



# Boyanup Heritage and Rail Precinct **Master Plan**



2014



## Shire of Capel

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The Boyanup Heritage and Rail Precinct Master Plan  
was adopted by Council as a guide to the future  
use, development and management of the Precinct  
at the ordinary meeting on 15<sup>th</sup> October 2014

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Chief Executive Officer

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*Fettle's Park*

# Boyanup Heritage and Rail Precinct Master Plan 2014

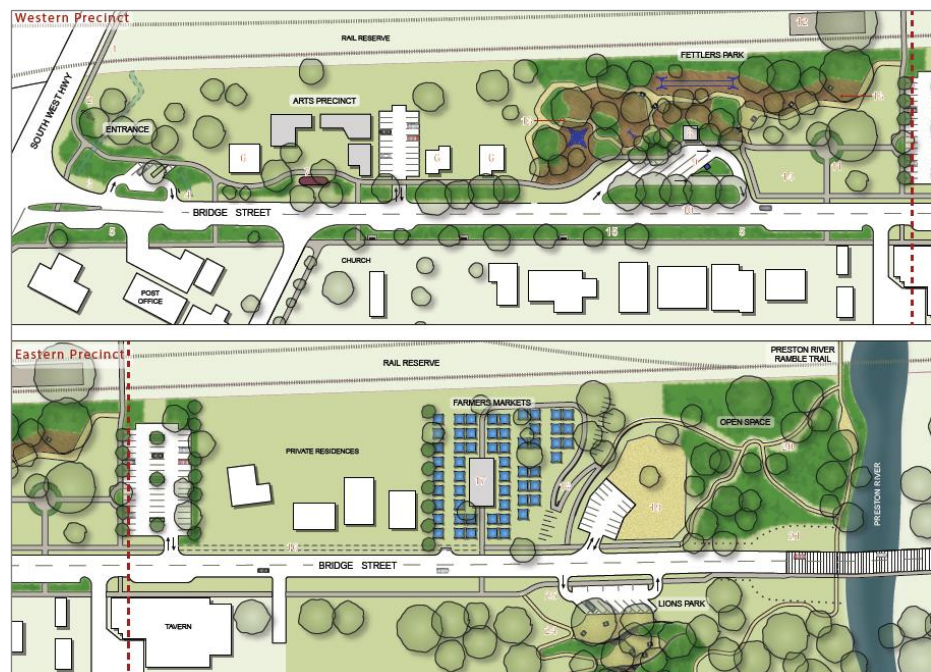
## 1.0 Introduction

Following consultation with the community, the *Boyanup Heritage and Rail Precinct Master Plan* ('the Master Plan') was adopted by Council in October 2014 as a guide to the future use, development and management of the Boyanup Heritage and Rail Precinct.

In response to community feedback from various forums during 2013 and 2014, the Shire identified the need for improvement of the Precinct in order to:

- respond to identified community needs;
- improve public access and use;
- ensure integrated public spaces to accommodate future needs; and
- provide a central focus for the community.

The adoption of a Master Plan for the Precinct is considered an important element in achieving these outcomes and will provide the basis for more detailed development/landscape plans to be formulated and implemented in due course.

