters of and aligned with the vision of the soon to be finalised Manning Park Mountain Bike Concept Plan and will respond to previous works and strategies proposed for this site.
- Being a feature precinct, it requires a considered and detailed design approach. This may require key custom items, outside uniform items as prescribed elsewhere in this Master Plan.

- It is not recommended that parking be considered in this location. The southern quarry is easily accessed by bike from numerous car parks in local area.
- To be developed through the Trail Development Process as outlined in the Western Australia Mountain Bike Management Guidelines
- As suggested in the Beeliar Regional Park Management Plan:
 - Alterations to the natural landscape should be subtle, remaining subordinate to natural elements by borrowing extensively from line, form, colour texture and scale found commonly in the surrounding landscape.
 - Where structures are required they should be sympathetic in design, materials and colour to complement surrounding landscape elements and be carefully sited away from major natural focal points, out of viewer sight-lines and where vegetation or landform screening can be used.²⁰

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Refer to Image 21: Restoration of Vall D'en Joan Landfill Site by Battlè i Roig

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Perth and Peel Mountain Bike Master Plan 2017.
- Manning Park Mountain Bike Concept Plan (to be finalised).
- Western Australia Mountain Bike Management Guidelines.
- City of Cockburn Bicycle Network and Footpath Plan 2010
- City of Cockburn Cycling and Walking Network Plan 2016
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local mountain biking community
- Design consultant with specialisation in mountain biking infrastructure

Timeframe: 2022-24. **Estimated Cost:** \$150,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 21: Restoration of Vall D'en Joan Landfill Site by Batlle i Roig. (Source: <http://architizer.com/>)

Utilising the existing topography to integrate bike paths, facilities and native rehabilitation.

ACTION 18: Create the Spearwood Ridge Mountain Biking Loop

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	✓

Function:

The Spearwood Ridge Loop will:

- Provide a dedicated mountain bike path through the ridge area.
- Provide a mountain biking connection between the northern and southern quarry sites.
- Clearly delineate mountain biking zones as opposed to pedestrian zones in the ridge by means of signage and other infrastructure.
- Protect and enhance habitat via revegetation and reducing unsanctioned trail building
- Respond to community needs and management concerns through the formalisation of an existing site use.
- Exclude trail (motor) bikes.

Delivery:

A number of path networks already exist for the Spearwood Ridge Loop.

To develop this trail:

- The City should consider the creation of a mountain bike steering group given the significant community interest in mountain biking.
- Engage consultants who specialise in mountain biking infrastructure ;

- Any mountain bike trails to be developed through the Trail Development Process as outlined in the Western Australia Mountain Bike Management Guidelines;
- Develop and install signage and wayfinding;
- Install suitable surface treatments; and,
- Design and implement with respect to its context as part of a broader mountain biking plan for Manning Park, consisting of the norther quarry, the southern quarry and the Spearwood Ridge Loop.
- Concept plan will go out for public comment.

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Refer to Image 22: Mount Stromlo mountain bike trails

Reference Documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Trails Master Plan, 2013
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Perth and Peel Mountain Bike Master Plan 2017.
- Western Australia Mountain Bike Management Guidelines
- Manning Park Mountain Bike Concept Plan (to be finalised).
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local mountain biking community
- Design consultant with specialisation in mountain biking infrastructure

Timeframe: 2023-25. **Estimated cost:**\$ 150,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 22: Mount Stromlo (Canberra) mountain bike trails: Bike trails with specifically designed elements utilising local materials.

ACTION 19: Formalise the Spearwood Ridge Walking Trail

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

Function:

The provision of the Spearwood Ridge Trail will:

- Provide additional walking paths and infrastructure to meet community demands, as outlined during the community engagement.
- Provide a pedestrian path along the full length of Manning Park, north to south, ultimately linking with Clontarf Hill and Woodman Point ;
- Provide a pedestrian connection between the northern and southern quarry sites.
- Clearly delineate a pedestrian zone, as opposed to mountain biking zone, in the ridge area.
- Provide information on Aboriginal and non-Aboriginal history of the Park.
- Provide an additional opportunity for the development of an Aboriginal heritage trail, following consultation with traditional owners.

Delivery:

All path networks exist for the Spearwood Ridge trail.

To implement this trail:

- Develop and install signage and wayfinding;
- Install appropriate surface treatments.

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Refer to Image 23: Cap Roig, Spain by Michele & Miquel Architects. - (<http://www.landezine.com>)

Reference Documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Trails Master Plan, 2013.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn Bicycle Network and Footpath Plan 2010.

- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Identified stakeholders

Timeframe: 2025/26. **Estimated Cost:** \$85,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 23: Cap Roig, Spain by Michele & Miquel Architects. - (<http://www.landezine.com>)

Formalised walking track with materials that complement the overall site material palette.

