

Hilton Park Precinct Plan

Masterplan Report

PREPARED FOR: CITY OF FREMANTLE

AUGUST 2024

Welcome to Whadjuk Nyoongar boodjar

The Country now known as Hilton has been for millennia a gathering place. This Country is celebrated as a diverse landscape of ecologies, communities and histories – so it has been from time immemorial for the Whadjuk Nyoongar people, who are the traditional custodians of the lands of the Swan Coastal Plain, stretching from Victoria Plains in the north down to the Pinjarra area in the south. It also extends into the foothills of the Darling Scarp in the east and the Indian Ocean to the east.

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

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

If we care for Country, Country cares for us.

For:



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Client: City of Fremantle
Lead Consultant: REALMstudios
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In collaboration with:

gresleyabas



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Lefroy Rd

Shepherd St

Carrington St

Jeffery St

Executive Summary

Through an empowering community and stakeholder engagement process the Hilton Park Precinct Masterplan sets a comprehensive, contemporary, exciting, and achievable plan for future revitalisation and development of existing sporting assets, reconsidered as 'Community Parkland', to include broader social and ecological outcomes.

The project emerged through Council's focus on renewing and activating suburban amenities and precincts as well as through discussions with clubs identifying issues with facilities and need for major renewal to better cater to a growing and changing community. In part due to ageing, inaccessible and non-compliant infrastructure, the project is aimed at renewal but also a revival in order to meet contemporary needs.

The Hilton Park Precinct located on the eastern edge of Beaconsfield Fremantle, is one of the largest open space assets within City of Fremantle management. The park is approximately 19 hectares and 4km from the Fremantle city centre, framed by Carrington Street, Lefroy Road, Shepherd Street and Jeffery Street.

The site has suffered from a lack of investment and piecemeal upgrades without an overall guiding framework and strategic funding. The project aims to address these issues and set foundations for a parkland where life, sport, ecology, and culture coexist.

This Masterplan is a product of multiple needs and aspirations. It is driven by the priorities of local sports clubs and key stakeholders, and community need. The goal has been to deliver a viable, community and stakeholder supported Place Plan and Masterplan Report, all developed through formative engagement and a shared vision.

The costed Masterplan identifies quick wins and medium and longer term priorities and proposes a staging and delivery plan for the next ten years plus.

Benefits of Urban Parks



SUSTAINABLE ISLANDS

Green areas mitigate the harmful effects of pollution, and urban heat. They are also havens for many different plant and animal species.



THEY ARE GOOD FOR OUR MENTAL HEALTH

They help us relax, think, and to give us a break from the hard built environment, and our daily routines.



SOCIAL COHESION

For all ages, they are meeting places for clubs, hobbyists, neighbours and tourists, etc.



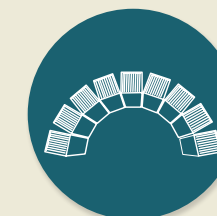
THEY ARE SETTINGS

They are venues for end-of-year wind-ups, concerts, exhibitions, carnivals and leisure activities of all kinds.



GOOD FOR OUR BODIES

They are ideal places for sport and physical activities, both formal and informal.



....AND MUSEUMS, TOO

Urban Parks can nurture public art, memorials, artefacts, and buildings of cultural & nostalgic value.

Hilton Park is a place for everyone!

A place of connection where people come together through organised sport, active and passive recreation, and community organisations.

Strengthened by the natural environment, Hilton Park is a place where communities thrive.

The Masterplan is not a design but diagrammatic only and while the City make every effort to implement Masterplan's, not every ambition may be realised.

Image: Aerial photo of existing site

1.0

INTRODUCTION

Summary of Process

The year long process across four stages entwined community and stakeholder engagement with place planning and masterplanning and design. The time-line below summarises key engagement activities within each stage.

The engagement strategy was developed by Shape Urban with the City of Fremantle and was designed to empower stakeholders and the community to think about the Hilton precinct as part of their community. It stems from a philosophy that giving stakeholders an extensive role in determining their future enables them to take ownership and responsibility over the outcome.

A high degree of participation was experienced from both the community and Project Working Group which has led to a robust process and outcome. Engagement summary reports for the two Community Workshops and Online Surveys by Shape Urban are available in the Appendices.

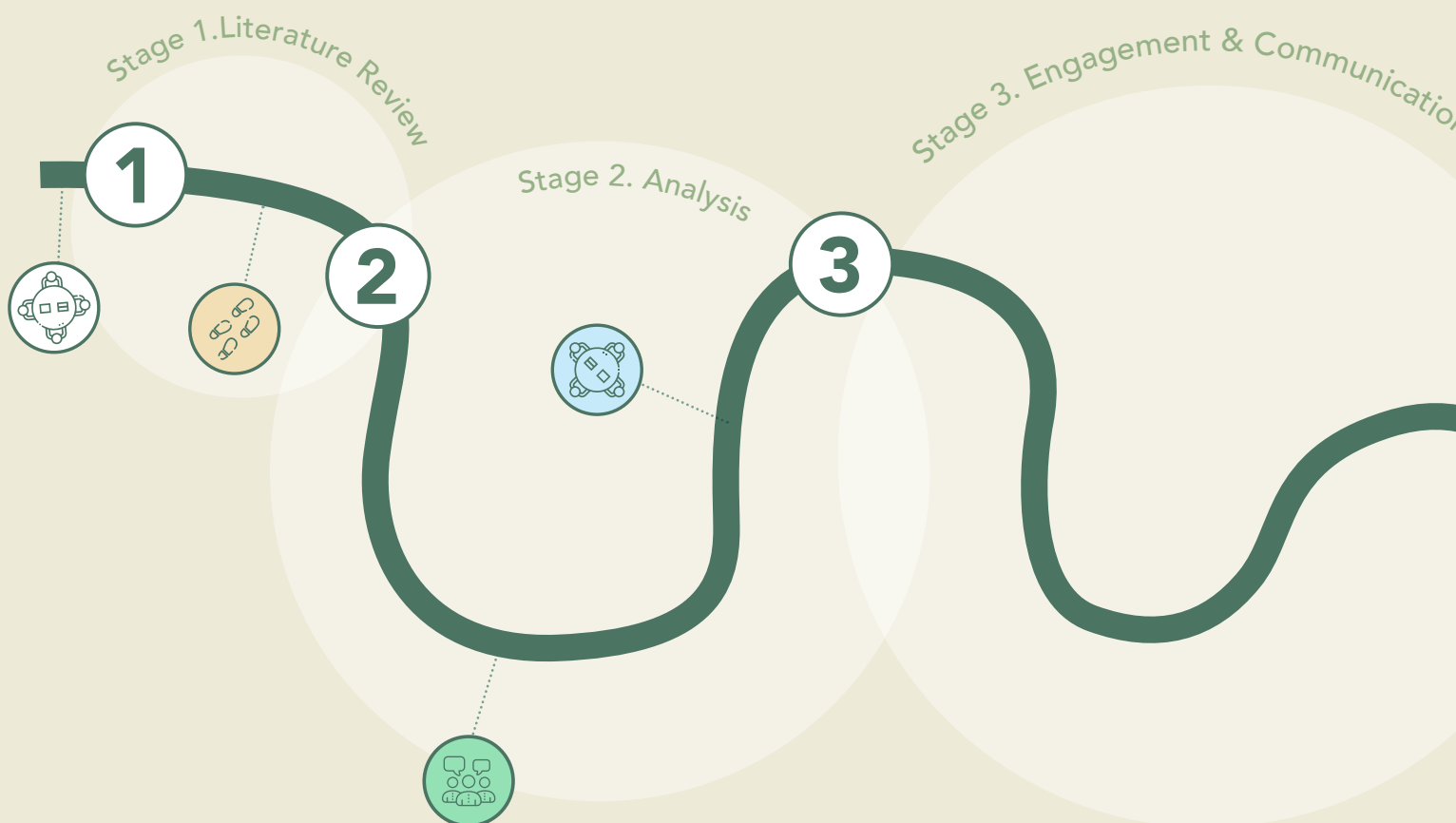
A summary of Traditional Owner Reference Group meetings is provided further below.

The Project Working Group (PWG) was made up of roughly even proportions of; Club Representatives, Community Members, City Staff and Councillors / Mayor.

In summary the process included:

- Three meetings with Traditional Owners
- Two on site Community Workshops
- Two on-line Community Surveys and
- Five Project Working Group Meetings

The process additionally included multiple informal conversations and meetings with stakeholders.



Project Stages

- 1** **Stage 1: Literature Review**
 - City of Fremantle Strategic Frameworks
 - Existing Condition Reports
 - Previous Concepts
 - Previous Engagement
- 2** **Stage 2: Site Analysis**
 - Historic & Cultural
 - Precedent Studies
 - Technical Reviews
- 3** **Stage 3: Engagement & Communications & Needs Analysis**
 - Community Profile
 - Industry Trends
 - Audit of facilities & use

- 4** **Stage 4: Place Plan**
 - Look + Feel, Character & Persona's
 - Place Audit
 - Stories of Place
 - The Vision
 - Guiding Place Themes + Principles
 - Place Map and Action Table
- 5** **Stage 5: Masterplanning**
 - Creating a plan that delivers a collectively agreeable vision for Hilton Park.
 - This Report

Engagement Activities

- | | |
|---|--|
| 
Project Working Group | 
Community Workshop |
| 
Community Survey | 
Traditional Owner Reference Group Meetings |



Summary of Documents

This Masterplan Report is the culmination of several outputs from the consultant team across the following disciplines; Landscape Architectural, Stakeholder Engagement, Architectural, Engineering Services including Civil and Electrical, Irrigation Design and Quantity Surveying.

As shown in the diagram opposite, documents forming key deliverables and activities establish a pyramid structure, with knowledge capture as a foundation, moving to specific studies into site and community & sporting needs analysis, through to the Place Plan which has set the vision and established place actions.

Supporting community engagement summary reports are also included below.

This Masterplan Report provides a high-level summary of the key documents only. For further detail, the specific supporting documents outlined below should be reviewed.

Structure of the Masterplan Document

This document is divided into four sections, with each section containing descriptive text, figures and precedent images to explain and visualize the proposed revitalisation of the Hilton Park Precinct.



HILTON PARK Masterplan DOCUMENT SUITE OVERVIEW

HILTON PARK Masterplan

CREATING THE PLAN

Taking what we know about Hilton Park and the Vision that has been set, this document creates the plan for its future.

PLACE PLAN

SETTING THE VISION

The Place Plan sets the vision for Hilton Park and thinks about what needs to be done to achieve it.

SITE ANALYSIS

NEEDS ANALYSIS

DEVELOPING OUR UNDERSTANDING

These documents take what we know, and look at how it might impact the future of the Park.

WALK ON COUNTRY

COMMUNITY ENGAGEMENT

LITERATURE REVIEW

FOUNDATION KNOWLEDGE

These documents summarise what is known already and community wants.

Community Engagement Reports

September 2023



October 2023



December 2023



March 2024





Summary of Traditional Owner Reference Group Meetings

A Traditional Owner Reference Group (TORG) was established at the beginning of the process to provide cultural advice, critical feedback and guidance regarding local Whadjuk Nyoongar interests.

The group was made up of Freda Ogilvie, Sharon Calgaret and Brendan Moore. We thank them for their generosity of spirit, time, and constructive contributions to the Masterplan.

The design team and the City of Fremantle met with the TORG throughout the process. The first meeting was a meet-and-greet and 'Walk on Country' where we introduced the project intent, got to know each other, and walked the central and northeast portion of the site.

The second meeting was to yarn around plans and explore some of the strategies and designs that had been developed. Telephone calls and email communications supported further development of ideas up to a final and third meeting to confirm and finalise details of the masterplan.



Image: Walk on Country

Key inputs from the group included:

- Big idea for a 'Magical Community Park' which is a broadening of the current view of the precinct as a sports park.
- This initial idea supports another idea for a 'Community Walk' associated with the central spine which could express Nyoongar culture and ideas through materials, forms, textures and colours in the pavement, as well as Nyoongar authored artworks and interpretive installations that share stories and Nyoongar perspectives.
- Regenerate the north east corner as a bushland area featuring native species from the area and bush foods.
- Interpretive signage might explore:
 - Local family histories associated with sport,
 - Caring for Country and
 - The theme of 'Wirin' or 'Spirit' as it relates to a one of the place planning themes of the project, 'Got Gumption'.
- Dual place-naming in Nyoongar language was proposed. An overall name for the precinct was something that likely requires more discussion, however key words and concepts discussed included:
 - 'madjital' or magic,
 - 'wirin' of good spirits, and;
 - 'waabing' or play, and 'waabiny' or playing.
- Inclusion of a cost-effective shelter and place, situated to be close to nature, that supports ceremonial and community gatherings suitable for Nyoongars but also other groups e.g. weddings. This was proposed to be located in the north east where native bush is proposed to be regenerated.

History of Hilton Park

Pre Colonial Settlement

The City of Fremantle sits within the Aboriginal cultural region of Beeliar. Its Nyoongar name is Walyalup (the place of walyo). The surrounding land of Fremantle is also a significant place for the Whadjuk people.

Walyalup is the Country on both banks of the Derbal Yerrigan (Swan River).

To the local Whadjuk people, Fremantle is a place of ceremonies, significant cultural practices and trading. Made up of lakes, water holes, swamps, marsh lands and sand plains, it is a rich environment that provides for the growth of plants and marine life, providing a vast food source for the Whadjuk people.

The site has formed an integral part of Whadjuk Nyoongar Country. Mythological stories relate to the nearby Clontarf Hill as being part of a limestone ridge that was created by the Waugal, the sacred rainbow serpent.

The hill holds the story of a mother and her two sons who are the protectors of Derbal Nara (Cockburn Sound). This limestone ridge expresses itself within Hilton Park through the underlying geology, in a number of locations.

Source: <https://www.fremantle.wa.gov.au/council/about-city-fremantle/aboriginal-history>

Post - Settlement

1829

Captain James Stirling arrived from England and established the Swan River Colony



exhibitions.slwa, 1903.

1868

Population reached 22738

1871

Fremantle became a municipality



freetopia, 7

1890's

Gold was discovered attracting many new prospectors

1849

It was officially announced that the Swan River Colony had been 'constituted a penal settlement'

1881

The Perth to Fremantle railway was opened

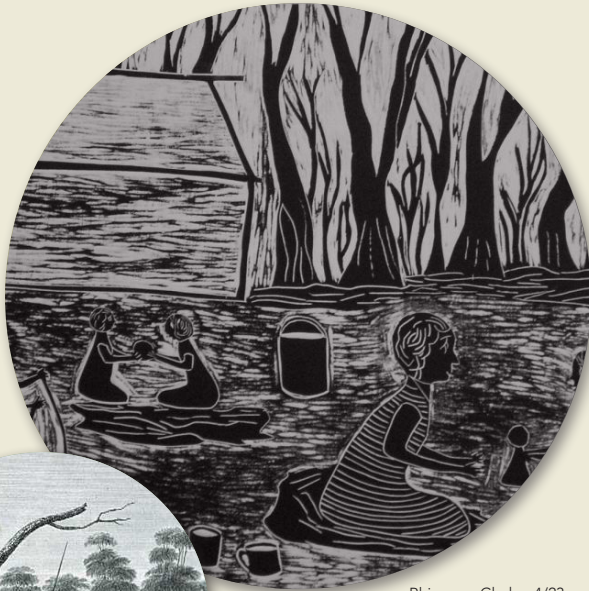
1887

The Town Hall was built and gas street lamps were installed

1890

The Public water supply Scheme was introduced





Rhiannon Clarke, 4/23.



Tasmanian Library, SLT, 1807



1953 - Earliest Aerial Photo of site

Nearmaps. 1953.

1897

The Hospital, harbour and markets were opened



googleearth, 2023.

1946 onwards

Hilton Park Suburb was established. The post war housing boom sees rapid growth in both Hilton Park and Bicton

Hilton and Beaconsfield have continued to flourish as suburbs of Fremantle.

1938

Hilton Park Resident Association successfully lobbied for the reservation and construction of Hilton Park

1945

World War Two finishes and soldiers return home to a housing shortage



exhibitions.slwa, 1900.



domain, 2023.

Site & Context Summary

Context

The Natural and Cultural context of the site was mapped to understand its relationship to a broader field. The Hilton Park Precinct is located to the east of the City of Fremantle Local Government Boundary. The diagram below maps the key City of Fremantle Community Facilities including:

- Fremantle Town Hall (Regional scale)
- Hilton Community Centre (PCYC) (District scale)
- The Meeting Place (District scale)
- North Fremantle Community Centre (Neighbourhood scale) and
- Sullivan Hall (Neighbourhood scale).

When applying the Neighbourhood catchment criteria of a 1 kilometre radius around each centre, some areas fall outside and are therefore under provisioned. Beaconsfield is one of the areas that justifies the provision of a new Neighbourhood level community centre. This is further amplified knowing that the PCYC is at capacity with a high level of patronage.

This observation has informed a proposal in the Masterplan for a central community hub pitched at a Neighbourhood level facility.



Images: Existing Significant Trees



Diagram: Community & Sporting Context within the City of Fremantle

Visual Character

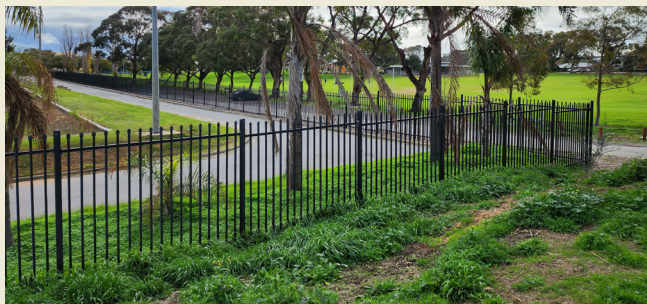
The 'look and feel' of Hilton Park is varied. It is mostly dominated by manicured and sprawling sports turf with peripheral tree planting, much of which is overly mature.