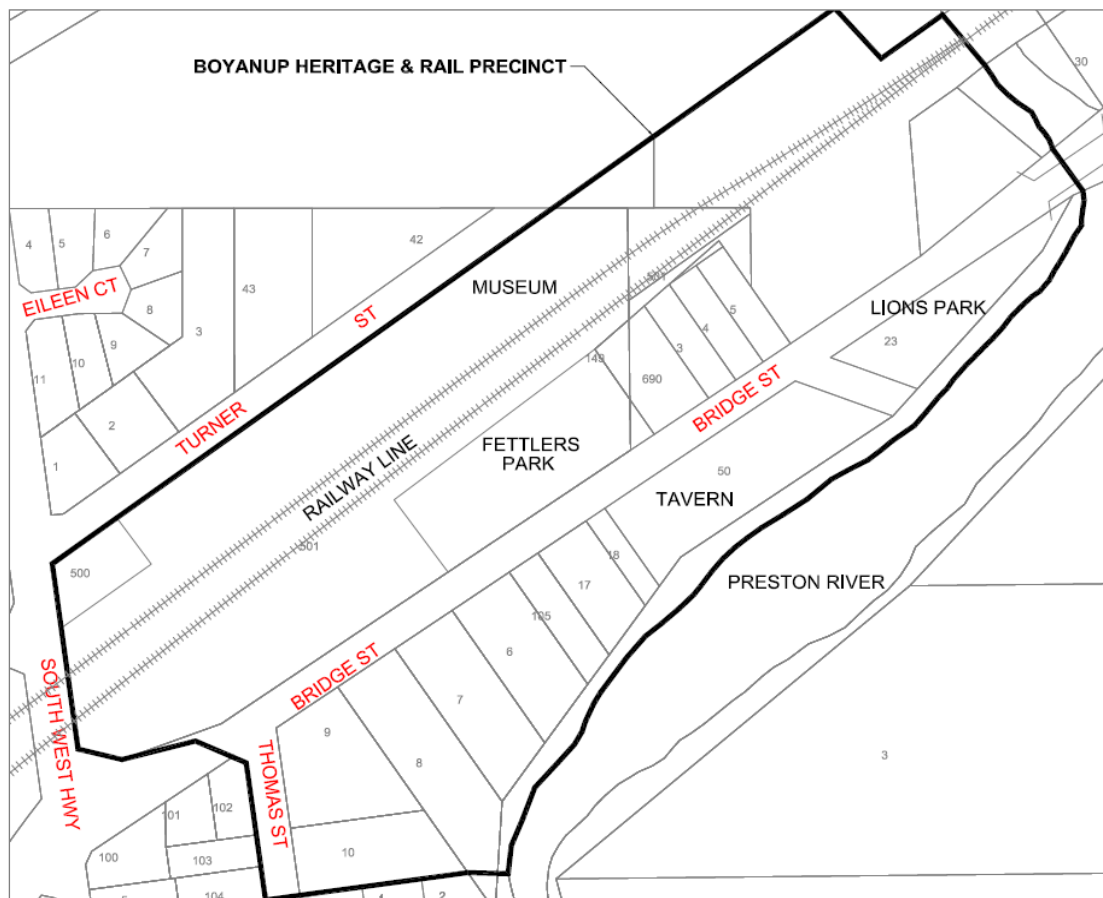


## 1.1 Location

Boyanup is situated between Bunbury and Donnybrook in the South West of Western Australia just inland from Geographe Bay. The population in 2014 is estimated at 850 residents and the Shire's population is approximately 17,000.

The Boyanup Heritage and Rail Precinct (*'the Precinct'*) comprises the rail reserve, Shire reserves and other land between Turner Street and the Preston River to the east of South Western Highway. This includes Fettle's Park, Lions Park, foreshore reserves, rail lines and the privately owned land in Bridge Street.

Figure 1  
**Boyanup Heritage and Rail Precinct**



The community and other uses already accommodated in the Precinct include:

- rail reserve, tracks and related infrastructure
- Rail Heritage Centre
- Fettle's Park
- Lions Park and Preston River foreshore
- Fettle's cottages
- tavern and butcher shop
- residential lots adjacent to Bridge Street.

Figure 2  
**Aerial photo of Boyanup Heritage and Rail Precinct**



## 1.2 Lease from PTA 2011

Much of the rail reserve included in the Precinct is the subject of an existing ten year lease to the Shire from the Public Transport Authority (PTA) for community purposes (beautification/landscape improvement), expiring in October 2021. The lease currently requires any development or improvement works to be approved by the PTA. It is anticipated that the area between the rail line and Bridge Street will be included in a new Crown Reserve to be vested in the Shire.

Figure 3  
**Plan of Lease Area 2011**



## 1.3 Objective

The Precinct objective is to *'investigate the long term improvement and use of the Boyanup Heritage and Rail Precinct for railway, community, recreation and commercial purposes incorporating village scale and themes.'*

The Shire has leased a portion of the rail reserve for some years and has developed Fettle's Park as passive open space. The community has indicated that there may be other outcomes that can be achieved on and adjacent to the rail reserve in terms of improving community access and use in addition to enhancing landscape outcomes.

Figure 4

### **Boyanup Heritage and Rail Precinct – oblique aerial photo**





## 1.4 Policy Background

### 1.4.1 Greater Bunbury Region Scheme

The subject land is partly zoned 'Urban' and partly reserved for 'Railways' pursuant to the Greater Bunbury Region Scheme (*the GBR*S'). Bridge Street and South Western Highway are identified as 'Primary Regional Roads' while the foreshore areas are reserved for 'Regional Open Space'.

### 1.4.2 Shire of Capel Town Planning Scheme No. 7

The subject land is zoned 'Residential' and 'Special Use' with Fettle's Park reserved for 'Recreation' and the rail reserve reserved for 'Railway' pursuant to Town Planning Scheme No. 7 (*the Scheme*).