ACTION 20: Review and Upgrade Cultural Lookout

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

Function:

The regeneration of the Cultural lookout will:

- Improve and re-instate a key lookout on the Spearwood Ridge.
- Further highlight the spectacular landscape characteristics and context of the Manning Park ridge area.

Delivery:

- Project to be approached and delivered as a unique design project to be aligned with the over-arching vision of the Manning Park Master Plan
- The Cultural Lookout will be upgraded with respect to its context as part of the Spearwood Ridge Walk experience, consisting of the Spearwood Ridge Walk (incl. existing lookouts and proposed new stairs), as well as proposed new ridge lookouts.
- Lookout to complement the proposed ridge lookouts.
- A simple, low key design is recommended.

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Reference Documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: Completed

Cost: \$40,000 - Refer to Appendix A: Opinion of Probable Cost



Image 24: Cultural Lookout at Manning Park in current condition

ACTION 21: Provide a new ridge lookout

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

Function:

A new ridge lookout will:

- Build on the existing use of site in the ridge area.
- Build on the successful past projects implemented in the ridge area.
- Further highlight the spectacular landscape characteristics and context of the Manning Park ridge area.

Delivery:

- Project to be approached and delivered as a unique design project to be aligned with the over-arching vision of the Manning Park Master Plan
- An appropriate site is determined based on existing use of the site and in relation to the Spearwood Ridge Trail.
- Lookout to be designed in tandem with and to complement the regenerated Cultural Lookout.
- A simple, low key design is recommended.

[Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan](#)

Reference Documents:

- Beeliar Regional Park Management Plan
- City of Cockburn Public Open Space Development Guidelines, 2014

Responsibility: City of Cockburn

Those to be involved / consulted:

- Local community via consultation.

Timeframe: 2021/22. **Estimated Cost:** \$50,000 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



ACTION 22: Formalise east-west pedestrian ridge trails

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	✓

Function:

Formalisation of east west trails will:

- Build on the existing community use of site and provide additional walking path infrastructure to meet community needs.
- Provide access points to west across Cockburn Road to support current and future community.
- Increase pedestrian accessibility across the ridge area; and
- Clearly delineate a pedestrian zone, as opposed to mountain biking zone, in the ridge area.

Delivery:

All path networks exist for the Spearwood Ridge trail and the associated east/west connectors.

Other requirements to implement this action:

- Review surrounding roads and develop safe road crossings to support pedestrian access to park.
- Develop and install signage and wayfinding;
- Identify and install appropriate surface treatments.

Refer to Figure 26: Action 16 –23 The Ridge Action Items Plan

Reference Documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Trails Master Plan, 2013.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: 2020/21. **Estimated Cost:** \$94,000 - Refer to Appendix A: Opinion of Probable Cost

ACTION 23: Develop the Fitness Loop

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
			✓	✓

Function:

The Fitness Loop will:

- Link the ridge area with the lake area via the Manning Stairs.
- In line with the City's Public Health Plan, provide a fitness circuit and a connection between the Spearwood Ridge Trail and the Manning Lake Loop.

Delivery:

The Fitness Loop is an extension of the existing Davilak Heritage Trail.

To implement this action:

- Develop and install signage and wayfinding;
- Extend the existing Davilak Heritage Trail to create the Fitness Loop by identifying and installing appropriate surface treatments and path additions and connections.

[Refer to Figure 26: Action 16 –23 The Ridge Area Action Items](#)

[Refer to Image 25: The Tan Running Route, Melbourne.](#)

[Refer to Image 26: Exercise Bars, Sydney](#)

Reference Documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Trails Master Plan, 2013
- City of Cockburn Public Open Space Development Guidelines, 2014.
- City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- City of Cockburn. Disability Access and Inclusion Plan 2012-2017. City of Cockburn, 2015.
- City of Cockburn Public Health Plan 2013-2018

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: 2021/22. **Estimated Cost:** \$ 22,500 - Refer to Appendix A: Opinion of Probable Cost

Example Imagery:



Image 25: The Tan Running Route, Melbourne.
(Source: <http://www.joggingroutes.org>)



Image 26: Exercise Bars (Source: Weekend notes)