Fencing is ever present and often unsightly and restrictive to movement particularly in the core. It can give a feeling of both privatisation and protection.

Glimpses of underlying geology (Karst limestone) appear in association with level changes and disturbed topography.

Buildings at Hilton Park are disconnected and variable in language, style and materiality. Some are unsafe and require demolition, others are either outdated, non-compliant or require major upgrades and some more recent buildings are mostly fit for purpose. Buildings often use the natural slope of the land and are of a scale reflective of the single story residential context.

Hard materials such as brick, concrete, bitumen and steel feature heavily across the precinct.

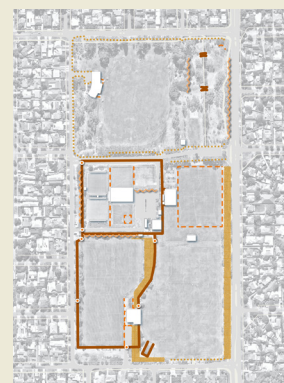
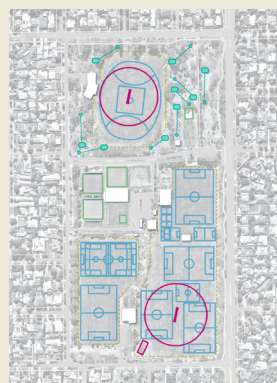


Images: Existing fencing and geological features

Detailed Analysis

The following systems and elements have been explored with detailed mappings included in the Site Analysis Report.

- Historical Evolution
- Current Conditions
- Built Form + Landscape Areas
- Topography + Levels
- Trees + Vegetation
- Water Movement
- Climate + Wind
- Key Views, Sightlines + Signage
- Fencing + Walling
- Sports Fields + Play Infrastructure
- Irrigation Zones + Water Provision
- Pedestrian + Micromobility / Access + Circulation
- Vehicle Circulation, Public Transport + Parking
- Clubs, Membership + Lease/Hire Arrangements
- Community Events + Activation
- Materials
- Built Form Assessment



Plans: Examples of Systems Mappings

Needs Analysis Options & Summary

Given the number of users and competing aspirations for growth, the Needs Analysis process explored six development options for Hilton Park Precinct.

Each option was analysed through a scoring matrix, developed to reflect the project objectives, PWG feedback and community inputs. Option One involved doing nothing.

The scoring matrix landed on Option 5 as the preferred concept for further development.

Legend

BUILT FORM

-  EXISTING STRUCTURE TO BE RETAINED & REFURBISHED
-  EXISTING STRUCTURE TO BE REMOVED
-  NEW STRUCTURE
-  NEW COMMUNITY PAVILION
-  CAFE

SPORT FIELDS / PITCHES

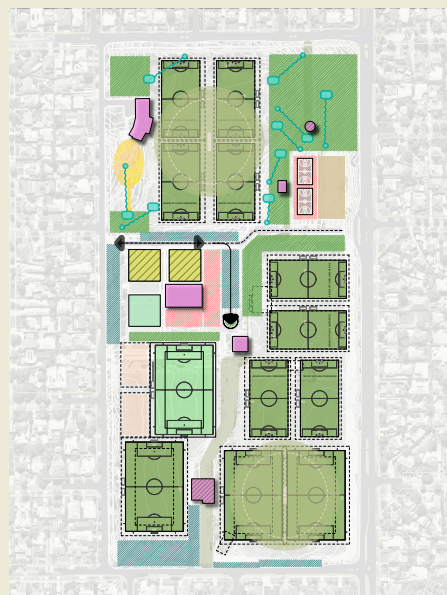
-  SOCCER STANDARD SENIOR SIZE & MINIMUM SENIOR SIZE
-  SOCCER FULL SIZE (ARTIFICIAL SURFACE)
-  SOCCER JUNIOR (U10'S / U11'S)
-  AFL STANDARD SIZE (MIN. SIZE DASHED)
-  AFL JUNIOR OVAL (80X60)
-  CRICKET FULL SIZE
-  CRICKET JUNIOR (UNDER 12)
-  MULTI-USE COURT (ARTIFICIAL SURFACE)
-  BOWLS GREEN
-  BOWLS GREEN (ARTIFICIAL SURFACE)
-  BASKETBALL COURT FULL SIZE
-  BASKETBALL COURT HALF COURT
-  PUMP TRACK

GENERAL RECREATIONAL & ELEMENTS

-  PLAY SPACE
-  COMMUNITY SPACE
-  PARKING
-  REMOVAL OF ROAD AND CAR PARKING
-  COMMUNITY GARDEN

ECOLOGICAL / ENVIRONMENTAL

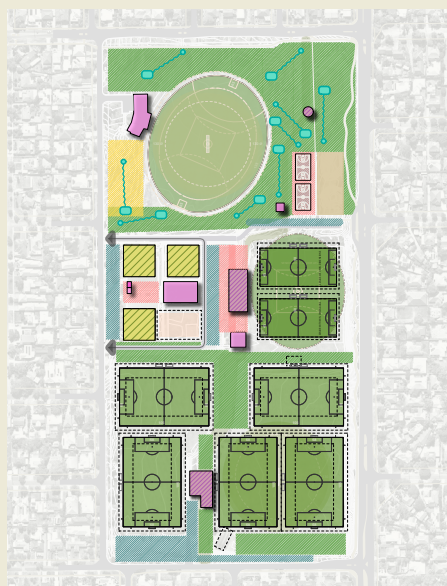
-  REVEGETATED AREAS WITH TREE PLANTINGS



02a

Football (Soccer) Prioritisation

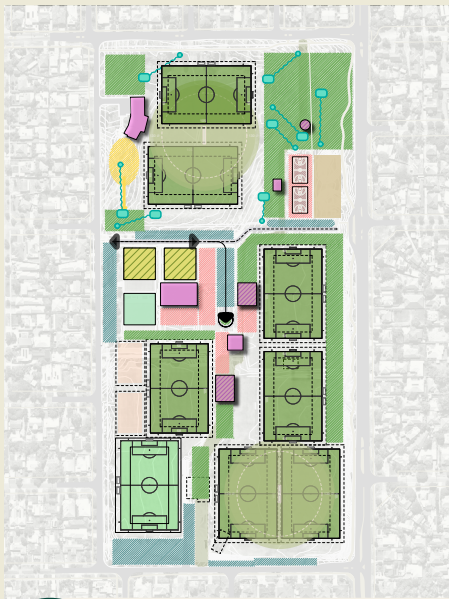
- Football (Australian Rules) relocated off site.
- Reconfiguration of Dick Lawrence Oval
- Removal of Alastair Mackay Pavilion, Relocation of Football clubrooms to Ken Allen.
- Re-configuration and alignment of internal road network.



04

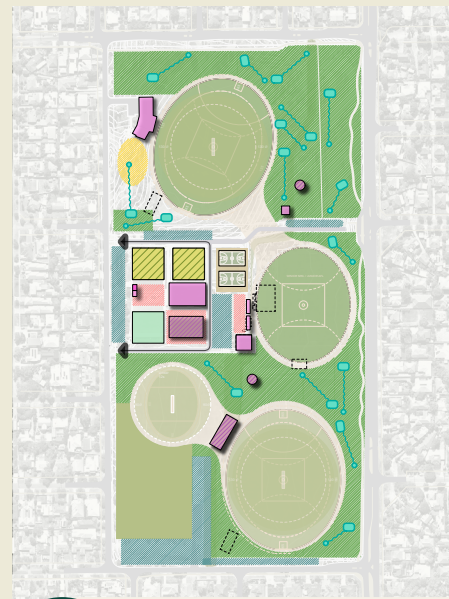
All Clubs Stay (Football (Soccer) Clubroom & Premier Pitch to South)

- Removal of Alastair McKay Pavilion - relocation to Ken Allen Pavilion.
- Reconfiguration of internal road network.
- Re-configuration and alignment of clubhouses and buildings.



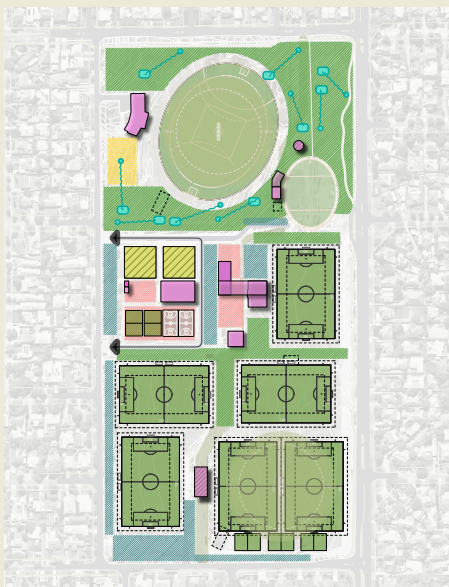
02b Alt. Football (Soccer) Clubroom Configuration

- Football (Australian Rules) relocated off site.
- Reconfiguration of Dick Lawrence Oval
- Removal of Alastair Mackay Pavilion, Relocation of Football clubrooms to Ken Allen.
- Re-configuration and alignment of internal road network.



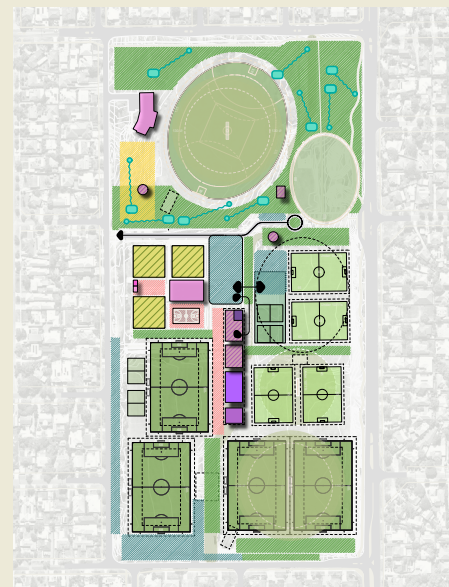
03 Football (Australian Rules) Prioritisation / Ecological and Community Focus

- Reconfiguration of Bowling Greens & central parking.
- Relocation of Football (Soccer) off site
- Re-configuration and alignment of clubhouses and buildings.



05 All Clubs Stay (Retain Existing Football (Soccer) Clubroom & Premier Pitch

- Junior Australian Rules oval to upper north level.
- Additional junior football (soccer) courts included.
- New central 'community' building that brings the disparate existing buildings into an ensemble - facing each other.
- Reconfiguration of Bowling Greens & central parking.



06 All Clubs Stay Central Football (Soccer) Clubroom & Premier Pitch

- Reconfiguration of Bowling Greens & central parking.
- Junior Australian Rules oval to upper north level.
- Re-configuration and alignment of clubhouses and buildings.

Needs Analysis Preferred Option

The Option 5 scheme provides a balance between capital investment required and meeting club and community needs.

Renewal Options + Site Impact Overview	
	05 All Clubs Stay (Retain Existing Football Clubroom & Premier Pitch).
Proposed Site Users	F.D.J.F.C, F.C.F.C, H.P.J.C.C, H.B.C.C, H.H.B.C, F.C.M.S, D.G, D.W, S.P
Proposed Facility Impact	
Brad Hardie Pavilion	Refurbishment for shared Football (Australian Rules) and Cricket Club Room
Dick Lawrence Oval	One football field (one full size,) one full size cricket pitch. Addition of cricket practice nets
Hilton Park Bowling Clubrooms	Refurbishment of existing separate facility.
Hilton Park Bowling Club Greens	Reduce to two greens (Synthetic) - potential additional grass green
Fremantle Community Men's Shed	Addition of noxious works shed and female driven space. Formalisation of communal garden/social space.
Alastair Mackay Pavilion	Refurbishment of clubrooms
Hilton Midfield Oval	Soccer only
Hilton Upper Oval	Shared Soccer + Cricket
Hilton Midfield Change rooms	Demolition
Ken Allen Clubrooms (Hilton Upper Change rooms)	Demolition and potential replacement with change rooms/toilets
Ken Allen Field	Soccer + Junior Australian Rules field
Cricket Practice Nets	To Dick Lawrence Oval
Disc Golf Course	Increase to 18 holes & reconfiguration of existing
Peace Park	Significant reduction

Key Considerations and 'enablers'

Junior Australian Rules oval to upper north level. Refer #13

Additional junior football (soccer) pitch included.

3No. Southern Junior fields replaced with Senior pitches.

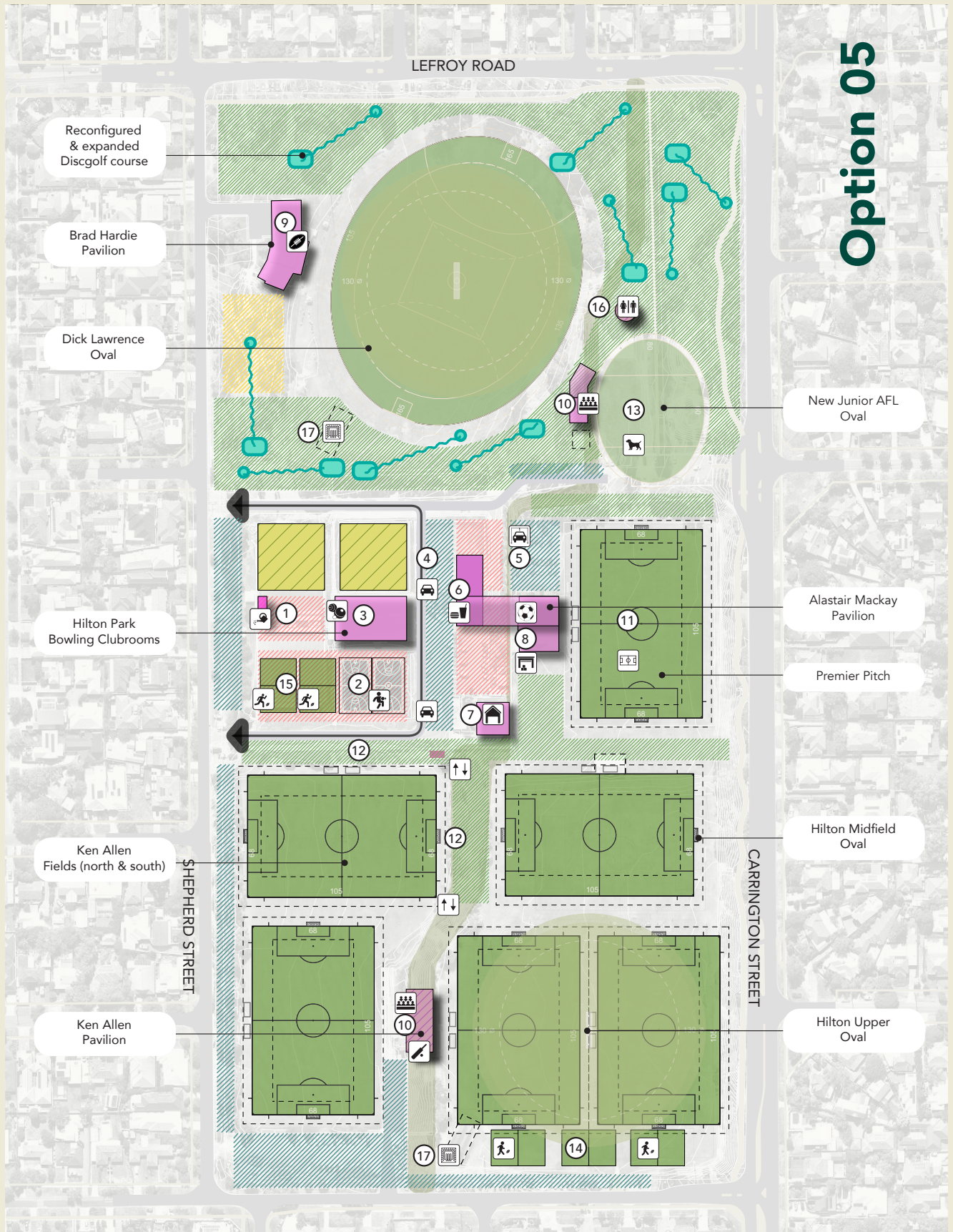
New central 'community' building that brings the disparate existing buildings into an ensemble - facing each other. It would connect to F.C.F.C building behind and be 2 storey. It would include:

- Storage and shop for Community Shed
- Storage for community garden
- Change rooms for F.C.F.C
- Cafe at ground
- Flexible community event space
- Potential table tennis space upstairs

Reconfiguration of Bowling Greens & central parking.

Legend

- 1 Community Garden 
- 2 Community Hard-courts / Futsal 
- 3 Refurbished Bowls Club / Community Events 
- 4 Central Parking 
- 5 Overflow Parking / Permeable Parking 
- 6 Cafe 
- 7 Community Shed 
- 8 Community Storage / Function 
- 9 Football Clubhouse refurbished. 
- 10 Spectator Pavilion 
- 11 Premier Pitch 
- 12 Level transition (viewing bank) 
- 13 Junior Football (Australian Rules) oval - low fence for dog off lead area. 
- 14 Junior football (soccer) pitches (6/7 year olds) / training space 
- 15 Junior football (soccer) or third bowls green 
- 16 Relocated Toilet-block 
- 17 Cricket Net 



Plan: Preferred Option

Place Plan Summary

A Place Plan aims to improve places and spaces for the benefit of residents, businesses and visitors by adopting a place-based approach to determine the physical infrastructure and services that best respond to local needs.

A key feature of the Place Plan involves identifying short, medium-and longer-term initiatives and projects that will help to enliven the place and improve the experience for all.

The Place Plan has aligned a vision, themes and set of actions for Hilton Park together with City of Fremantle, Community and Key Stakeholders requirements and expectations.

SENSE OF PLACE STATEMENT:
Hilton Park is an important urban park that is inhabited and cared for by a resilient and tenacious community.
Whilst its amenities are tired, the land it sits upon offers many opportunities.
Hilton Park is a place of wide open spaces, mature trees, steep slopes and green grass.