### 1.4.3 Boyanup Townsite Strategy 2010

The Boyanup Townsite Strategy supersedes the Shire's 1999 'Land Use Strategy' as it applies to Boyanup. The subject land is identified within 'Precinct 3' north of Bridge Street and 'Precinct 1' south of Bridge Street pursuant to the Townsite Strategy which was adopted as Planning Policy 15.19 in May 2010.

The Townsite Strategy includes Heritage action (ii) which identifies the need to "*Establish and promote a tourist and heritage precinct incorporating the railway reserve and museum, old rail worker cottages and surrounding land as a tourist/visitor attraction for Boyanup*".

The Strategy's 'Economy & Employment' action (viii) seeks to "*Determine the most appropriate land use for the 'Special Investigation' area on Bridge Street (east of the Thomas Street intersection) in consultation with land owners and with an objective of achieving a contiguous commercial streetscape and function and to complement the proposed Heritage Precinct to the north.*"

### 1.4.4 Boyanup Public Open Space Strategy 2011

The POS Strategy for Boyanup was adopted as Planning Policy 15.20 by Council in October 2011. It includes recommendations in relation to the provision, design and sustainability of POS in Boyanup which include:

- provision of local and neighbourhood parks with appropriate facilities;
- adherence to the '*Criteria for the planning, design and function of POS*' in structure planning;
- protection of existing native vegetation;
- implementation of foreshore protection and revegetation along foreshores; and
- best practice sustainable development and maintenance of POS.

Recommendation 2 of the POS Strategy requires the Shire to:

- 2.1 Prepare a 'master plan' for Fettle's Park to define the relationship between the Park and the Boyanup railway heritage precinct, and to include the provision of additional facilities in the Park e.g. toilets, car park improvements, barbecues.

2.2 Investigate acquiring portion of Reserve 49915 known as 'Fettlers Park' as a reserve for Recreation to be vested in the Shire; and other Shire leasehold areas in the rail heritage precinct for the purpose of landscape enhancement, recreation and community use.

#### **1.4.5 Urban Landscape Strategy 2011**

The Urban Landscape Strategy was adopted by Council as Planning Policy 15.21 in October 2011. The Strategy indicates that the development and landscaping of POS needs to reflect community, cultural and heritage aspirations, as well as established best practice in relation to landscape design and sustainability. It is also important that risk management is addressed in POS, roads and streets to promote safety and security in public areas and to reduce anti-social behaviour.

A more detailed landscape and development plan will be required in due course to enable implementation of the Master Plan.

#### **1.4.6 Boyanup Memorial Park Master Plan 2013**

The Boyanup Memorial Park Master Plan was adopted by Council at its meeting in February 2013 following community consultation. The Plan outlines the comprehensive, staged development of Memorial Park for recreation, sport and associated purposes which will require the relocation of the farmer's market to enable improvements to the bowls club and other facilities including vehicle parking.

The Plan's report indicates that "*the site at present will satisfy their (the market's) immediate needs but other locations outside of the Memorial Park precinct will need to be considered in the long term*". This is reflected in the Shire's approval for a temporary shelter at the current market site pending relocation, at which time the shelter is required to be relocated to a new market site.

Notwithstanding this, when the Memorial Park Master Plan was adopted there was an intention to proceed with development within a short timeframe, however it has since been determined that it is not sustainable to provide new facilities in the current regime of low facility use and low population growth in Boyanup.

#### **1.4.7 Community Facilities and Services Plan 2013**

The Community Facilities and Services Plan was adopted by Council as a guiding document in 2013 and provides a framework for the provision of community facilities and services needed in the Shire to address demographic change over strategic time frames. The Plan outlines the case for the provision of specific facilities and services across the Shire.

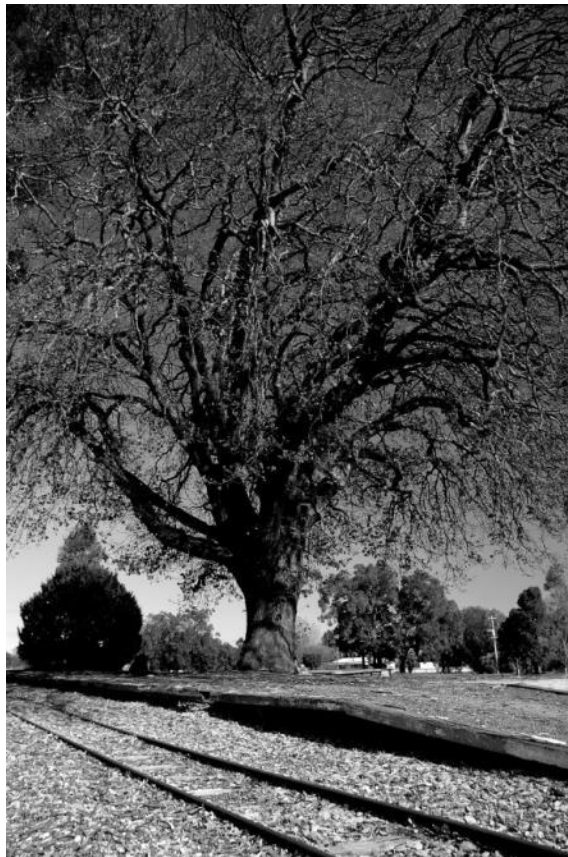
The Plan forecasts the community facilities required to be established in the Shire over the period to 2031 and indicates the services necessary to help stimulate, activate and build a strong cohesive community. The schedules of future requirements have been devised accounting for ongoing population growth which will see the resident population increase over that period to around 28,000 in the Shire.