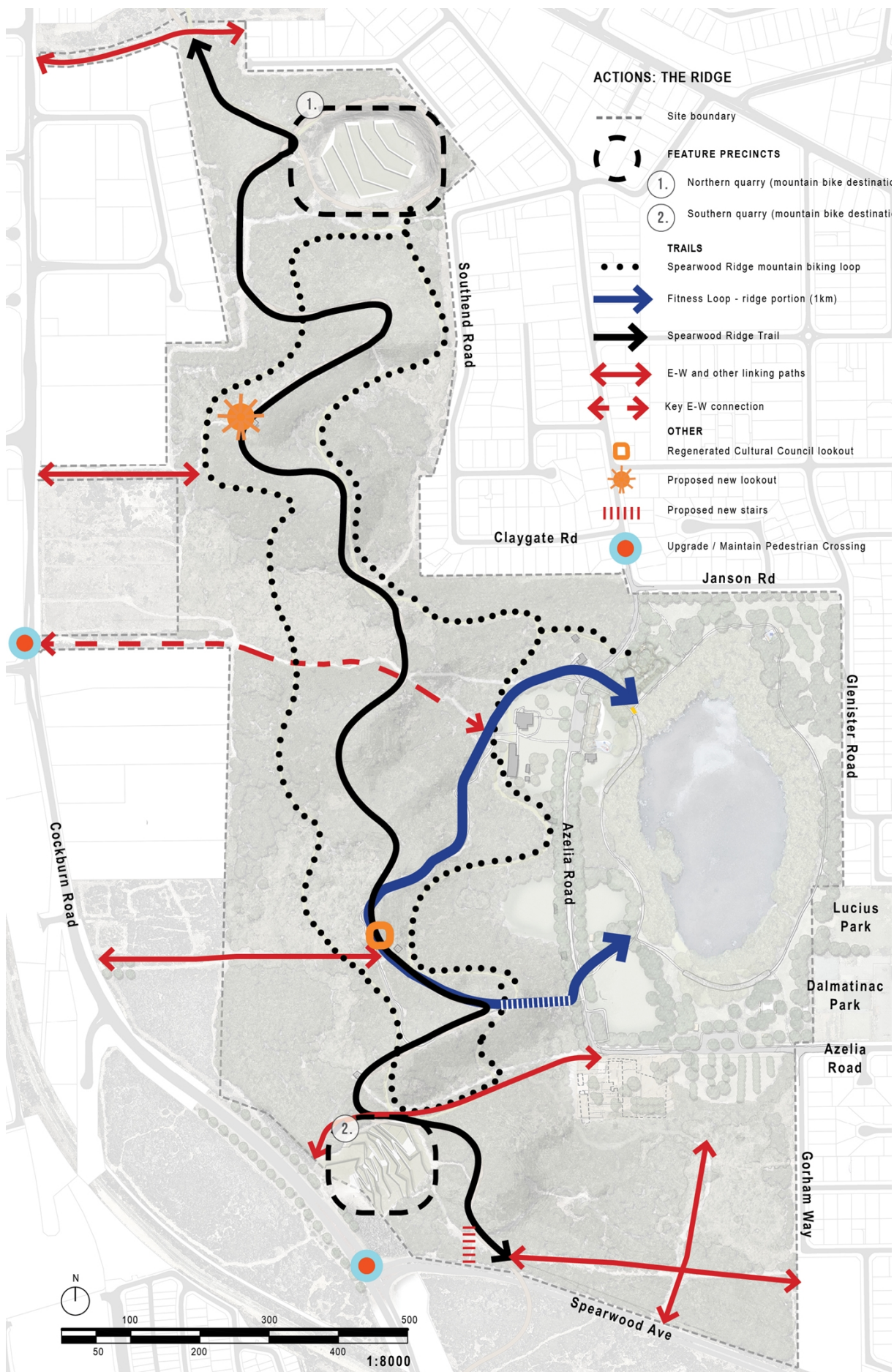


Figure 26: Action 16 – Action 23 The Ridge Action Items Plan

7.4 The Natural Environment

ACTIONS 24 – 26

- ACTION 24: Undertake additional tree planting
- ACTION 25: Revegetation of ridge and lake areas
- ACTION 26: Provide greenway corridors and links to connect Manning Park to the broader Beeliar Regional Park



ACTION 24: Undertake additional tree planting

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	

Additional planting for shade in the parkland area will:

- Strengthen the existing character of the park;
- Provide additional Tuart habitat in the parkland areas;
- Provide additional shade, increasing the use and flexibility of existing open space parkland areas, as was a key request during community feedback.

Delivery:

- Tree species to be selected to complement environmental context and heritage of the site;
- Tree species to be selected to provide additional shade amenity;
- Tree species to be selected to support rare and threatened species found at Manning Park.

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Public Open Space Development Guidelines, 2014.
- Manning Estate, Hamilton Hill, Conservation Plan 2011.

[Refer to Figure 27: Action 24 - 26 Natural Environment Action Items](#)

Responsibility: City of Cockburn

Those to be involved/consulted:

- Beelie Regional Park Community Advisory Committee via consultation
- Other identified stakeholders

Timeframe: 2024-29. **Estimated Cost:** \$150,000 - Refer to Appendix A: Opinion of Probable Cost

ACTION 25: Revegetation of ridge and lake areas

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
		✓		

Revegetation of the ridge and lake areas will:

- Strengthen the existing character of Manning Park;
- Preserve, protect and rehabilitate habitats;
- Respond to natural landform through the revegetation of low-lying areas to the south of Manning Lake.