Diagram: Shifting paradigms



Icons: Place Actions are explained by a 4 step process

BETTER TOGETHER

01 Inclusive

Hilton Park will welcome all people, understanding that different people will seek out different experiences.

02 Woven into the fabric of the neighbourhood

Hilton Park will be part of the fabric of the suburb, embracing and promoting the principles of a garden suburb.

03 Knowing what was before

Hilton Park will be enriched with Indigenous ways of knowing, drawing on the historic ecosystems that existed prior to colonial settlement to strengthen its future.

04 Good neighbours

Hilton Park will operate as a village, with a series of smaller neighbourhoods within it. Neighbourhoods will support one another, sharing and collaborating where they can, ensuring a thriving future.

05 Connected

Hilton Park will support social cohesion, nurturing community connection and relationships.

BIG HEARTED

01 Safe

Hilton Park will be a safe place, allowing the community to use its amenities without fear, regardless of their gender, or ability, and the time of day. Equally, threats associated with vehicles are minimised.

02 More than Sport

Hilton Park will offer a diverse range of recreation opportunities, balancing the needs to the community and sporting clubs.

03 Enhances the health of the community

Hilton Park will support and enhance the health of the community as well as the individual.

04 Ritual Experiences

Hilton Park will embrace the beloved and meaningful rituals of the community. From walking the same path, to playing sport every Saturday morning, the familiarity of Hilton Park will create a sense of belonging and 'home'.

GOT GUMPTION

01 Equality

Hilton Park will be a place of equality, where everyone has opportunity to access and participate in recreation.

02 Resilient environment

Hilton Park will provide a healthier natural environment for the community to enjoy now and long into the future by responding and adapting to the changing climate.

03 Supporting community leaders

Hilton Park will enable and empower community and sporting leaders.

04 Lead by example

Hilton Park will lead by example, promoting and striving for best practice outcomes.

05 Innovative

Hilton Park will strive for continual improvement by adapting and responding to innovation.

Place Plan Summary: Actions & Place Map

Key outcomes of the Place Plan Report are the Actions and Place Plan.

The Hilton Park Place Plan (the Place Plan) is a dynamic and practical list of actions to be completed over a 10 year period, guided by a strong understanding of place, people and vision.

By providing a clear outline of actions and projects, the Place Plan provides the framework to organise community and council. By collating all the moving parts that make up the delivery phase of this project, the place plan is able to break down silos between council and community, ensuring everyone is working towards the same goal.

The Place Plan addressed:

- Benefits of Urban Parks
- Literature Review
- Look + Feel, Character and Persona's of Hilton Park
- Place Audit
- Stories of Place
- The Vision
- Guiding Place Themes + Principles
- Place Map and
- Action Table

List of key place actions:

- Safety including lighting and CCTV
- Access (central spine, perimeter path, walk-able well-lit links, fences removed as blockages)
- Flexibility / Sharing
- A versatile central community gathering space (indoor/ outdoor)
- A diverse range of recreational opportunities
- Dedicated distributed clubrooms (where possible)
- Exploration of a cafe or food van
- Additional public toilets
- Modernise and use sustainable materials
- Public art, Indigenous and colonial heritage, dual naming
- Support ecosystems and endemic planting
- Amenities such as hydration stations
- Natural play spaces
- Consistent branding, material and furniture palette
- Dogs everywhere dog friendly, some dog off-lead areas, manage sports clashes
- Clubs and groups to strategise and operate well - unite, quarterly meetings for example

Place Actions were delineated with one or more of the following icons, demonstrating that the action is linked to, or is fulfilling a key strategic focus for the City of Fremantle.



COMMUNITY

This project contributes to creating strong and healthy communities.



ADVOCACY

This project requires advocacy at multiple levels to attract funding and/or support.



MANAGEMENT

This project ensures the City's resources are managed well and efficiently.



SUSTAINABILITY

This project will contribute to the City's focus on creating a sustainable future.



GREENING

This project will contribute to the City's focus on greening and increasing biodiversity and tree canopy cover.



Image: Diagrammatic Place Plan

2.0

A Vision for Hilton Park

Introduction

The following vision that was established through the Place Planning process in coordination with community and key stakeholders.

Hilton Park is a place for everyone!

A place of connection where people come together through organised sport, active and passive recreation, and community organisations.

Strengthened by the natural environment, Hilton Park is a place where communities thrive.

Principles:

To realise this vision the Place Plan is guided by the following three principles under which key actions were identified:

1. Better Together
2. Big Hearted
3. Got Gumption

This finalised Masterplan builds on these principles and delivers upon place-based actions to establish the following Design Principles:

- Deliver gender equity with new or upgraded facilities;
- Improve ecological and biodiversity values through tree retention and planting, turf replacement and habitat creation;
- Unify a disconnected park through creation of a central spine;
- Give focus to community identity through upgrade of Bowls club and establishment of a combined Fremantle FC and community building, forming a central hub to the precinct;
- Distribute satellite facilities to support club and recreational needs associated with adjacent sports fields;
- Support passive recreation via an integrated movement network and multiple other upgrades;
- Ensure buildings provide multiple functionality for both club and broader community use;

Additionally, the design has looked to:

- Optimise space for maximum sporting and recreational use;
- De-clutter and connect by removing unsightly fencing that blocks movement;
- Support off-leash areas for dog owners;
- Work with and celebrate the topography including the Karst limestone geology;
- Retain existing trees where possible;
- Establish a clear sense of arrival, wayfinding and movement hierarchy;
- Avoid interaction between people and cars;
- Consolidate and formalise car parking to the periphery

Stakeholder Needs:

We learnt early in consultation that given the finite space available not all clubs can meet anticipated growth in membership. A key challenge was to facilitate future growth whilst retaining clubs on site, into the future. The strategic move that liberated this situation for the medium term, was inclusion of a Junior AFL oval to the northeast. This has served to create additional sporting space and consolidate previously disparate AFL training areas to the northeast.

Staging:

The resulting masterplan establishes a realistic and achievable costing framework and identifies immediate, 2 year, 5 year and 10 year delivery priorities. Some quick wins and funding applications for higher priority works are already under way.

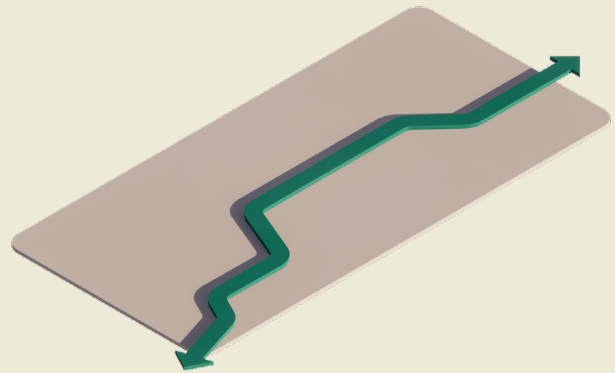
Implementation:

The masterplan sets a framework for larger and more strategic funding applications for major, longer term elements. We look forward to successful funding and investment for this much loved sporting precinct to evolve into a full community parkland that meets future needs of this growing and changing community.

Guiding Design Principles

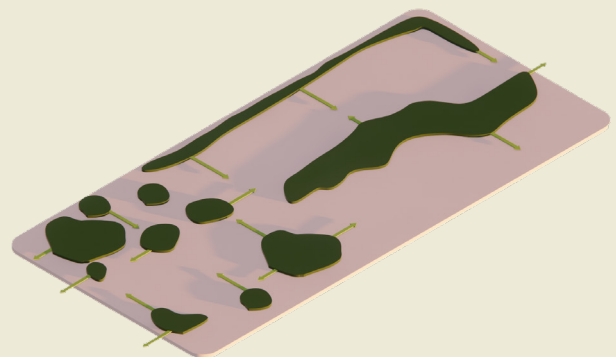
The Masterplan is guided by the following overarching spatial principles.

Legible Spine



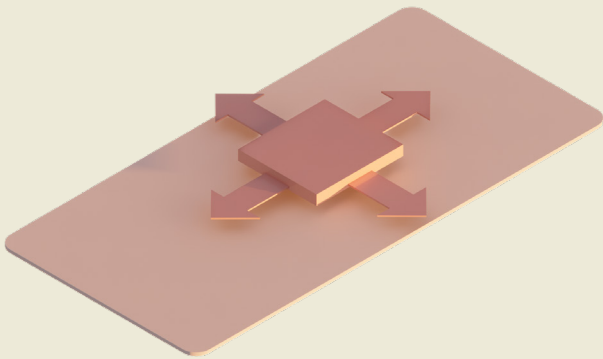
Establish a central, continuous and well-defined pathway or corridor that runs the length of the site, connecting key destinations, fields, clubs, and public spaces.

Ecological - Biodiversity



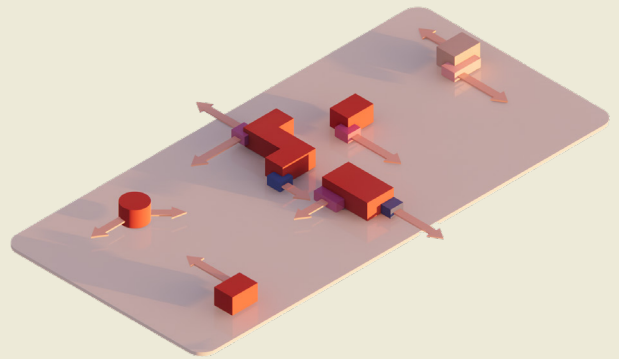
The Hilton Park Precinct will be a cool, green and bio-diverse parkland. Areas not defined and allocated to sporting or community function will be regenerated to provide ecological benefit and habitat creation, with specific focus on endemic flora and fauna and tree canopy.

Big Hearted



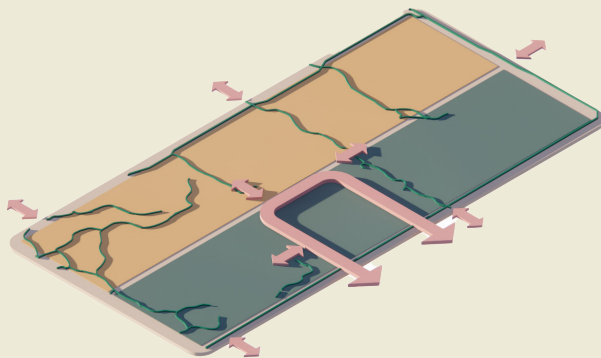
A place where community groups, individuals and sporting clubs can thrive together. A new 'heart' and identity for the precinct. This central area will be an inviting and accessible space that reflects the City of Fremantle's diversity and community spirit.

Communal & Open



Communal buildings will serve as focal points for community interaction, providing spaces for social, cultural, and recreational activities. Each building will include inclusive and culturally sensitive design whilst integrating sustainability and local materials.

Connected & Active



Connected public spaces will be designed to facilitate social interaction, community engagement, and the safe and inclusive movement of people and activities.

3.0

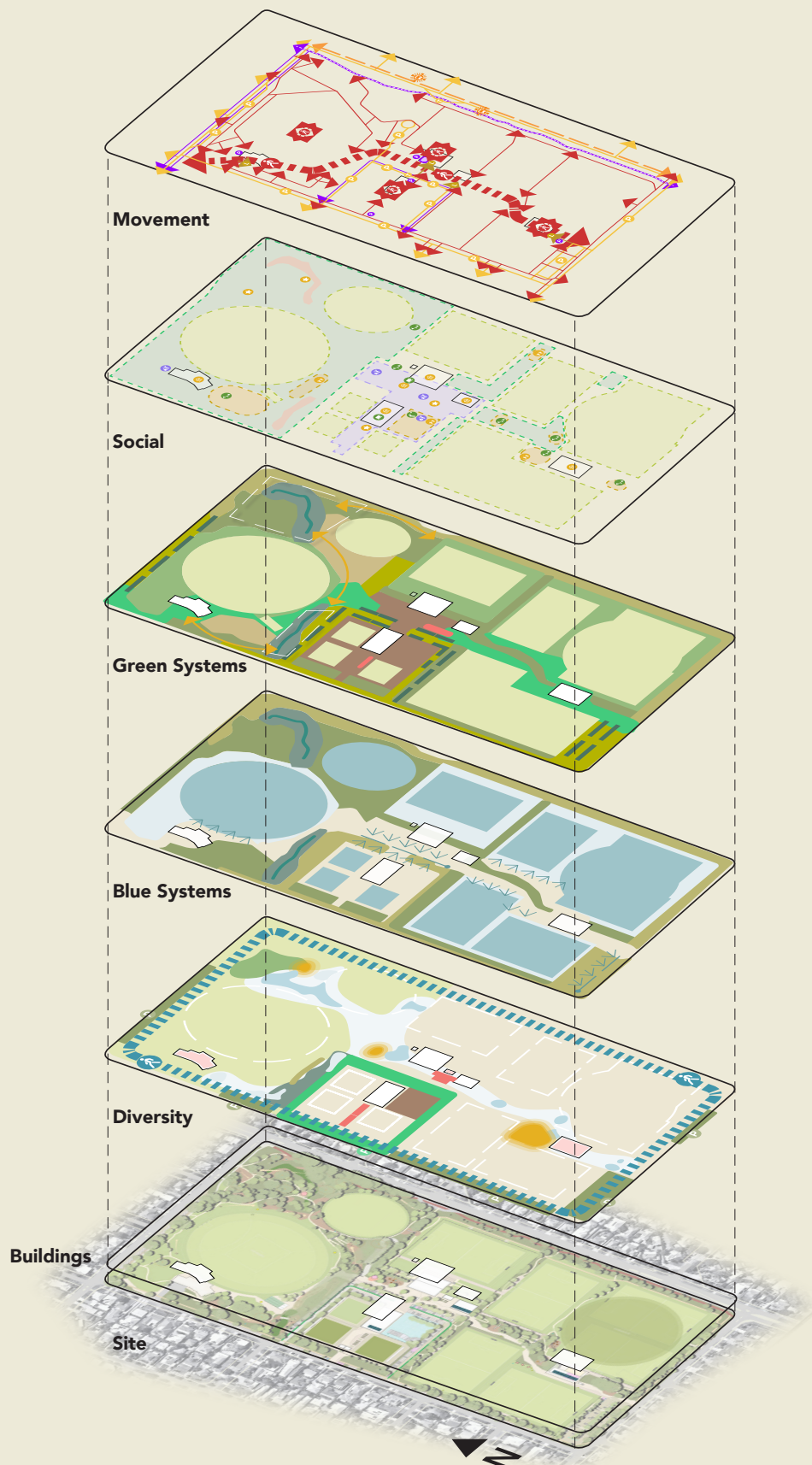
The Masterplan

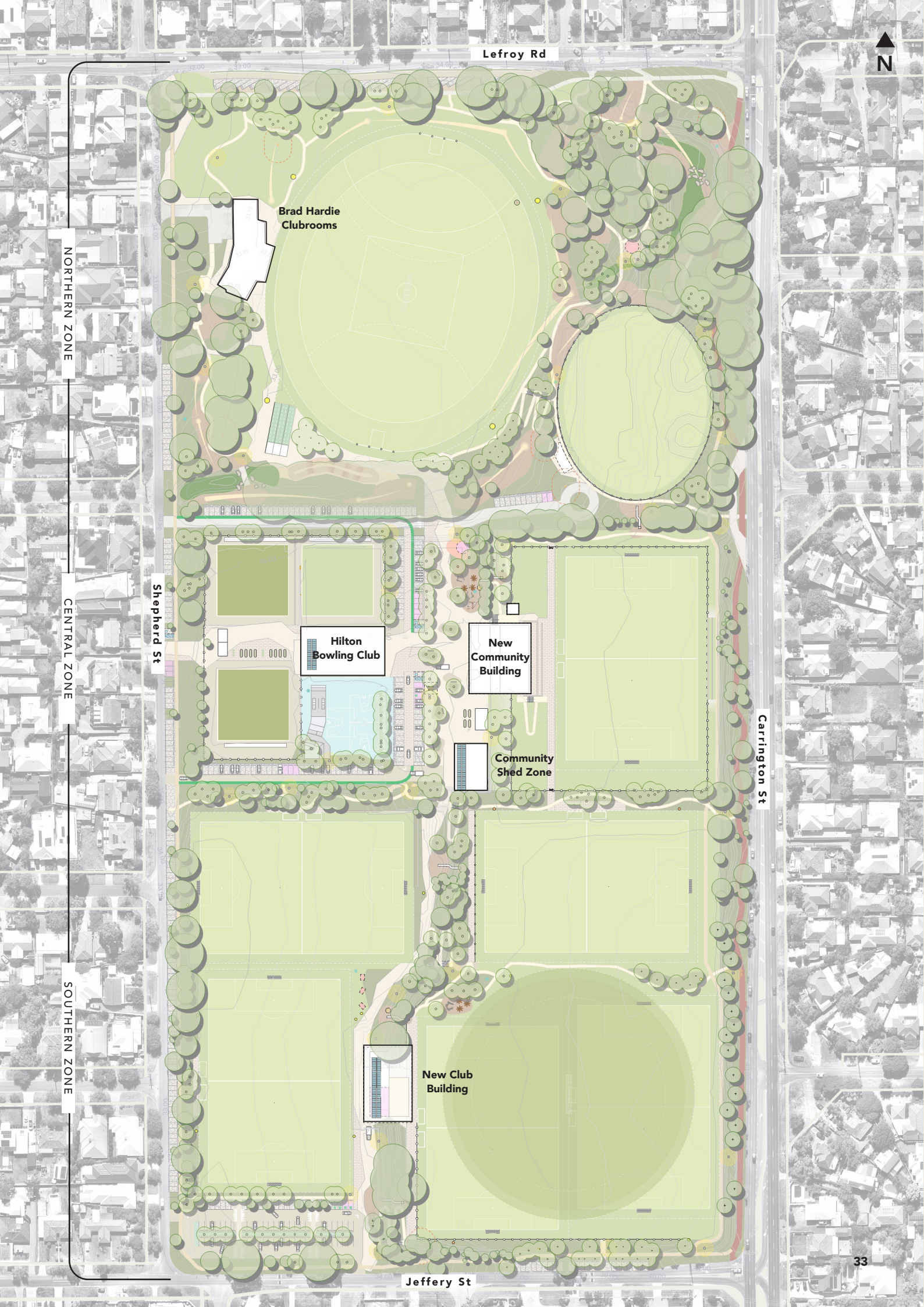
The Masterplan

The main elements of the Masterplan describe how the vision for the site can be realised over the coming decade.

The Masterplan is organised into subsections: Movement and Access; Social Systems; Green Systems, Blue Systems and Diversity.

Each of these layers comes together to create the physical foundation to achieve the Masterplan's vision.





Lefroy Rd



Brad Hardie
Clubrooms

NORTHERN ZONE

CENTRAL ZONE

SOUTHERN ZONE

Shepherd St

Hilton
Bowling Club

New
Community
Building

Community
Shed Zone

Carrington St

New Club
Building

Jeffery St

The Masterplan

NORTHERN ZONE

Legend

-  Central pedestrian walkway / community spine
-  Pedestrian path
-  Perimeter path (fitness loop)
-  Cycle path (internal shared space)
-  Cycle path (existing Carrington Street)
-  Playing surface (turfed fully irrigated)
-  Turf - Run off areas / Parkland (seasonally irrigated)
-  Staircase and Ramp connection
-  Level transition play element (Slide)
-  Mulch (Disc Golf Fairway / Playground)
-  Retained and Protected Existing Trees
-  New endemic trees
-  Low-lying endemic understorey planting
-  Car parking (permeable paving)
-  1 Flood Lighting
-  2 Habitat Support
-  Spectator viewing / seating hardstand
-  3 Hydration stations
-  4 Dog-off lead area (low mesh fencing)
-  5 Ball run-off protection fencing (high mesh fencing)





The Masterplan

CENTRAL ZONE

Legend

-  Central pedestrian walkway / community spine
-  Pedestrian path
-  Perimeter path (fitness loop)
-  Cycle path (internal shared space)
-  Cycle path (existing Carrington Street)
-  Playing surface (turfed fully irrigated)
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FORMALISED PARKING WITH
CYCLE PATH

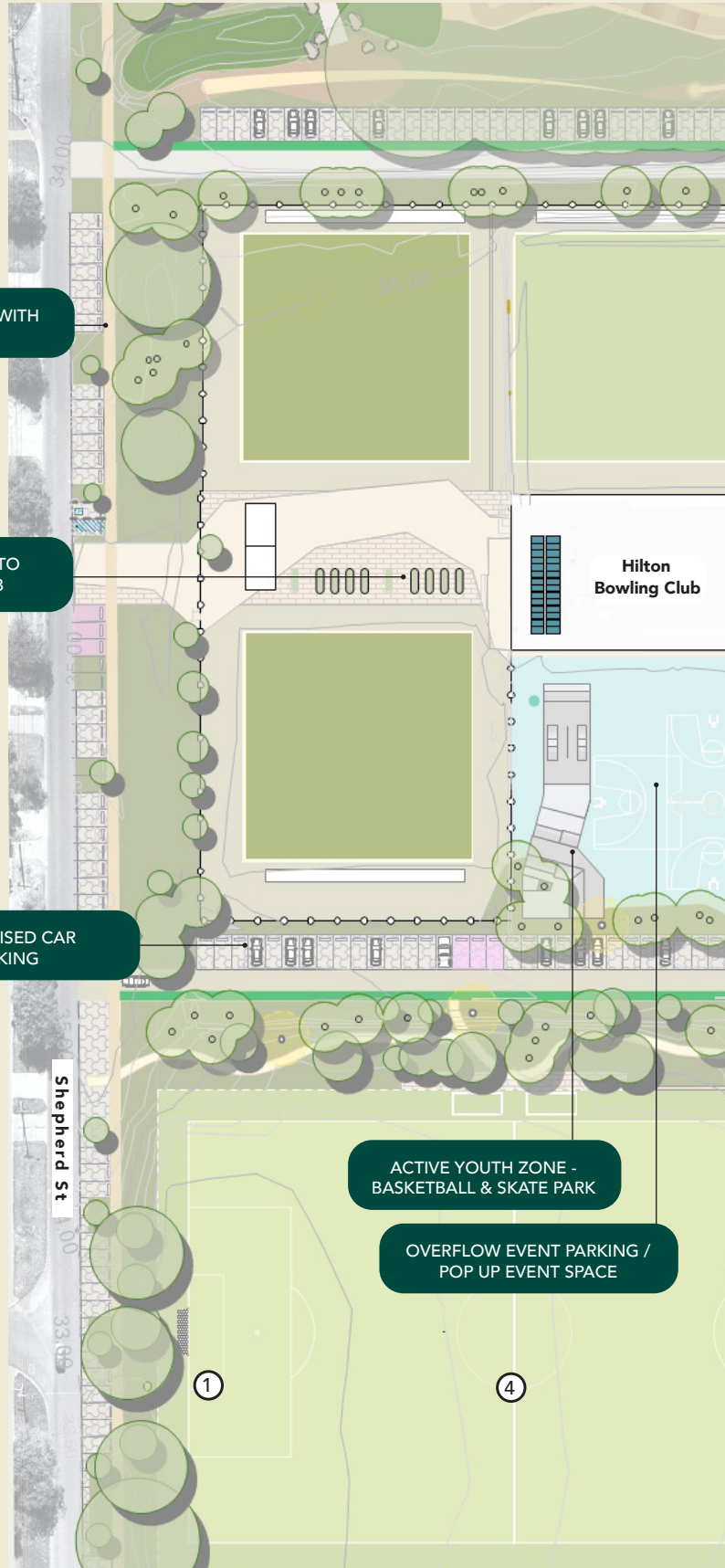
ENTRY PLAZA TO
BOWLS CLUB

FORMALISED CAR
PARKING

ACTIVE YOUTH ZONE -
BASKETBALL & SKATE PARK

OVERFLOW EVENT PARKING /
POP UP EVENT SPACE

Hilton
Bowling Club





The Masterplan

SOUTHERN ZONE

Legend

-  Central pedestrian walkway / community spine
-  Pedestrian path
-  Perimeter path (fitness loop)
-  Cycle path (internal shared space)
-  Cycle path (existing Carrington Street)
-  Playing surface (turfed fully irrigated)
-  Turf - Run off areas / Parkland (seasonally irrigated)
-  Staircase and Ramp connection
-  Level transition play element (Slide)
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-  5 Ball run-off protection fencing (high mesh fencing)

FORMALISED PARKING

PERIMETER PATH

FORMALISED
CAR-PARKING





Movement Systems

The Masterplan’s mobility strategy focuses on getting people into the heart, activating edges and slopes, whilst being safe and inclusive.

Hilton Park Precinct seeks to create a sustainable, equitable, accessible, and integrated movement network which connects people to places and supports an active and usable community and sporting asset. To achieve this, the Masterplan has delivered the following aspects;

Healthy Community: The strategy provides park users with active transport choices by designing a network that facilitates walking, cycling and ease of access to public transport.

The new central spine supports a highly legible wayfinding system and for the first time, connects disparate parts of the precinct whilst negotiating level changes. Ramps and stairs are integrated into the circulation network where required.

A perimeter fitness loop builds on existing paths to provide runners and walkers with the opportunity to circumnavigate the park.

An Accessible Place: The movement network is designed to support safe, efficient and enjoyable movement for visitors, particularly at peak times. A hierarchy is established in the path network to structure different experiences and provide easy way-finding throughout the precinct.

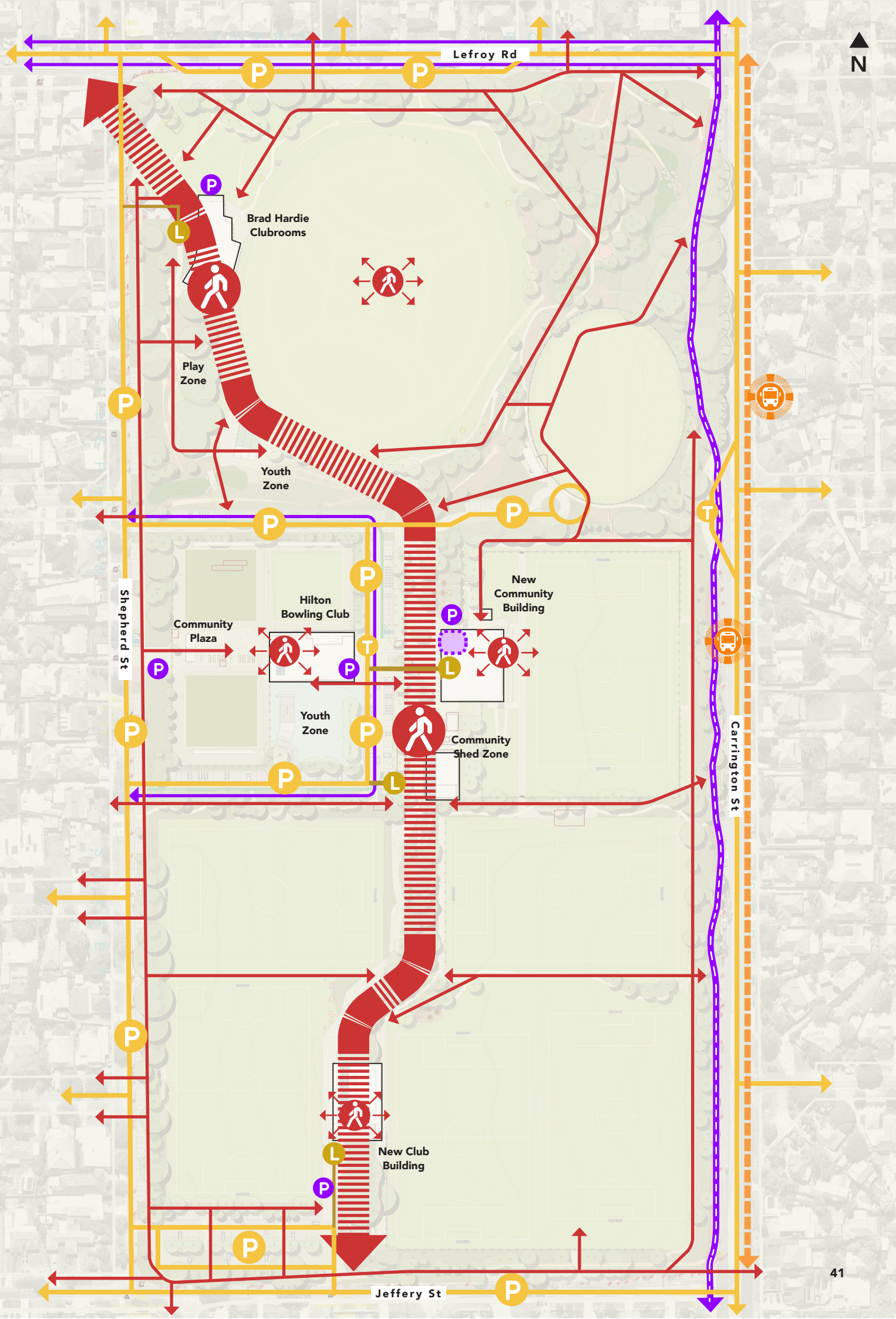
Cross site pedestrian and cycle links facilitate community access to key destinations from adjacent street connections.

Improved Safety: Fewer cars within the precinct is achieved through parking consolidated and formalised to the periphery, reduces potential conflicts with park users.

The pedestrian spine is crossed only once with vehicle movements. This point will preference pedestrian movement via a raised crossing, and change in pavement materiality.

Legend

- PEDESTRIAN
 -  Pedestrian Priority Zone
 -  Pedestrian Movement
 -  Movement Flow
- BICYCLE / MOBILITY SCOOTER
 -  Shared Path Bi-Directional
 -  Bicycle Path Single Lane
 -  Bicycle Parking
 -  End of Trip (EOT) Facilities
- PUBLIC TRANSPORT
 -  Bus Stop
 -  Bus Route Connectivity
- VEHICULAR
 -  Public Car Parking
 -  Taxi/Ride Share Drop Off
 -  Traffic Movement
- SERVICING & LOADING
 -  Loading Zone
 -  Loading and Servicing Access



Movement Systems





Perimeter path networks to intertwine and provide multiple experiences for all users.



Pathway widths that support multiple speeds and abilities.



Secondary paths through ecological zones.



Pause points - seating opportunities near pathways.



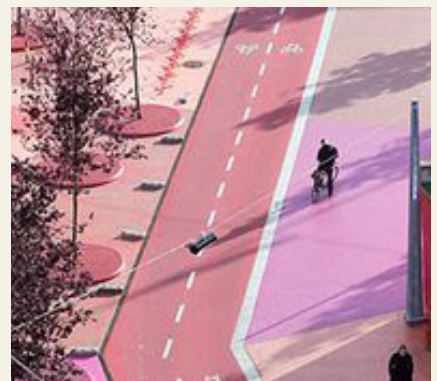
Formalised parking areas to incorporate permeable paving, central swales and flush kerbing to passively irrigated planters where possible.



Support walks that offer amenity to 'non-human' and human..



Priority to micro-mobility and bicycles, shade trees and separation of bicycle lanes from car network.



Maximise clarity of walkways and universal access where possible.

Social Systems

The Masterplan responds to the idea of a 'Community Parkland', going beyond social dimensions of sport to include broader cultural and recreational pursuits that support rich & inclusive social interaction.

The social dimension of the Masterplan is expressed through a series of spaces that provide the infrastructure to support rich and varied social exchange, from small and informal to large and formal gatherings. Together these components re-invent Hilton Park as a culturally diverse and dynamic community place that reflects community values.

Key elements include:

Community Park Zone: Areas with playgrounds, picnic spots, walking paths, and open lawns for relaxation and informal play.

Community Plaza Zone: Open, paved spaces for community events, markets, and social gatherings, with opportunity for formal and informal seating, community gardens, public art and external activities associated with the Community Shed.

Youth Zone: Areas for court sports like basketball, 6-a-side soccer, handball, volleyball and netball, promoting team work & play.

Youth Hangout Spaces: Designed for young people with features like skate parks, stages, shade structures, and seating areas (with Wi-Fi enabled).

Café / Event spaces: Small dining spots within or near open spaces, offering refreshments and socialising opportunities with outdoor seating. Increasing the amount of time people will spend on-site.

Better Access to Open Spaces: Developing pathways, trails, and transportation links to ensure everyone can easily reach and enjoy these areas.

Ongoing Presence of Nature: Integrating natural elements like trees, gardens, and green roofs throughout the community to create a greener environment.

Outdoor Theatre: Integrated into the level change north of the new Community & Club Building is an opportunity to provide a bookable outdoor performance space and amphitheatre for medium-scaled community events. Depending on demand/budget/prioritisation the facility could be delivered with stage, power and structures to support lighting and sound.

Legend

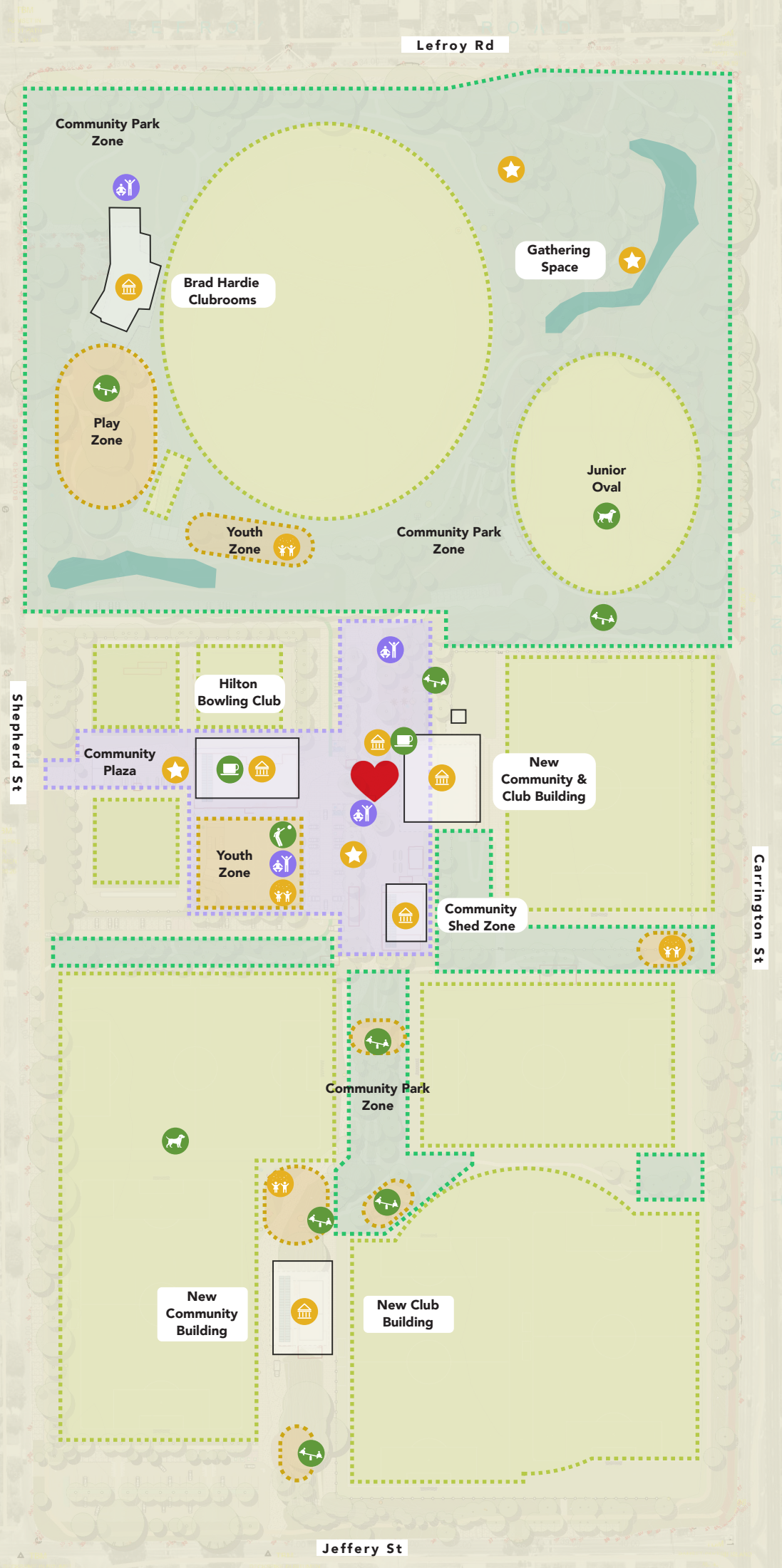
-  Community Park Zone
-  Community Plaza Zone
-  Multi-use Sports Courts
-  Children's Play Area/Element
-  F&B + Flexible Space
-  Outdoor Theatre & Temporary Activation Space
-  Youth/Hangout Spaces
-  Cultural Attractor
-  Built Form/Landscape Interface
-  Sporting Field
-  Play/Youth Area
-  Living Stream / Drainage line
-  Potential off-lead dog areas (when not utilised by sporting clubs)

Temporary Activation Space: Introducing temporary features and events to activate spaces and engage the community. This can include pop-up markets, outdoor art installations, seasonal festivals, temporary sports facilities, and additional mobile cafés or food trucks. These temporary activations keep the spaces dynamic and attract different segments of the community at various times, ensuring that the areas remain lively, have an increased passive surveillance and well-used.