Delivery:

- Resolve tenure and management agreements to allow City revegetation projects to encompass land parcels with PR-Primary road reserve zoning.
- Revegetation species to be selected to complement environmental context & heritage;
- Revegetation species to be selected to support rare and threatened species found at Manning Park.
- As suggested in the Beeliar Regional Park Management Plan,
 - where possible, plant or seed material should originate from within the Park or nearest viable seed source
 - where possible, views should be maintained without compromising effective revegetation work
 - insure that mulch and soil used in rehabilitation works does not include unwanted seeds, pathogens or pollutants.
- It is essential that revegetation works consider fire risk and access to the park.

Reference documents:

- City of Cockburn Manning Lake Reserve Combined Fire Response Plan. 2012.
- Beeliar Regional Park Management Plan, 2006.
- City of Cockburn Natural Area Management Strategy 2012.

[Refer to Figure 27: Action 24 - 26 Natural Environment Action Items](#)

Responsibility: City of Cockburn

Those to be involved / consulted:

- Beeliar Regional Park Community Advisory Committee via consultation.

Timeframe: Ongoing as per current rehabilitation programme.

ACTION 26: Provide greenway corridors and links to connect Manning Park to the broader Beeliar Regional Park

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
		✓	✓	

Greenway Links are noted as an important directive in the Beeliar Regional Park Management Plan. The provision of greenways will:

- Improve biodiversity linkages between Manning Park and the broader Beeliar Regional Park,;
- Improve visual and pedestrian linkages between Manning Park and the broader Beeliar Regional Park.

Delivery:

- Liaise with relevant internal and external authorities to implement long-term plans for Greenways
- Species to be selected to complement environmental context and heritage of the site;
- Species to be selected to support rare and threatened species found within the Beeliar Regional Park.

Reference documents:

- Beeliar Regional Park Management Plan, 2006.

[Refer to Figure 27: Action 24 - 26 Natural Environment Action Items](#)

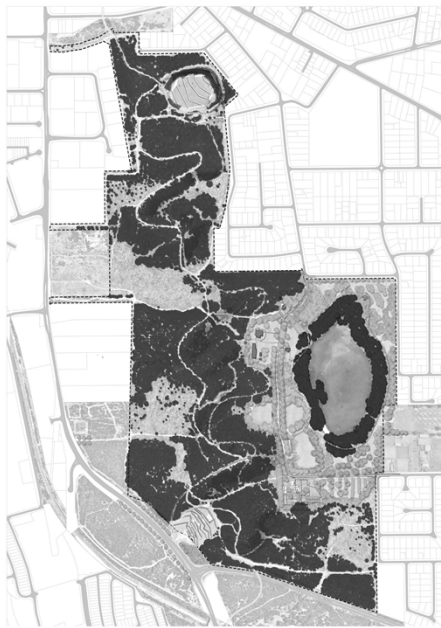
Responsibility: City of Cockburn

Those to be involved / consulted:

- Beeliar Regional Park Community Advisory Committee.
- Department of Biodiversity, Conservations and Attractions
- Other government agencies such as Main Roads WA
- Local Community groups

Timeframe: 2023-30.

Estimated Cost: \$850,000 - Refer to Appendix A: Opinion of Probable Cost



EXISTING VEGETATION



REVEGETATION AREAS



EXISTING TREES



PROPOSED ADDITIONAL TREES

Figure 27: Action 24 - 26 Natural Environment Action Items

7.5 Infrastructure

ACTION 27 – 29

- ACTION 27: Provide pedestrian and controlled feature lighting
- ACTION 28: Provide universal access throughout park where practical
- ACTION 29: Provide upgraded design and surfaces treatment to paths



ACTION 27: Provide pedestrian and controlled feature lighting

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

Upgrades to lighting infrastructure will assist in providing the following benefits to the park:

- Safer access for pedestrians but minimising light spill into natural areas.
- Improved aesthetic palette that references the greater Manning Park furniture palate and aesthetic approach.
- Functional use to seating nodes and BBQ areas after dark.
- Ability to control use at night through managed lighting program.
- Ability to utilise event spaces.

Delivery:

- Utilise an electrical engineer to work with the proposed landscape design, road layout and event planning to create a lighting strategy for the park.
- Ensure lighting does not impact on ecologically sensitive areas such as the bushland and wetland.
- Reduce lighting to areas that are not well populated and adhere to Crime Prevention Through Environmental Design guidelines.
- Utilise the Australian Standards and appropriate P-codes to select appropriate light fittings.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Beeliar Regional Park Community Advisory Committee via consultation.