These elements help create vibrant, active open spaces that improve quality of life, promote health, and foster community connections.

Sporting Fields: Larger areas for sports including soccer, football, and cricket, equipped with facilities for players and spectators.

Semi Enclosed Off Lead Dog Areas: The new junior oval is proposed to be semi-enclosed (low chainwire mesh), doubling as both dog and ball containment, in times when not utilised by sporting clubs. In addition to the lower ovals west of the old Ken Allen Pavilion that are currently utilised.



Lefroy Rd



Community Park Zone



Brad Hardie Clubrooms

Gathering Space



Play Zone



Youth Zone



Community Park Zone

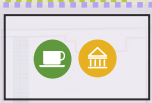
Junior Oval



Shepherd St

Hilton Bowling Club

Community Plaza



Youth Zone



New Community & Club Building



Community Shed Zone

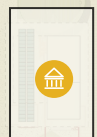


Carrington St

Community Park Zone



New Community Building



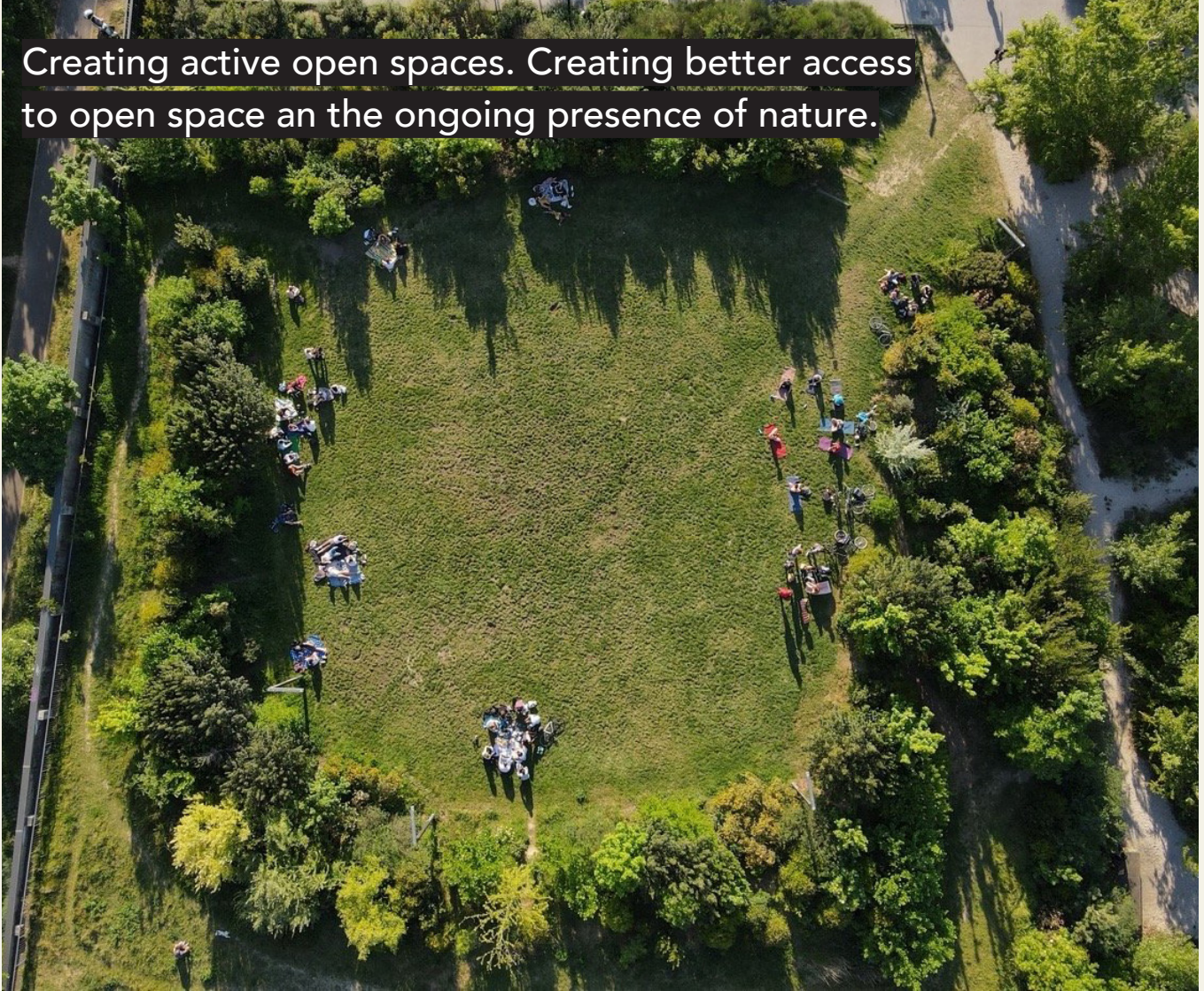
New Club Building



Jeffery St

Social Systems

Creating active open spaces. Creating better access to open space an the ongoing presence of nature.





Opportunity for multi-sport Youth zone with playful surface finishes, seating elements for passive gathering and spectating.



Urban plaza with integrated play / fitness equipment.



Multi-age playgrounds with pause points, discovery zones and native planting.



Formalised path networks with multiple routes.



Culturally safe spaces within ecological zones with ability for gathering and events.



Discovery walks.



A diversity of safe spaces that offer passive seating and gathering opportunities.



Play spaces and objects that can offer seating and gathering functions.

Green Systems

The Masterplan vastly improves on ecological and biodiversity values of Hilton Park by maximising native planting and tree canopy where possible.

Green systems in masterplanning involve using natural elements and ecological practices to create sustainable, resilient, and attractive environments for human and non-human.

Key aspects include:

Ecological Zones / Hydrozoning: Sports field turf has been rationalised and reduced to minimal requirements. This has liberated excess turf to be reconsidered as native planting (ecological zones) supporting wildlife habitat and biodiversity through planting of endemic and native species. Refer to Water Systems for further information on the irrigation strategy.

Ecological regeneration of North East Corner: This area has been identified as suitable for planting-out with native species and bush-tucker plants. The vegetation structure should support tree, medium and small shrub and ground cover plantings. Given increased planting, sight lines for safety and the movement network are critical considerations. The Disc golf course in this area, with open mulched fair-ways is designed to address CPTED considerations.

Maintenance: Reducing turf and increasing native planting establishes a sustainable, low-maintenance landscape. Native plants require less water, less fertilizer, chemicals and general maintenance. Path networks are to be used to manage edge conditions between turf and planted areas where possible to further assist in reducing maintenance.

Biophilia: Walking and cycling pathways through native plant areas bring people closer to nature providing multiple biophilic benefits.

Water-Wise Planting: Drought-tolerant endemic plants and efficient irrigation is proposed to conserve water. This includes choosing plants that need minimal watering and using techniques like mulching to retain moisture, reducing water use and maintenance costs, whilst increasing vigour and biodiversity.

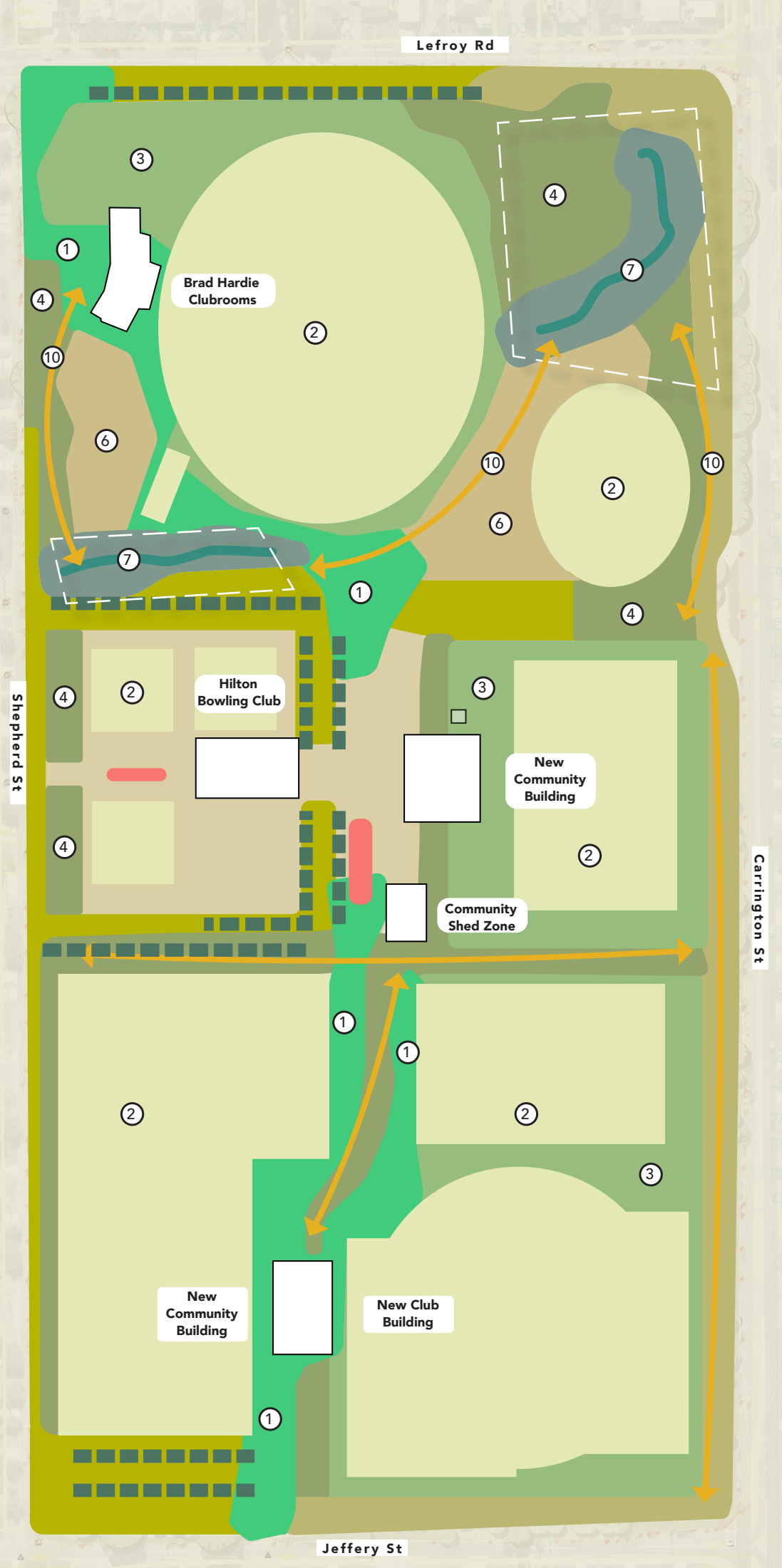
Legend

- ①  Central Spine (tree canopy & plantings)
- ②  Playing surface (irrigated sports turf)
- ③  Parkland turf / playing surface overrun with trees in turf
- ④  Ecological zones - Tree, shrub & ground cover endemic plantings
- ⑤  Permeable paving (roads/car parks) with turf cells
- ⑥  Mulched zones with tree canopy and low planting
- ⑦  Ephemeral Wet Planting - Living Stream
- ⑧  Community Garden Planting
- ⑨  Car-parking Shade Trees
- ⑩  Interconnected ecologies

Ephemeral Wet Planting: Suitable planting to areas with seasonal water, such as sumps, rain gardens and drainage swales. These plants tolerate both wet and dry conditions, helping manage stormwater, reduce flooding, and filter pollutants, enhancing urban landscapes' ecological function.

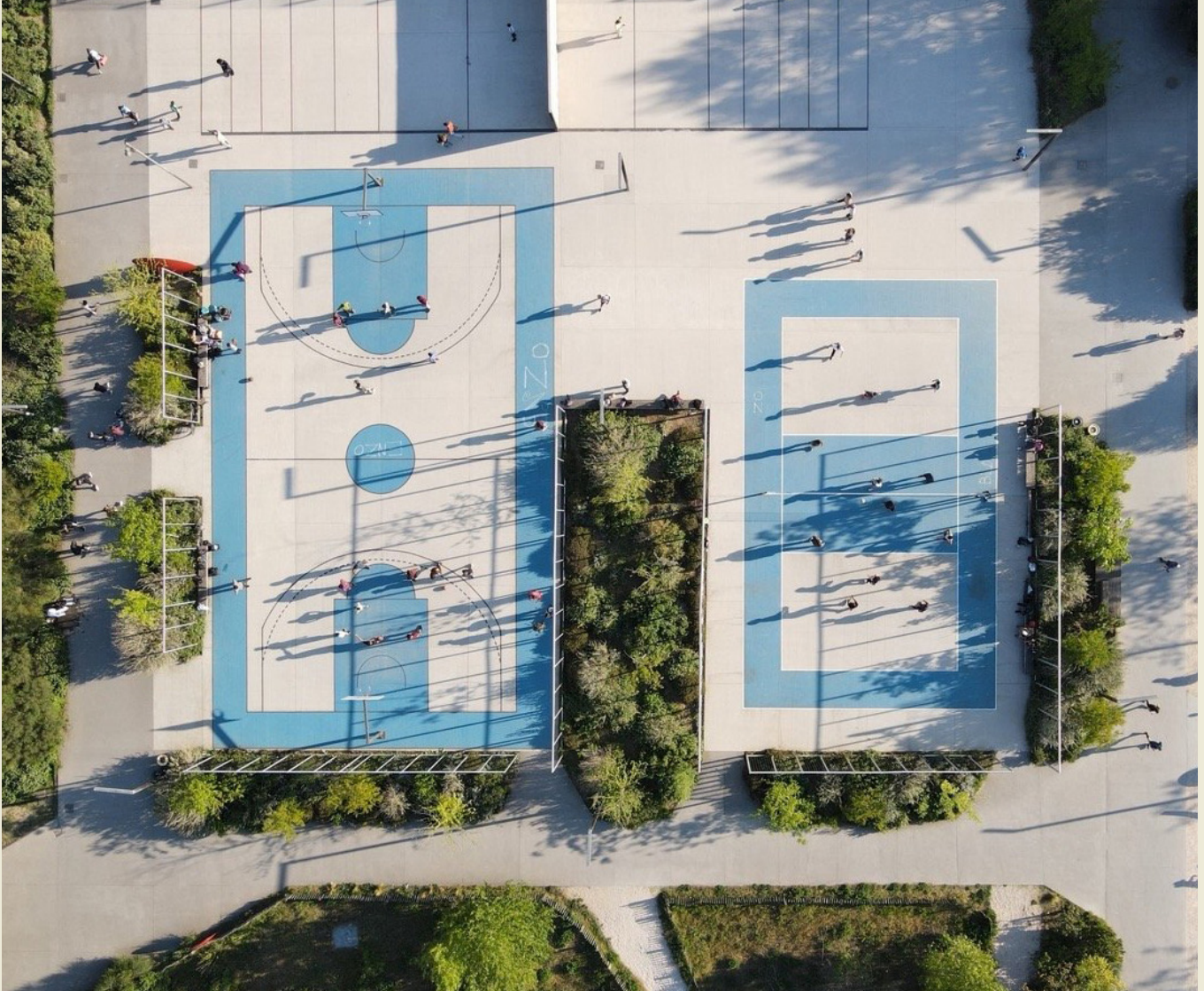
Incorporating these green systems into urban design creates multifunctional spaces that support recreation, education, and ecological health, fostering a sustainable and liveable environment where people and nature thrive together.

Community Garden: Existing veggie garden beds associated with the Community Shed are formalised and scaled up into a potential Community Garden with associated social programs.



Green Systems

Integrated playing surfaces with ecological zones.





Turf integration with native vegetation.



Walkways and pedestrian paths integrated with native vegetation.



Regenerated endemic planting



Water-wise planting



Green Systems

Ambitions

Enhanced Parkland Biodiversity: The park values, protects, restores, and enhances biodiversity re-establishing its sense of place in the Fremantle Region.

Maximised Tree Canopy: A primary objective is to maximise tree planting, canopy coverage and vegetation extent across park. Nature-based solutions underpin approaches to sustainability, public space and building operations, contributing to environmental performance and user amenity.

Water and Habitat Protection: Ambitions include protecting and enhancing water movement corridors, as well as improving the park-wide water management and minimising the impact of buildings, pedestrians and operations on habitats.

Ecosystem Regeneration: The parkland will regenerate and enhance local ecosystems.

Climate Resilience: Recognising the importance of climate resilience, the plan includes strategies for climate adaptation, ecosystem integration and the creation of a secure and healthy environment for the park and the community.

Strategies

Tree Canopy Enhancement: The masterplan increases tree canopy through landscape planning linking movement systems, tree planting and ecological corridors. Increased ground cover, rain gardens, and vegetation restoration will all augment the canopy strategies.

Fauna Habitat Protection: The plan minimises threats to native fauna and their habitat, primarily by increasing the amount of connected canopies and animal infrastructure (e.g. nesting boxes, rock-work crevices) while maintaining and improving the quality of the existing habitat areas and trees.

Climate Targets: The parkland to commit to reducing greenhouse gas emissions and striving for climate neutrality in alignment with national and international targets. Sustainable systems (solar power and batteries) and locally sourced, low carbon materials could be used to help meet these targets.

Climate Change Resilience: The plan addresses climate resilience by creating a campus that is robust but flexible in adapting to extreme weather events, both at the extremes of drought and flood, and across the myriad conditions between those extremes.

Biodiversity Management Plan: The site can establish a biodiversity management plan to identify, protect and manage native vegetation and endemic fauna habitat. Stewardship considerations and collaborations to reduce costs will be integrated into this initiative.



Design Outcomes

Native Plant Integration: Increased planting of select native species will reinforce the presence of a resilient and diverse urban forest across the campus, supporting a recovery of Country, and restoration of the atmospheric and environmental qualities of the former rainforests.

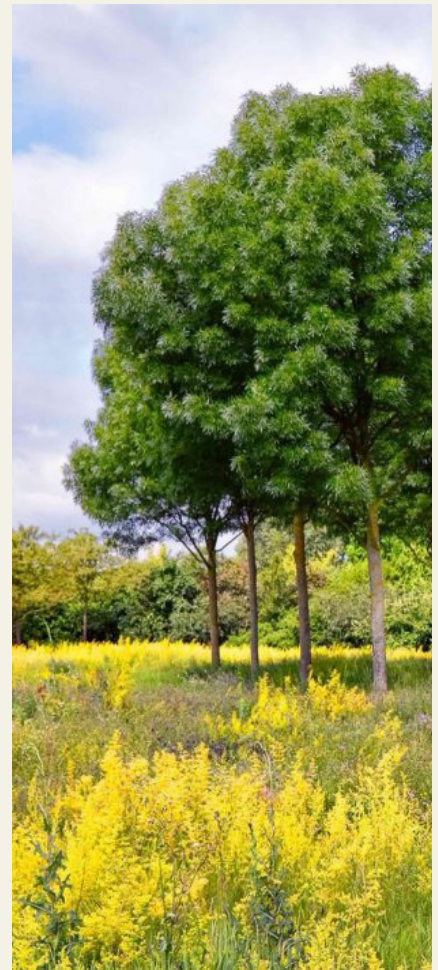
Hyper-saturated Soils: Deep soil planting will be integrated into interstitial spaces between buildings, creating micro-climates that enhance the outdoor environment and promote biodiversity. These areas will be charged with rainwater harvesting from buildings.

Integration with Built Form: The landscape will seamlessly integrate with and flow through buildings and learning areas, blurring the boundaries between indoor and outdoor spaces. This approach will enhance the built forms connection to its natural surroundings.

Landmark Planting: Entrances and major spaces will be punctuated and defined by distinctive plantings. A diversity of planting types will create distinct zones enhancing spatial conditions, and spreading the concept of the rainforest walks throughout the campus.

Cultural and Consumable Plantings: Indigenous edibles and culturally significant plantings will be integrated into the landscape, offering opportunities for interpretation, engagement, research and education.

Materials and Sustainability: Low-maintenance natural local materials that engender a sense of place while contributing to sustainability initiatives will be used throughout the campus.



Opportunities for ecological 'hot-spots'



Blue Systems

The Masterplan has considered water as a key consideration in a drying climate. Water Sensitive Urban Design (WSUD) principles and Hydrozoning are employed

Blue systems in masterplanning refer to the integration of water management practices and features to create sustainable and resilient environments. These systems focus on the efficient use, integration, conservation, and management of water resources.

Key aspects include:

Irrigated Sports Turf:

Sports turf areas receive regular and high levels of irrigation to maintain lush, green surfaces suitable for respective sporting codes. They are required to be kept to a high level of finish with regular mowing, fertilising and other treatments as needed.

Seasonally Irrigated Turf:

Turf areas that are irrigated only during certain seasons, typically during dry periods. This approach conserves water by limiting irrigation to times when it is most needed, promoting sustainability while maintaining green spaces.

Establishment Irrigation to Garden Beds:

Garden beds that receive irrigation via a temporary system during establishment only. This supports the healthy establishment of native plants. This method ensures that water is used efficiently

Un-irrigated Planting Areas:

Outside hand watering during establishment these areas will not be irrigated via a reticulated system.

Passively Irrigated Carpark Swale:

Shallow, vegetated channels designed to manage stormwater runoff in parking lots. Swales help to filter pollutants, reduce flooding, and recharge groundwater. They can also be integrated with plants that thrive in both wet and dry conditions, enhancing the ecological function of the area.

Legend

- ①  Irrigated Sports Turf
- ②  Seasonally Irrigated Turf
- ③  Establishment Irrigation to Garden Beds
- ④  Un-irrigated Garden Beds
- ⑤  Passively Irrigated Ephemeral Planting
- ⑥  Passively Irrigated Central Carpark Swale
- ⑦  Indicative surface water run off to garden bed

Water Irrigation Innovations:

The Masterplan looks to adopt the latest techniques and technologies for improving water management and irrigation efficiency. This includes drip irrigation systems that deliver water directly to roots of plants, soil moisture detectors and smart irrigation controllers that adjust watering schedules based on weather conditions and soil moisture, and rainwater harvesting systems that collect and store rainwater for later use.

These innovations help to reduce water waste, lower maintenance costs, and promote sustainable water use.

Lefroy Rd



Shepherd St

Carrington St

Jeffery St

Diverse Users

Variety of safe and inclusive places and infrastructure that supports a diversity of users and abilities.

Diversity in masterplanning encompass a range of elements that promote inclusivity, safety, engagement, and enjoyment for all community members. The strategy looks to build off the strengths of the existing services including the Bowls Club, Community Shed and the various Inclusive Sports Club programs.

Key considerations include:

- Intergenerational - (Children, Youth, Elderly)
- Gender inclusive
- All-Ability & DDA Compliance
- Accessible, multi-functional and Safe Path Network

Nature Play for Children: Designing play areas that incorporate natural elements to encourage imaginative and exploratory play. Nature play spaces provide opportunities for children to connect with the environment, fostering creativity and physical activity.

Incidental Play for Everyone: Integrating play opportunities into everyday spaces, such as walkways, hills / slopes, paths and parks. Incidental play features, like interactive sculptures, slides or musical installations, encourage spontaneous play and social interaction among people of all ages.

Inclusive Gathering Spaces: Flexible areas for community gatherings and social interaction, such as outdoor amphitheatres, picnic areas, and community gardens. These spaces provide opportunities for residents to come together, build connections, and celebrate cultural diversity.

Youth Space: A central and visible space for active but informal sports and social engagement.

Accessible Event Spaces: Creating flexible outdoor venues for hosting events, festivals, and performances. Event spaces accommodate a variety of activities and programming, enhancing community vibrancy and fostering civic pride.

Female-Friendly Parking and Open Space: Implementing design features that enhance safety, accessibility, and comfort for women in parking facilities and open spaces. This may include well-lit parking areas, clear wayfinding signage, and designated rest areas with amenities like seating and landscaping.

Legend

- | | | |
|---|---|----------------------------------|
| ① |  | Refurbished Female Change-Room |
| ② |  | New Club / Community Building |
| ③ |  | Onsite Battery Storage |
| ④ |  | Nature Play |
| ⑤ |  | Incidental Play |
| ⑥ |  | Pump-Track |
| ⑦ |  | Planted Discovery Swale |
| ⑧ |  | Additional Compliant Bays |
| ⑨ |  | Safe Parking and Lighting |
| ⑩ |  | Gathering spaces |
| ⑪ |  | Habitat Creation |
| ⑫ |  | Disc Golf |
| ⑬ |  | Active Youth Space |
| ⑭ |  | Perimeter Fitness Walk / Loop |
| ⑮ |  | Community Garden |
| ⑯ |  | Indicative Path Network Lighting |
| ⑰ |  | Public Toilets |

DDA Compliance: Ensuring that urban spaces are compliant with Disability Discrimination Act (DDA) regulations, which mandate accessibility standards for people with disabilities. DDA-compliant design features may include wheelchair-accessible pathways, tactile paving, and designated parking spaces.

By integrating these diversity systems into the masterplan design, communities can create inclusive, welcoming, and vibrant environments that cater to the diverse needs and interests of all residents. These initiatives promote social equity, environmental stewardship, and community well-being, contributing to a more liveable and sustainable urban landscape.



Focus Area 1 - Traditional Owners Brief

The below brief was developed in consultation with the Traditional Owner Reference Group. The following concepts were identified:

- Big idea for a 'Magical Community Park' which is a broadening of the current view of the precinct as a sports park.
- This initial idea supports another idea for a 'Community Walk' associated with the central spine.
- Regenerate the north east corner as a bushland area featuring native species from the area and bush foods.
- Interpretive signage might explore:
 - Local family histories associated with sport,
 - Caring for Country and
 - The theme of 'Wirin' or 'Spirit' will be a mix of Whadjuk and European stories of strong spirit, as it relates to a one of the place planning themes of the project, 'Got Gumption'.
- Dual place-naming in Nyoongar language was proposed. An overall name for the precinct was something that likely requires more discussion, however key words and concepts discussed included:
 - 'madjital' or magic,
 - 'wirin' of good spirits, and;
 - 'waabing' or play, and 'waabiny' or playing.

General comments that have shaped the Masterplan include clarifying the strategy for play spaces, considering the inclusion of BMX and skate areas, installing a fence along the northeast corner, and establishing a performance space or stage.



Example of shade structure with endemic planting.

Gathering Place

A cost-effective shelter and seating area, situated close to nature in the regenerated bushland area of the north east corner. Structure supports ceremonial and community gatherings suitable for Nyoongars but also other groups e.g. weddings.

The space would accommodate small to large groups (30pax), roofed for all-weather protection but open and connected to the landscape, emphasising an informal feel.

Facilities to include a sink, tap, and BBQ for food preparation, with accessibility and DDA compliance a priority, the concept revolves around a central core area with a view over the sports fields, adopting a circular form to support gatherings. There's a suggestion to separate the food preparation area from the seating space, possibly with separate shelters. Additionally, there's an opportunity to incorporate an abstracted diamond-shaped awning as a nod to the snake head, with the proposed name "Mandja Moort" (Gathering of Family).

Central Spine

The central path or movement network may feature limestone materiality and offer an opportunity to express seasons, colour, and softer forms.

The spine of the park could convey stories about Nyoongar culture, sporting histories, family narratives, and environmental stewardship.

The theme "Spirit" or "Wirin" (good spirit) is suggested, with "Wirin Park" potentially serving as the regenerated northeast corner park.

Collaboration with Nyoongar artists is proposed to ensure cultural engagement and authenticity. The spine could express Nyoongar culture and ideas through materials, forms, textures and colours in the pavement, as well as Nyoongar authored artworks and interpretive installations that share stories and Nyoongar perspectives.

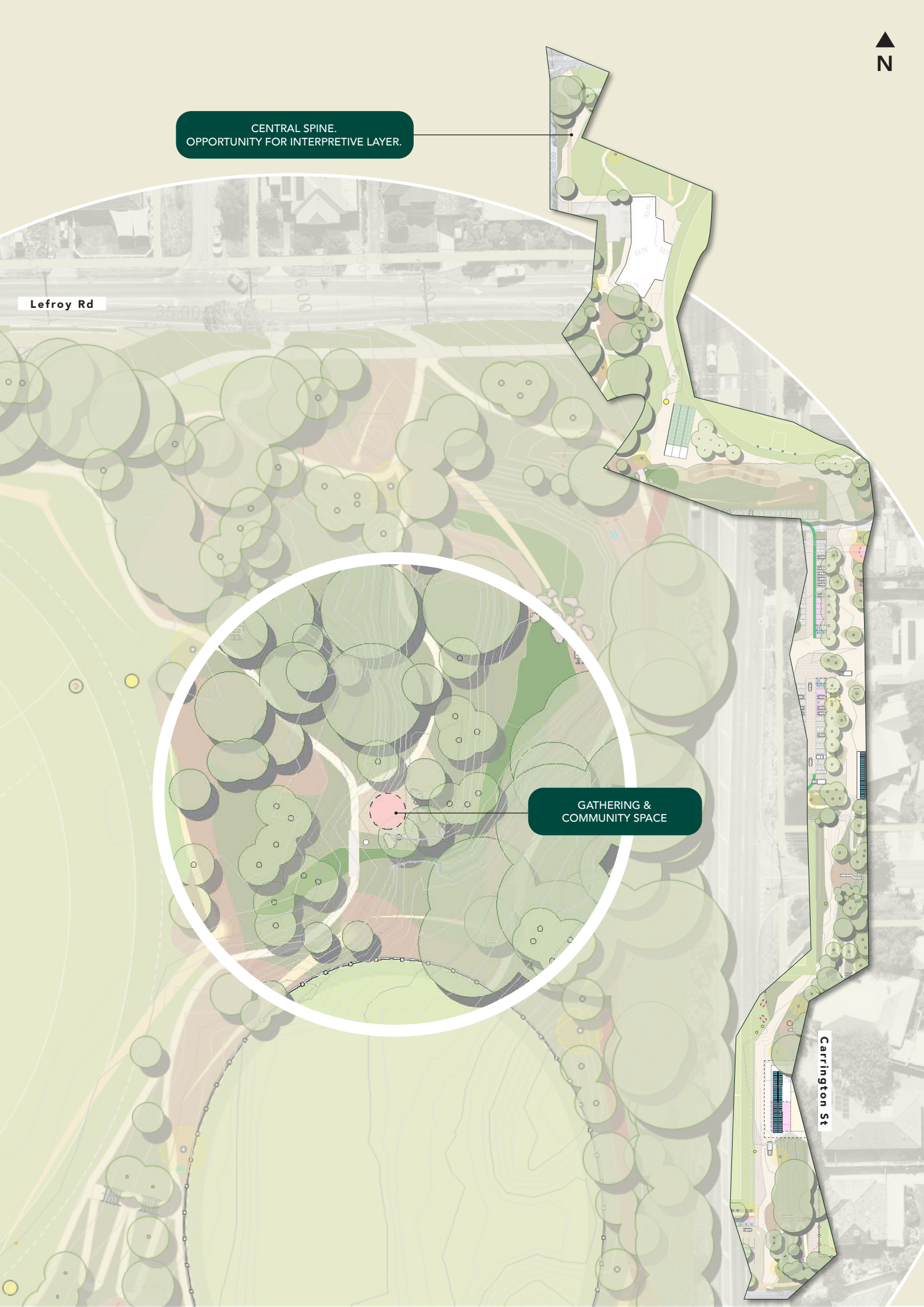


CENTRAL SPINE.
OPPORTUNITY FOR INTERPRETIVE LAYER.

Lefroy Rd

GATHERING &
COMMUNITY SPACE

Carrington St



Focus Area 2 - Building Massing

In the initial stages of development of the masterplan, building configurations and dimensions often serve as diagrammatic and approximate spatial allocations rather than finalised designs. At this point, the primary focus is on establishing a broad framework that outlines the general layout and distribution of functions within the site, and within each building.

During early phases of masterplan development, the design team have worked with stakeholders to identify key programmatic requirements and to allocate space accordingly. This process involves defining land use zones such as residential, commercial, recreational, and civic functions.

The building massing has been developed to define the approximate scale and inform costings.