Timeframe: 2024-28

Estimated Cost: \$120,000 - Refer to Appendix A: Opinion of

Probable Cost

ACTION 28: Provide universal access throughout park where practical

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

Universal access throughout Manning Park, where practical will:

- Ensure that this amenity can be used and enjoyed by as many people as possible

Delivery:

- All improvements to be implemented in line with the City of Cockburn Disability, Access and Inclusion Plan 2012-2017, 2012.

Reference documents:

- City of Cockburn Disability, Access and Inclusion Plan 2012-2017, 2012.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation

Timeframe: To be considered as part of all infrastructure upgrades and development.

ACTION 29: Provide upgraded design and surfaces treatment to paths

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓			✓	

Upgrading existing paths will provide numerous benefits for the park including:

- Safer and more inclusive access for all path users
- Improved aesthetic palette that references the greater Manning Park.

Delivery:

- Implement alongside other path upgrade and realignment works.
- Incorporate minor amendments to grades to prevent localised flooding that currently occurs around the park.

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: 2021/22

Estimated Cost: \$ 100,000 - Refer to Appendix A: Opinion of Probable Cost



7.6 Planning and Management

ACTION 30 – 33

- ACTION 30: Improved communication around animal controls
- ACTION 31: Manning Park management and resolution of tenure.
- ACTION 32: A series of multi-purpose, flexible spaces appropriate for events as well as daily park use.
- ACTION 33: Develop Manning Park Mountain Bike Concept Plan



ACTION 30: Improved communication around animal controls

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
		✓		✓

During community consultation, the issue of dogs and horses access to the park was of significant concern. Whilst ongoing, but well managed dog access is supported by the council and community, horse riding is currently not formally permitted in the park. Council officers consulted a number of long-time horse riders who subsequently made a written request to the City to allow riding in some situations. Officers sought advice from the Beelie Regional Park Community Advisory Committee and the Department of Biodiversity, Conservation and Attractions (DBCA). Both the committee and the department did not support horse access to the park. Advice from the City's insurer also stated that, given horse access was not supported via the Beelie Regional Park Management Plan and DBCA, insurance cover could not be provided in relation to horses within the Park.

Improvements around guidelines on dog management and horse access will:

- Ensure that visitors to Manning Park have the correct information about animal control requirements.
- Allow clear communication around one of the Park's most popular and regular uses.

Delivery:

- Align guidelines at Manning Park with the Beelie Regional Park Management Plan, as follows:
"Dog walking is a common activity in the Park and a legitimate activity in certain areas. However appropriate restraint of dogs is necessary if they are not to have an adverse effect on wildlife and activities of other Park visitors."
- Align dog management at Manning Park with the Dog Act 1976, as follows:
A dog shall not be in a public place unless it is –
(a) held by a person who is capable of controlling the dog; or
(b) securely tethered for a temporary purpose, by means of a chain, cord, leash or harness of sufficient strength and not exceeding the prescribed length.

- Ensure that all signage communicating the guidelines does so in a clear and positive manner and follows a uniform signage strategy.

And

- Horse access will be restricted to the existing road reservation which is not currently within the regional park. This access will be regularly monitored and reviewed. Only horses permanently stabled at the Randwick will be permitted access. The restriction in access is in consideration of the following issues outlined in the Beeliar Regional Management Plan and concerns regarding ongoing horse access from both the Beeliar Regional Park Community Advisory Committee and the Department of Biodiversity, Conservation and Attractions:
 - the possible damage by horses to the Park's nature conservation values that include introducing or spreading disease, eroding soil, trampling and browsing vegetation and introducing and spreading weeds through feed and droppings;
 - the potential safety conflicts with other Park visitors; and
 - conflicts with other visitor experiences.

The City's insurer, LGIS, has indicated that insurance could be provided for horses accessing the road reservation subject to some conditions as it is not within the regional park.

Reference documents:

- Beeliar Regional Park Management Plan, 2006.
- Beeliar Regional Park Community Advisory Committee correspondence, 21 November 2017.
- Department of Biodiversity, Conservation and Attractions correspondence, 30 January 2018.
- Local Government Insurance Service Email Correspondence

Responsibility:

- City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: 2021/22. *To be implemented along with Signage Strategy (Action 2)*



ACTION 31: Manning Park management and resolution of tenure.

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
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✓

Resolution around Manning Park tenure and ongoing management responsibility will:

- Allow Manning Park to be managed holistically.
- Ensure the efficient implementation and realisation of the Manning Park Master Plan.
- Ensure that the proposed PR-Primary Regional Road land parcel reserved for Cockburn Road Reserve is removed to enhance the protection of the Manning Park ecosystem.

Delivery:

- The City to continue communications with relevant agencies to resolve the tenure and management issues at Manning Park.
- Resolve zoning and remove from the Metropolitan Regional Scheme the Cockburn Coast Road Reservation.

Reference documents:

- Beelie Regional Park Management Plan, 2006.