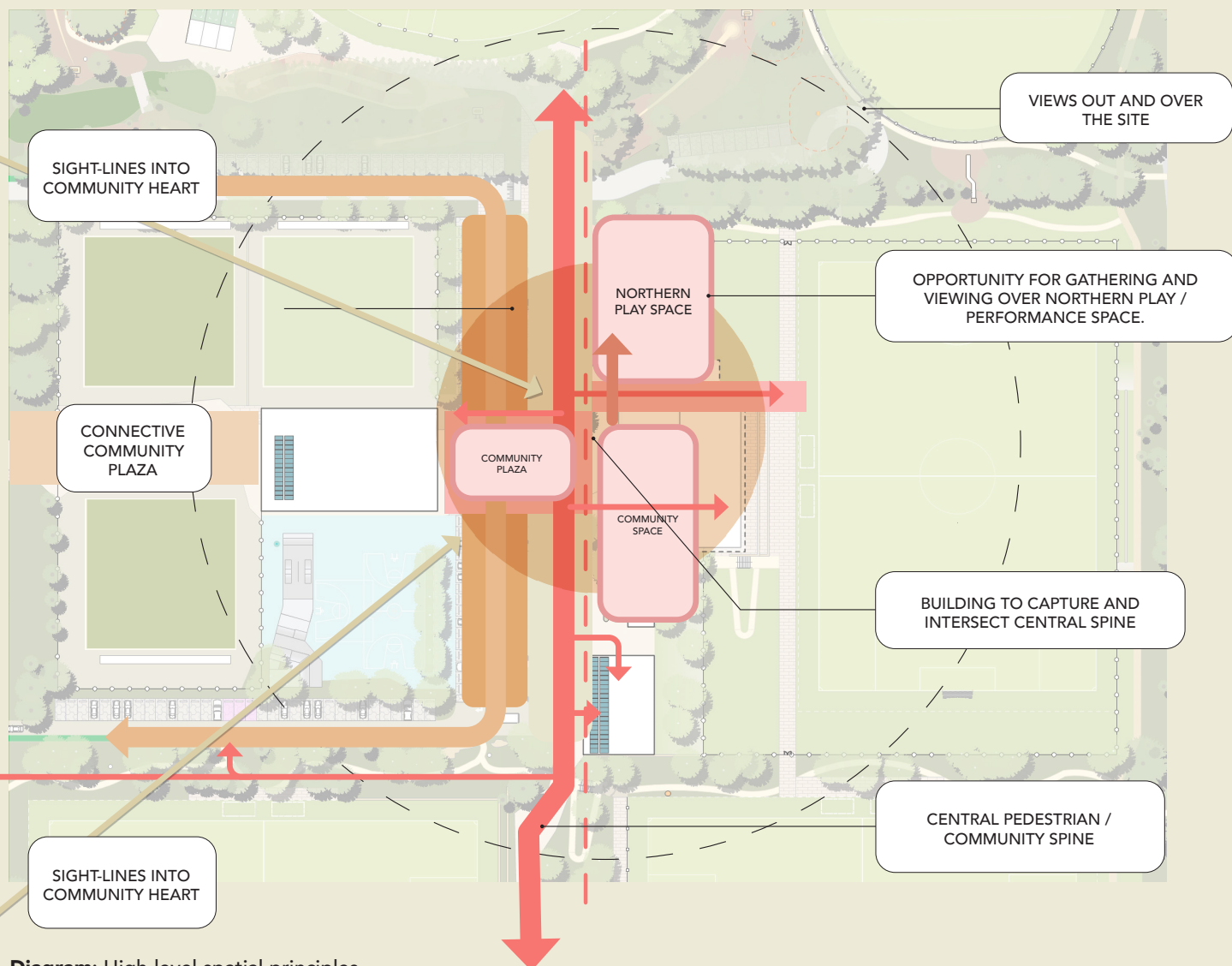
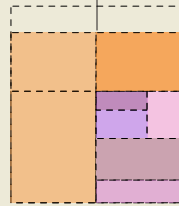
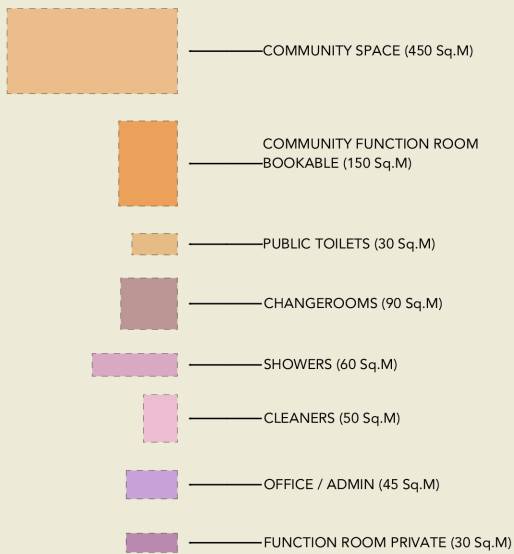


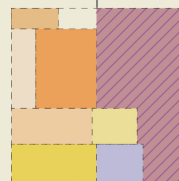
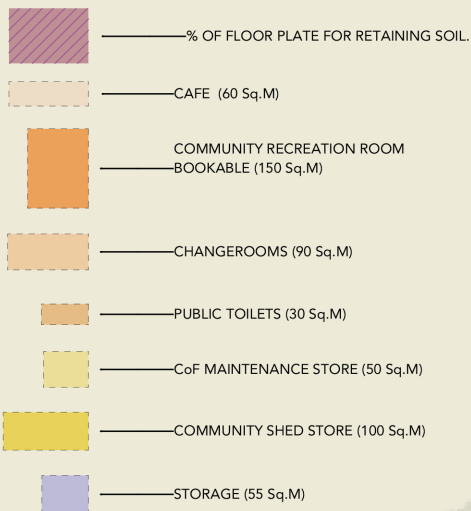
Diagram: High-level spatial principles

Upper Level (905 Sq.M)



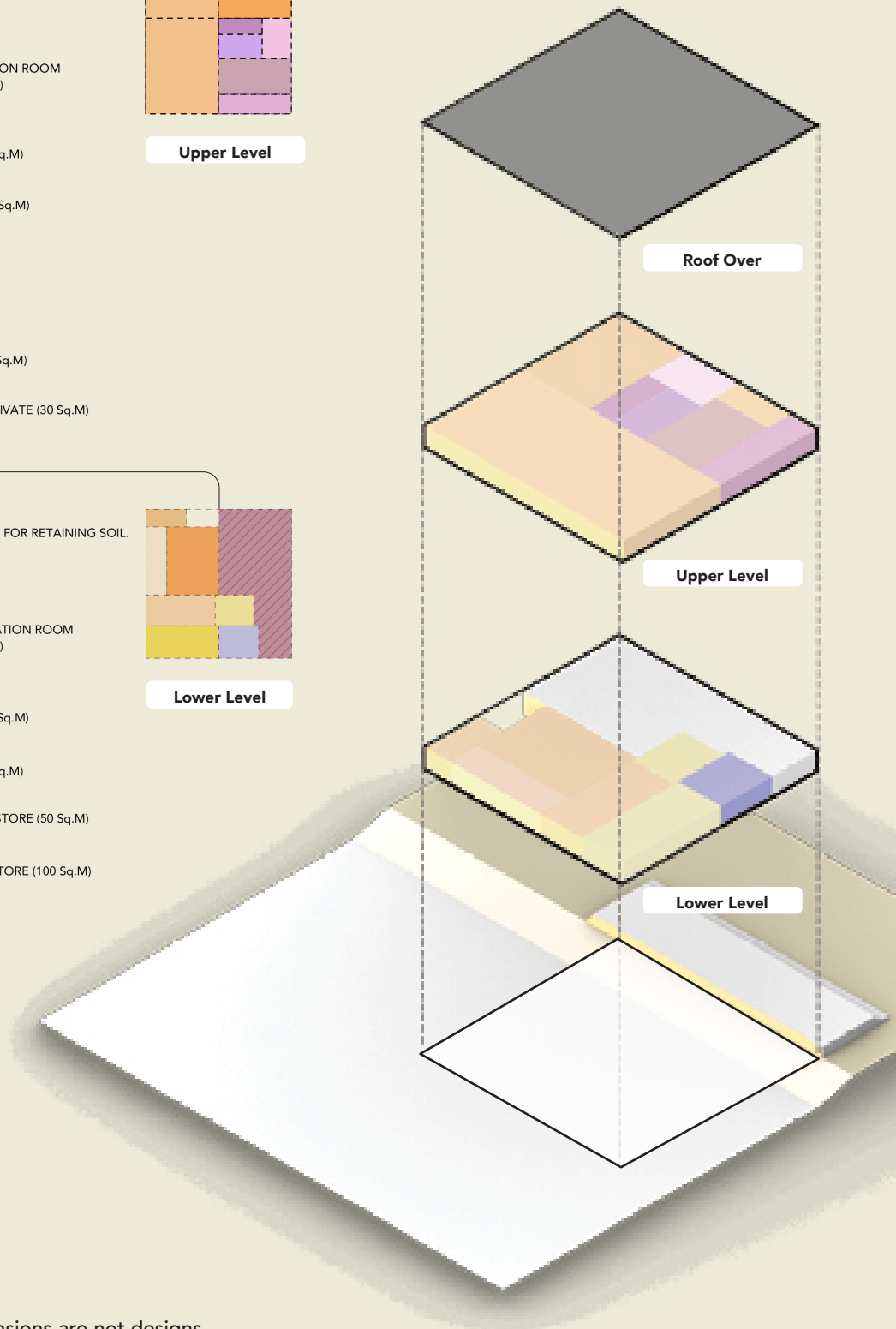
Upper Level

Lower Level (535 Sq.M)



Lower Level

TOTAL = 1,440 Sq.M



Note:

All building configurations and dimensions are not designs, but diagrammatic and approximate spatial allocations only, an architect has not yet been sought on the design of the junctions of rooms nor consideration of aspect.

Diagram: Indicative Exploded Axonometric

Focus Area 3 & 4 - Building Massing

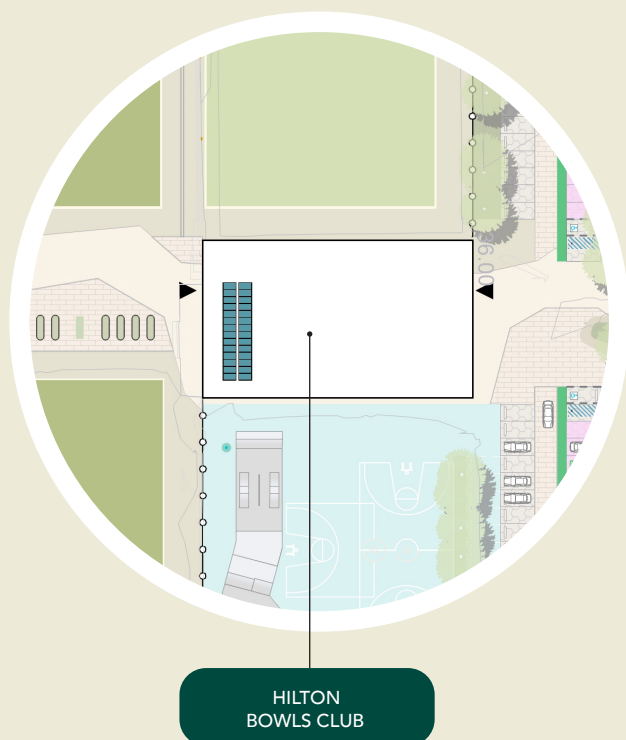
BUILDING - BOWLING CLUB REFURBISHMENT

The Hilton Bowling club is in need of significant improvements however the structure is otherwise in good condition and worthy of retention.

Minimum upgrades are to include: addition of modern and code compliant toilets, major kitchen upgrade and removal of asbestos from the structure. The building upgrade should also be considered in the context of the future Masterplan intent i.e wayfinding, access and orientation.

These enhancements will not only elevate the club's facilities but also create a welcoming environment for gatherings and events into the future.

With updated amenities and versatile spaces, the club is well-equipped to serve its members and cater to various community needs. Whether for social gatherings, special events, or recreational activities, the refurbished club offers a comfortable and accommodating venue for all.



BAR AND LOUNGE TO BE REFURBISHED.
(255 Sq.M - APPROX)

HALL TO BE REFURBISHED.
(225 Sq.M - APPROX)

TOILETS TO BE REFURBISHED.
(112 Sq.M - APPROX)

TOTAL = 592 Sq.M

Note:

All building configurations and dimensions are not designs, but diagrammatic and approximate spatial allocations only, an architect has not yet been sought on the design of the junctions of rooms nor consideration of aspect.

KEN ALLEN PAVILION (REBUILD)

A new pavilion building is identified to be constructed in the same location as the existing building, nominated for demolition. Designed to accommodate the needs of a sporting club and the community, the new structure will straddle the different level changes from upper and lower fields.

This modern facility includes spaces for the sporting club such as changing rooms and administrative offices, as well as a lower level community recreation function room and toilets.

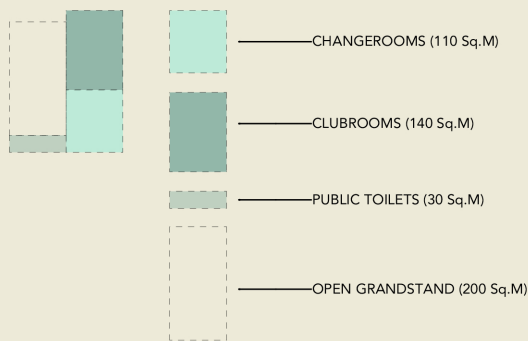
With multiple levels offering views of the playing surfaces below and adjacent, spectators can enjoy the viewing the games an from elevated vantage points.



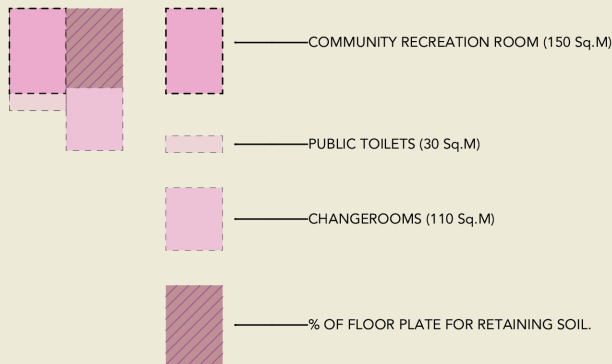
Overall, the pavilion serves as a versatile hub for sports and community activities, enhancing the overall experience for both players and visitors.

A renaming of the new building should be a future consideration and opportunity, in alignment with the intent of this Masterplan

Upper Level (480 Sq.M)



Lower Level (280 Sq.M)



TOTAL = 760 Sq.M

Site Levels and Servicing

Legend

- ① Restricted by the existing footpath location and the existing kerb-line of Lefroy Road. Allowance has been made for 1m landscaping between footpath and car bays. Car bays at 30o, 2.3m wide, and extending out 4.1m from landscaping, 3.0m wide one-way isle, and landscaped median of minimum width 1m backing onto Lefroy Road should be provided.
- ② Fence is to be at least 1m in height.
- ③ Playing field grades as 0.3%.
- ④ Playing field grades at 0.7%.
- ⑤ Playing field grades at 0.9%
- ⑥ Playing field grades at 1.1%.
- ⑦ Playing field grades at 1.2%
- ⑧ New playing field will require levelling throughout. Cut on average of 1.5m along the eastern boundary of the playing field, and fill of less than 0.5m on the western boundary of the playing field.
- ⑨ Playing field is to be re-levelled to ensure a consistent 1% grade across the entire playing field.
- ⑩ Ensure a gate to the playing field is provided.
- ⑪ All bays can be reduced to 2.5m wide and 5.5m in length. Driving aisle should be 6m wide as to facilitate two-way traffic flow.
- ⑫ To create a safe mixed-use environment, a raised pedestrian crossing, with bollards either side, should be provided.
- ⑬ New playing field to be located on an existing region grading down at 6.5%. Filling to northern side of this field will be required.
- ⑭ Considerations should be made for a 'drop-off' zone adjacent to a path.
- ⑮ Considerations should be made for the relocation of accessible parking bays to be closer to the new club building to remove the need for travel along a lengthy incline path from the car park level to the oval/building level.
- ⑯ Pedestrian crossing to be provided across Shepherd Street.
- ⑰ Consideration of alternative layouts of soccer fields should be made such that the existing cricket nets can be retained.
- ⑱ Minimum size soccer fields (100m by 64m) to be considered to prevent the demolition of cricket nets in the south-west corner of this oval.
- ⑲ Pedestrian crossing to be provided across Carrington Street.
- ⑳ New playing field area will require localised levelling in this region.
- ㉑ Comments on parking embayments along Shepard Street are as per Option 1 and Option 2 along Jeffery Street.
- ㉒ Raised walkway is to be removed as this is a low speed environment, and the transition ramps to the raised walkway will reduce bay yield. Instead, replace with painted cross-walk at carpark level.
- ㉓ 1.5-2m Landscaping strip is to be added between driving isle and footpath.
- ㉔ All stormwater from the formalised parking region is to enter a 500mm deep raingarden via overland flow. The raingarden will be of sufficient size to store the 10% AEP critical event.
- ㉕ Footpath should extend, ramp at maximum 1 in 10 to concrete path, and join seamlessly into the asphalt perimeter pathway.
- ㉖ Should have an island with 2m radius. All bays can be reduced to 2.5m wide and 5.5m in length. Driving isle should remain at 6m.
- ㉗ A walkway should be provided for pedestrians to access vehicles. Walkway to ramp down at maximum 1 in 10.
- ㉘ Bays can be reduced to 2.5m wide, but need to be increased in length to 6m, and wheel-stops removed so as to allow overhang of 600m. Kerbing at the back of bays is to be no more than 150mm in height.
- ㉙ Emergency access is to be marked, and interaction with oval fencing to be resolved. Ensure emergency access does not interact with the technical areas of soccer fields.



Lefroy Rd

Shepherd St

Carrington St

Jeffery St

Site Programme Overlay

The adjacent plan overlays existing field layouts and court positions over the proposed Masterplan. The existing site aerial is also ghosted in for reference.

This aims to show where shifts have been made. It starts to indicate how existing infrastructure and sport usage patterns will be impacted. In the main, most of the existing fields are retained in situ or only slightly adjusted, ensuring minimal impact during construction.

The proposed layout emerged from extensive discussions and negotiations between various clubs utilising the park. These discussions aimed to reconcile the needs and desires of each club, ensuring that all existing clubs can continue to operate on-site and remain financially sustainable.

By prioritising collaboration and compromise, the masterplan endeavours to create a layout that maximises the usability and functionality of the sporting facilities while meeting the diverse needs of the clubs and their members.