Responsibility: City of Cockburn

Those to be involved / consulted:

- Beelie Regional Park Community Advisory Committee
- West Australian Planning Commission/Department of Planning, Lands and Heritage
- Landcorp

Timeframe: 2020/21

ACTION 32: A series of multi-purpose, flexible spaces appropriate for events as well as daily park use.

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	✓

Resolution to the Manning Park Event Spaces will ensure the following:

- Events that are held at suitable locations within the park.
- Efficient and easily accessed event infrastructure.
- Ease of use for community members and event staff.
- Reduced impacts on Manning Park associated with large gatherings.

Whilst ongoing events at Manning Park are supported, the type of event should align with the parks environmental/heritage condition. The proposed Heritage Spine (Action 8 & 14) and creation of the Feature Precincts (Action 5, 6 & 7) allow for creation of spaces that support a range of small to medium scale site specific events. As part of these proposed works the Alan Thomas Music Shell will be upgraded to provide a better setting for events.

The City should consider alternative venues for larger events such as the Spring Fair due to constraints around parking, public transport, impact on wildlife and appropriate infrastructure.

Delivery:

- Internal City staff: Agree on a size limit for event use at Manning Park and adjust event sizes to suit amended park environment discussed in previous actions.
- Recommendation that the City create an Event Management Plan for the Cockburn region.

- It is recommended that the Event Management Plan identify an alternative event space for larger events and events that do not align with the natural environment of Manning Park.
- Existing events to be retained at Manning Park until the Event Management Plan is finalised and adopted.
- Proposals for new events that are not wholly aligned with the heritage/environmental conditions of the park should not be supported.
- It is recommended that during events held at Manning Park, Azelia Road is closed to vehicles, providing for a safe pedestrian connection between the ridge/music bowl and the lake. The northern car park should be set aside for event staff with event attendees funnelled through the southern entrance to car parks/overflow parking. See figure 28.

Reference documents:

- City of Cockburn. Cultural Strategy: Art Culture Heritage and Events Strategy 2016-2020.,
- 2015. City of Cockburn Bicycle Network and Footpath Plan 2010.
- City of Cockburn Cycling and Walking Network Plan 2016.
- Manning Estate, Hamilton Hill, Conservation Plan 2011.

[Refer to Figure 28: Event Space Management Plan](#)

[Refer to Image 27: Kings Park Concert- \(http://www.bgpa.wa.gov.au\)](http://www.bgpa.wa.gov.au)

Responsibility: City of Cockburn

Those to be involved / consulted:

- Local events co-ordination committees via consultation.

Timeframe: Refer to Action 5, 6, 7

Example Imagery:



Image 27: Kings Park Concert (Source: <http://www.bgpa.wa.gov.au>)

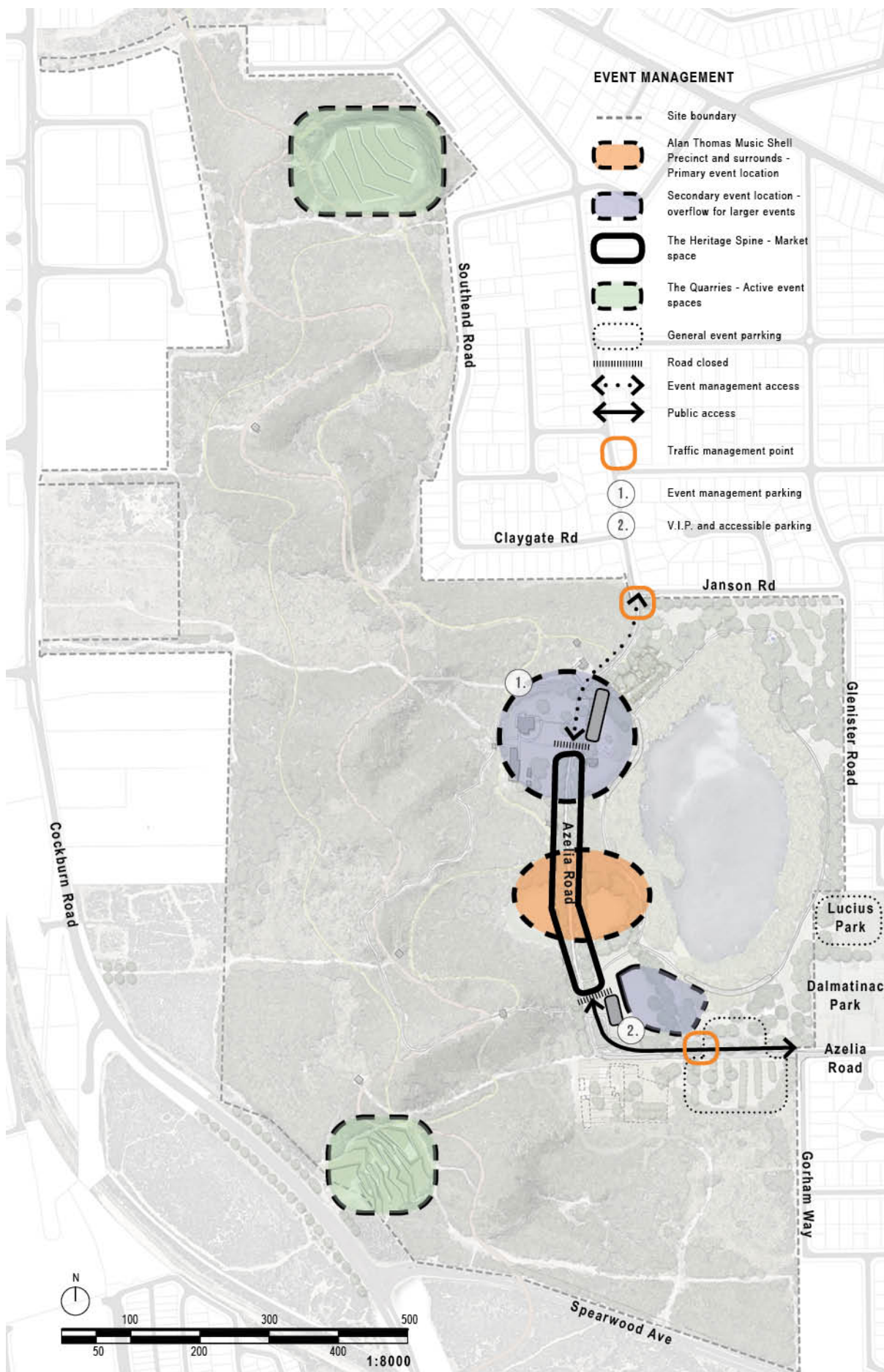


Figure 28: Event Space Management Plan

ACTION 33: Develop Manning Park Mountain Bike Concept Plan

Identity, address and access	Heritage	Environment	Amenity and infrastructure	Program and activation
✓		✓	✓	✓

It is recommended that a mountain bike concept plan be developed for Manning Park to further rationalise and identify the suggested trails within the park. The Mountain Bike Concept Plan will allow provision for trails specific to mountain biking including signage, with the aim to reduce impact from unsanctioned trail construction.

Delivery:

- Internal: The City to continue communications, as similar to the Manning Park Project Steering Committee, to ensure a clear and shared vision and implementation for the Park.
- Ensure all user groups are consulted.
- To be developed through the Trail Development Process as outlined in the Western Australia Mountain Bike Management Guidelines
- Resolve zoning and remove Metropolitan Regional Scheme Cockburn Road reservation.

Reference documents:

- City of Cockburn Trails Master Plan 2013
- Perth and Peel Mountain Bike Master Plan
- Western Australia Mountain Bike Management Guidelines
- City of Cockburn Bicycle Network and Footpath Plan 2010
- City of Cockburn Cycling and Walking Network Plan 2016

Responsibility: City of Cockburn

Those to be involved / consulted:

- The local community via consultation.

Timeframe: 2021/22

8 References

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City of Cockburn. Local Planning Scheme No. 3. City of Cockburn, 2002.