Legend

 Existing Field layouts and linemarking



Image: Stakeholder engagement



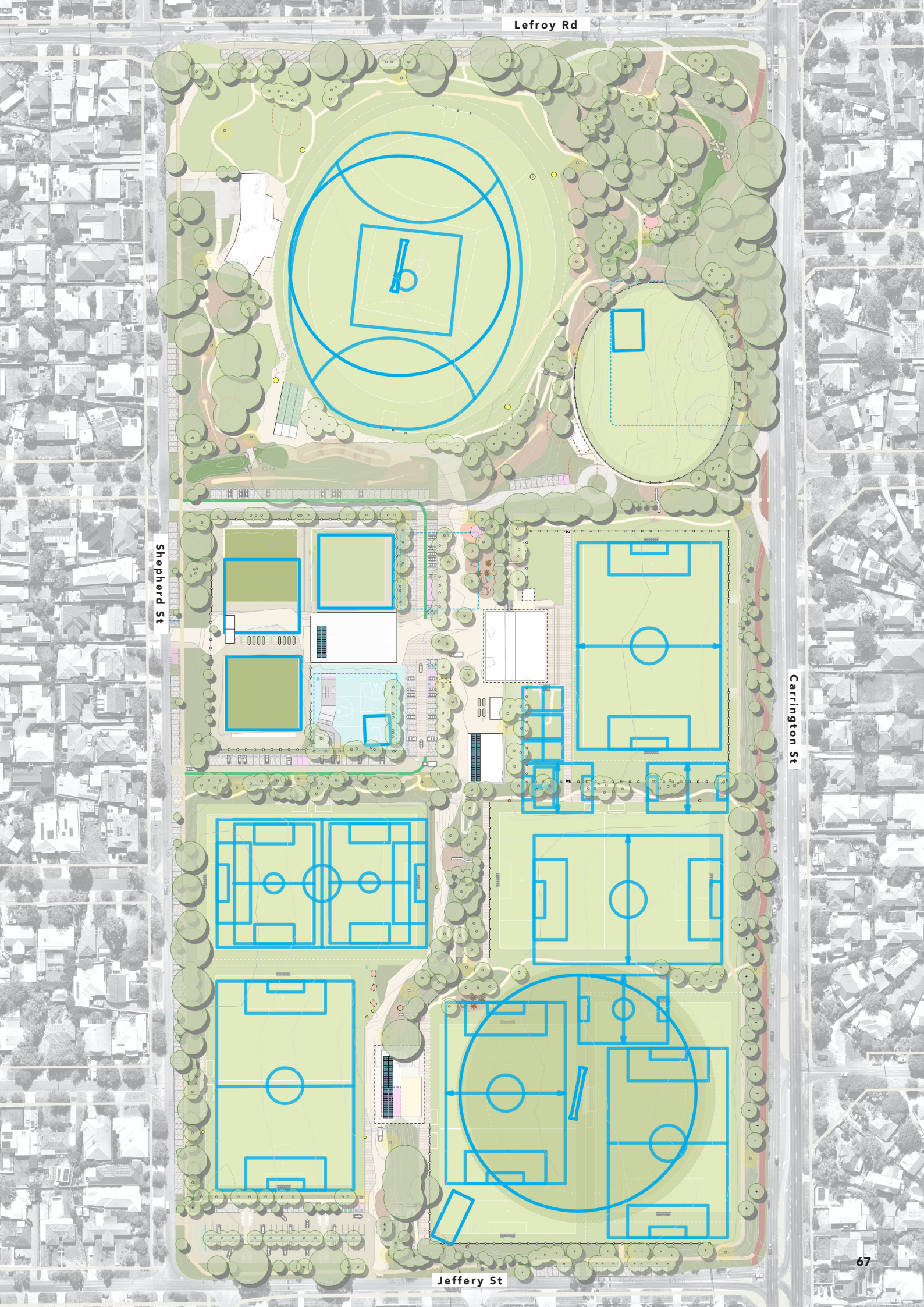
Image: Current lower Ken Allen Field

Lefroy Rd

Shepherd St

Carrington St

Jeffery St



4.0

Implementation & Next Steps



Image: Stakeholder Workshop

Implementation & Next Steps

How will we deliver change?

The Masterplan will be developed over 10+ years. Considered staging will ensure Hilton Park is always a safe place that is accessible and minimises disruption to sporting fixtures.

Hilton Park Precinct will be renewed over time, and as funding becomes available. The plan establishes a realistic and achievable costing framework and identifies immediate, 2 year, 5 year and 10 year delivery priorities. Some quick wins and funding applications for higher priority works are already under way.

All Stakeholders are engaged and committed to the vision and plan for redevelopment of the site. This ensures that decisions continue to be informed by community and stakeholder priorities as things evolve into the future. It is anticipated the Masterplan will likely take over 10+ years to implement.

Phasing Principles

The following principles guide the development of the phasing plan:

- Phasing aims to minimise disruption to sporting fixtures, movement and recreational activities;
- A website is proposed to be established to keep the public up-to-date on site activities and program;
- Initial quick wins and early staging works are designed to set the scene for future major works once funded.

Conceptual Phasing

The diagrams to the right illustrate one approach to phasing following the above principles and priorities outlined.

QUICK WINS

Time Frame: 1 year (done in 1 yr)

Action: Easy and immediate works

- New 2km perimeter loop footpath
- Provide barriers for balls where required (including Jeffery St)
- Sports lighting upgrades
- Irrigation upgrades (minor)
- Remove fencing across precinct that is not required – open it up (but keep dogs in)
- Hydration stations (incl for pets)
- Seating nodes
- Habitat support stations
- Biodiversity planting to start
Rewilding eco-zone in NE corner
- Weekly food van (to test coffee demand)

STAGE ONE

Time Frame: 2 years (done by 2 yrs)

Action: Unlock potential of the northern portion of the precinct

- ① Relocate Basket Ball to 'Youth Court' south of Bowls Club
- ② Construct new junior AFL oval (takes pressure of existing southern zone)
- ③ Provide shade amenities to new AFL oval
- ④ New Ceremonial Shelter with BBQ station to north west eco-zone
- ⑤ Consolidate central vehicle entry into 1 road and provide formalised parking to junior AFL oval
- ⑥ Slightly readjust location of Senior AFL oval (move field, goals & lights)
- ⑦ New pump track
- ⑧ Community gathering space
- ⑨ Formalised parking along Lefroy Road
- ⑩ Create the northern part of the central spine (pathway)
- ⑪ Construct cricket nets to north
- ⑫ BBQ facilities & shelters
- ⑬ Directional signage strategy
- ⑭ New pedestrian entry statements
- ⑮ Commence design and upgrade facilities to Brad Hardie Pavilion, plus public toilet replacement north zone
- ⑯ Reconfiguration and enhancement of Disc Golf course with intention of providing an additional 9 holes (opportunity for site workshops to be conducted with Disc Golf Community)

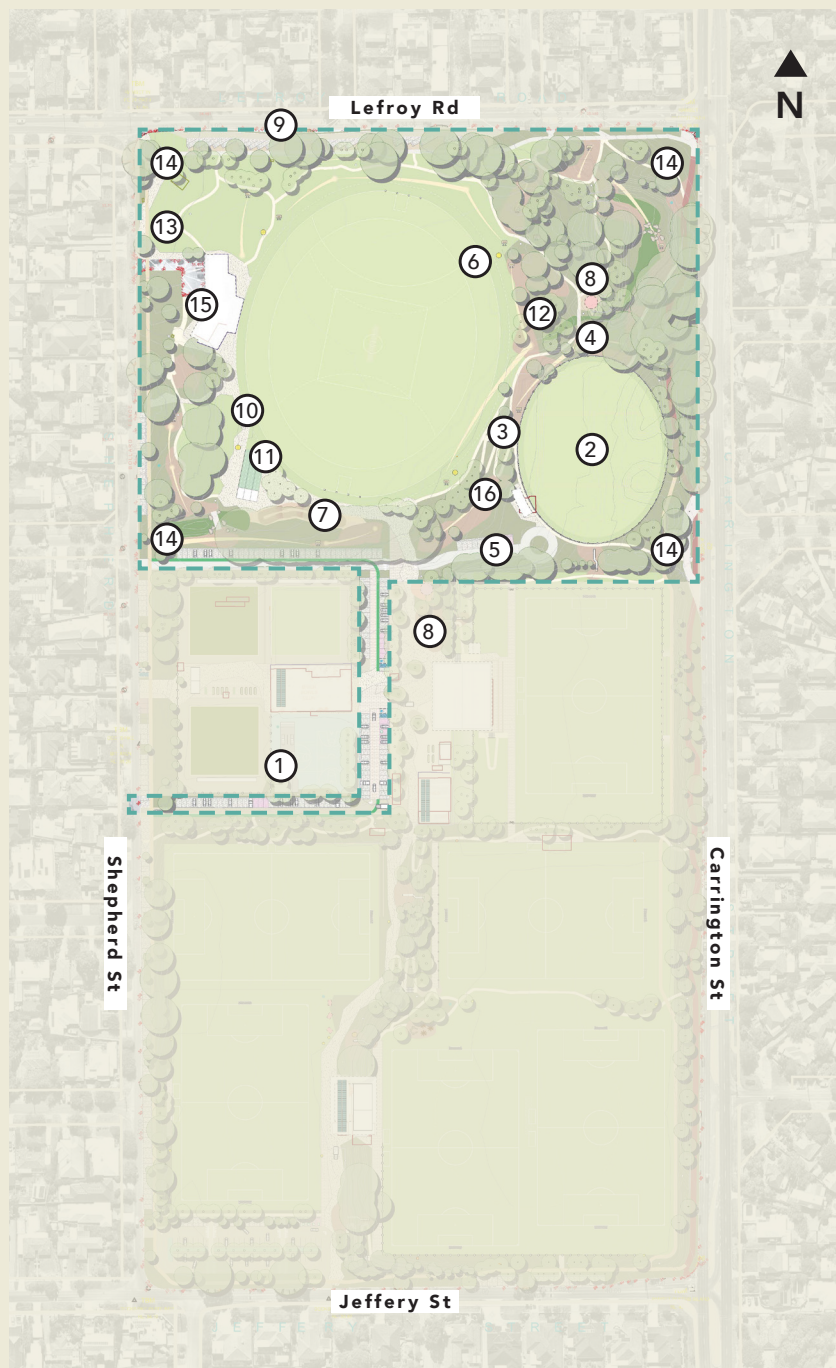


Image: Diagrammatic Staging Plan (Stage One)

Implementation & Next Steps

STAGE TWO

Time Frame: 5 years (done by 5 yrs)

Action: Upgrade Bowls Club & Deliver Southern Building & Fields

- ① Renovation / upgrade to Bowls Club
- ② Demolish and Rebuild Southern Building (cricket clubrooms, change rooms, public toilets, flexible community space etc
- ③ Reconfigure southern fields per MP
- ④ Create the southern part of the central spine
- ⑤ General biodiversity and shade plantings
- ⑥ Demolish existing stand-alone change rooms
- ⑦ Formalised parking to south west corner

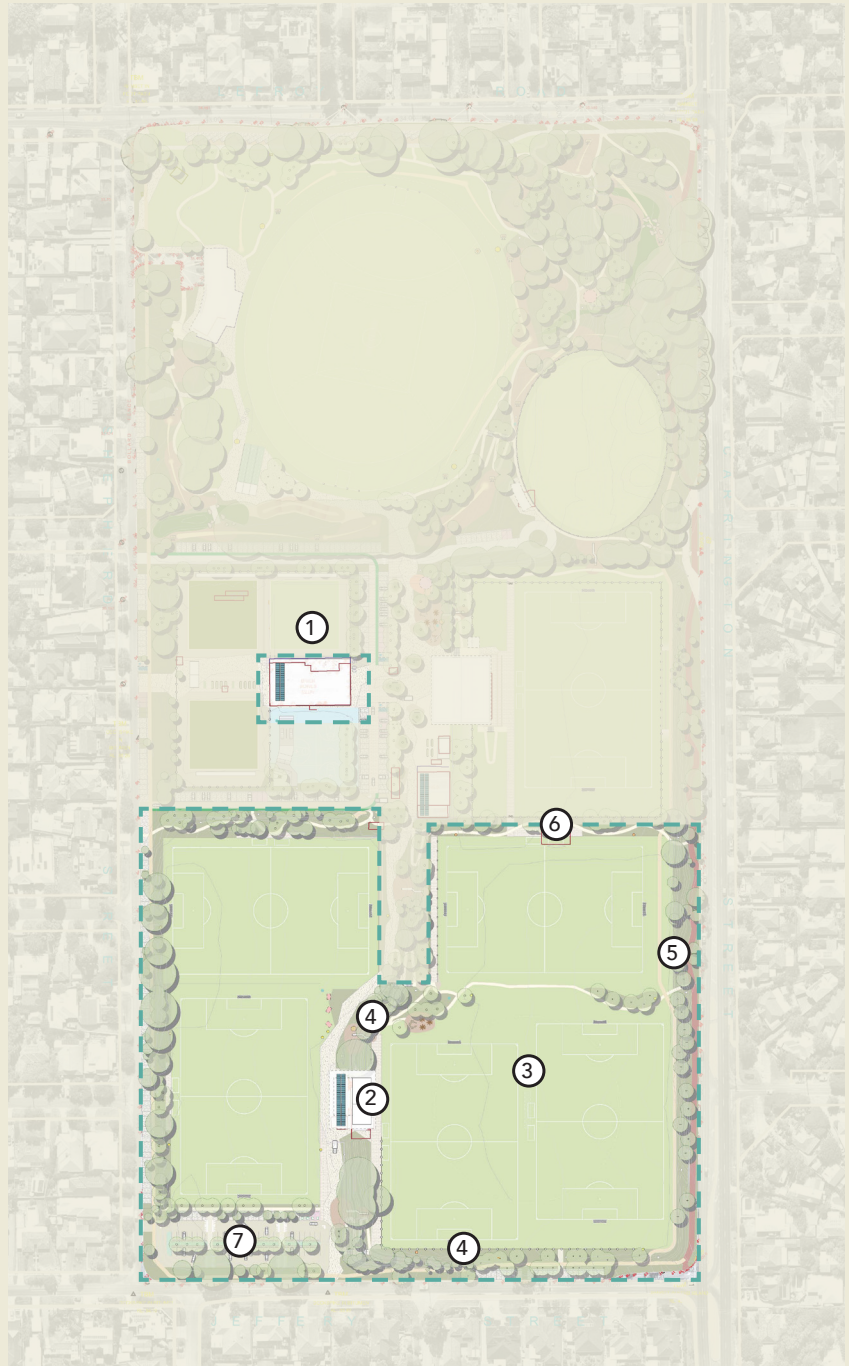


Image: Diagrammatic Staging Plan (Stage Two)

STAGE THREE

Time Frame: 10 yrs (done by 10 yrs)

Action: Deliver The Community Heart

- ① Construct central building (Shared Community and Club facility)
- ② Upgrade Bowls playing surfaces
- ③ Create new hub and heart to precinct
- ④ Formalise car parking loop
- ⑤ Enhanced premier pitch surrounds (gates, fencing etc)
- ⑥ Amphitheatre, children's play, urban orchard etc
- ⑦ Integrated art and interpretive signage strategy across precinct
- ⑧ General biodiversity and shade plantings

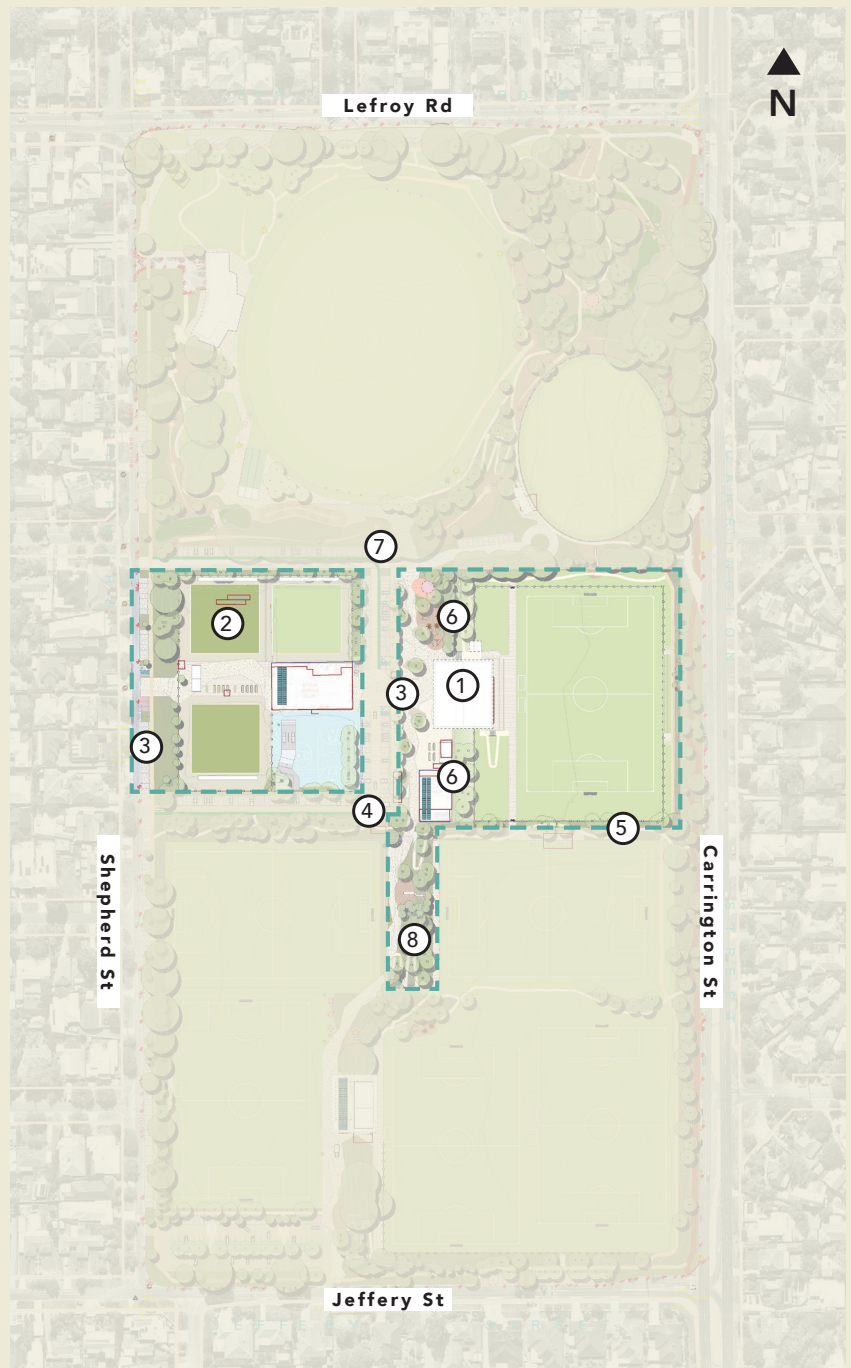


Image: Diagrammatic Staging Plan (Stage Three)



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