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9 Appendices

Appendix A: Manning Park Report: Opinion of Probable Cost

Action Item	Works Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cost	Qty		Grant Required
		2020 /21	2021/22	2022/23	2023/24	2024/25	2025 /26	2026/27	2027/28	2028/29	2029/30				
	Implement Uniform Signage Strategy														
Action 2	• Key Entry Sign (5 no.)	\$ 25,000										\$ 5,000.00	5	no.	
Action 2	• Information Board (1 no.)	\$ 5,000					\$ 5,000					\$ 5,000.00	1	no.	
Action 2	• Directional Signage (18no.)	\$ 18,000										\$ 1,000.00	18	no.	
Action 2	• Environmental Education Sign (13no.)	\$ 13,000										\$ 1,000.00	13	no.	
Action 2	• European Heritage Education Sign (10no.)	\$ 10,000										\$ 1,000.00	10	no.	
Action 2	• Aboriginal Heritage Education Sign (10no.)	\$ 10,000										\$ 1,000.00	10	no.	
Action 2	• Regional Education Sign (4no.)	\$ 4,000										\$ 1,000.00	4	no.	
	Implement Manning Park Furniture Palette														
Action 3	• Bench Seat (21 no.)	\$ 52,500										\$ 2,500.00	21	no.	
Action 3	• Table and Chairs (19 no.)	\$ 60,800										\$ 3,200.00	19	no.	
Action 3	• Bin Enclosure (10 no.)	\$ 50,000										\$ 5,000.00	10	no.	
Action 3	• Small Shade Structure (10 no.)				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 115,000			\$ 51,500.00	10	no.	
Action 3	• Large Shade Structure (5 no.)				\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000			\$ 100,000.00	5	no.	
	Ridge Experience														
Action 16	• The Northern Quarry (mountain bike destination)*	\$ 50,000	\$ 100,000	\$ 50,000											\$ 2,000,000.00
Action 17	• The Southern Quarry Feature Precinct (mountain bike destination)*			\$ 50,000	\$ 100,000										\$ 2,000,000.00
Action 18	• Spearwood Ridge Mountain Bike Trail* (3272 lin m)				\$ 100,000	\$ 50,000									\$ 800,000.00
Action 19	• Pedestrian Spearwood Ridge Trail* (3420 lin m)						\$ 85,000								\$ 400,000.00
Action 20 + 21	• Upgrades to Lookouts (2no.)	Completed	\$ 50,000									\$ 30,000.00	2	no.	
Action 22	• East West Connection Pathways	\$ 93,520										\$ 35.00	2672	sqm	
	Lake Experience														
Action 9	• Upgrade Main Playground*			\$ 500,000											\$ 550,000.00
Action 9	• Secondary Playground										\$ 120,000				
Action 14 + 15	• Reconfigure Road and Car Bays (asphalt, drainage and kerbs)	\$ 160,000	\$ 160,000									\$ 65.00	5572	sqm	
Action 8	• Create Pedestrian/Vehicle Heritage Spine		\$ 112,320									\$ 60.00	1872	sqm	
Action 23	• Create Fitness Loop between Ridge Trail and the Lake		\$ 22,500									\$ 75.00	300	sqm	
Action 9	• Add Fitness Equipment to Stair/Lake Link				\$ 75,000							\$ 5,000.00	15	no.	
Action 9	• Consolidation and Improvement to Petanque Courts		\$ 10,000												
Action 9	• Upgrades to Basketball Court	\$ 9,000													
Action 27	• Upgrades to Pedestrian and Feature Lighting					\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000						
Action 7	• Define the Alan Thomas Music Shell (new stage, lighting and seating)					\$ 150,000	\$ 150,000								
Action 11	• Create Walk of Remembrance		\$ 200,000									\$ 500.00	126	lin m	
Action 13	• Southern Boardwalk through Wetland								\$ 100,000			\$ 350.00	135	lin m	
Action 29	• Upgrade Pedestrian Pathways through Parklands (reskin asphalt and slight realignment)	\$ 99,780										\$ 20.00	4989	sqm	
Action 10	• Provide Lakeside Pump Track			\$ 100,000											
	Azelia Ley House														
Action 12	• Improve and Establish Community Cottage								\$ 75,000	\$ 75,000	\$ 75,000				
Action 5	• Upgrade to Garden (Reflect Heritage)										\$ 40,000				
Action 5	• Pagoda (Weddings and Events)										\$ 50,000				
Action 5	• Café (small shipping container style)					\$ 50,000									
	Davilak Ruins Works														
Action 6	• Protection Works*						\$ 100,000	\$ 200,000	\$ 200,000	\$ 300,000	\$ 100,000				\$1,500,000
Action 6	• Internal Wayfinding and Signage										\$ 50,000				
Action 6	• Internal Lighting									\$ 50,000	\$ 50,000				
	Natural Environment Works														
Action 26	• Rehabilitation Works to New Greenways				\$ 100,000	\$ 100,000	\$ 50,000	\$ 250,000	\$ 100,000	\$ 200,000	\$ 150,000	\$ 15.00	37000	sqm	
Action 24	• Planting Programme to Establish Shade Trees Across Parklands				\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000		\$ 30,000					
Action 4	• Define new fence line and provide uniform boundary treatments				\$ 100,000	\$ 100,000	\$ 50,000	\$ 10,000							
SUB - TOTAL		\$ 660,600	\$ 654,820	\$ 700,000	\$ 705,000	\$ 710,000	\$ 700,000	\$ 720,000	\$ 720,000	\$ 655,000	\$ 635,000	\$ 6,860,420.00			
CONTINGENCY(5%)		\$ 33,030	\$ 32,741	\$ 35,000	\$ 35,250	\$ 35,500	\$ 35,000	\$ 36,000	\$ 36,000	\$ 32,750	\$ 31,750				
WORKS TOTAL		\$ 693,630	\$ 687,561	\$ 735,000	\$ 740,250	\$ 745,500	\$ 735,000	\$ 756,000	\$ 756,000	\$ 687,750	\$ 666,750	\$7,203,441			\$ 7,250,000.00

*Rates exclude additional grant funding that will be required.

Notes:

- The wording of the items on this list should match the actions in the big picture concept
- Costs above are EXCLUSIVE of management costs and programmes including weed control, rehabilitation, cleaning and general maintenance.
- Annual operational expenditure will need to be considerate of previous years' works.