The Plan reflects the themes and aspirations for each locality and the Shire as a whole, as developed by the Strategic Community Planning Process undertaken. The recommendations of the Plan are consistent with existing Shire commitments through other planning processes and embrace the published forward financial plans.

In the town of Boyanup the priorities include traffic safety improvements for South Western Highway, ongoing townscape improvements, redevelopment of Fettle's Park and an entertainment precinct, development of open space, improvement of trails and paths, and significant improvements to Boyanup Memorial Park sport and recreation facilities.

### 1.4.8 Municipal Inventory

The Boyanup Railway Precinct includes Granny Simmons house and is listed on the Shire's Municipal Inventory in relation to the 'Transport' heritage theme. The Precinct retains considerable heritage value as a significant representation of the role that railways played in the development of the Boyanup district.



*English Oak on Boyanup railway platform - planted in 1904 by the Stationmaster.*

## 2.0 Boyanup Demography

### 4.1 Resident Population

The estimated resident population (ERP) of the Shire was approximately 17,000 in June 2014 including approximately **850** persons in Boyanup.

The Shire's population has more than doubled since 2001 when it was 7,136. The average annual growth rate of the Shire between 2001 and 2011 was 7.7%, which was one of the highest rates in WA.

In 2011, 49.6% of Boyanup residents were male and 50.4% female compared to the figures for Australia of 49.4% male and 50.6% female. There were 230 families in Boyanup in 2011 and there was an average of 1.8 children per family, while the average number of people per household was 2.5.

The 2011 Census indicated that 2.2% of Boyanup residents were indigenous persons, compared with 2.5% in Australia.

Table 1 includes the estimated resident population of selected localities in 2006, 2011 and 2014.

Table 1  
**Estimated Resident Population of Selected Localities**

	<b>June 2006</b>	<b>June 2011</b>	<b>June 2014</b>
<b>Boyanup</b>	<b>770</b>	<b>820</b>	<b>850</b>
Capel	1,540	2,000	2,200
Peppermint Gr. Bch	370	400	420
Gelorup	2,200	2,225	2,240
Dalyellup	3,525	7,250	8,950
<b>Shire of Capel</b>	<b>10,666</b>	<b>15,060</b>	<b>17,000</b>

Source: Shire of Capel and ABS

1. The data has been adjusted to reflect the 'rebased' ERP for the Shire published in August 2013.
2. The ERP for Capel includes an estimate of 80 residents in Goodwood estate (which is not included in the 2011 statistical geography for Capel urban centre).

## 4.2 Age Profile

Boyanup residents are generally older than Shire and Australian residents. The median age in Boyanup was **41** in 2011 compared to 34 in the Shire, 36 in Western Australia and 37 in Australia.

Table 2 indicates the age distribution of the 2011 resident population across six age cohorts and compares Boyanup with the Shire and Australia.

The proportion of children aged 0-17 in Boyanup (24.2%) is higher than in Australia (23.3%). The proportion of young adults (aged 18-29) however is much lower in both Boyanup and the Shire compared to Australia while the proportion of adults aged 50-64 is much higher in Boyanup.

Table 2  
**Age Distribution, 2011**

		<b>Age group</b>					
	Median Age	0-4	5-17	18-29	30-49	50-64	65+
<b>Boyanup</b>	<b>41</b>	<b>7.1%</b>	<b>17.1%</b>	<b>12.2%</b>	<b>25.7%</b>	<b>24.1%</b>	<b>13.8%</b>
<b>Shire of Capel</b>	34	8.4%	24.2%	12.1%	30.7%	16.8%	7.8%
<b>Australia</b>	37	6.5%	16.8%	16.9%	27.9%	18.1%	13.8%

Source: ABS, 2011 Census and Population by Age and Sex

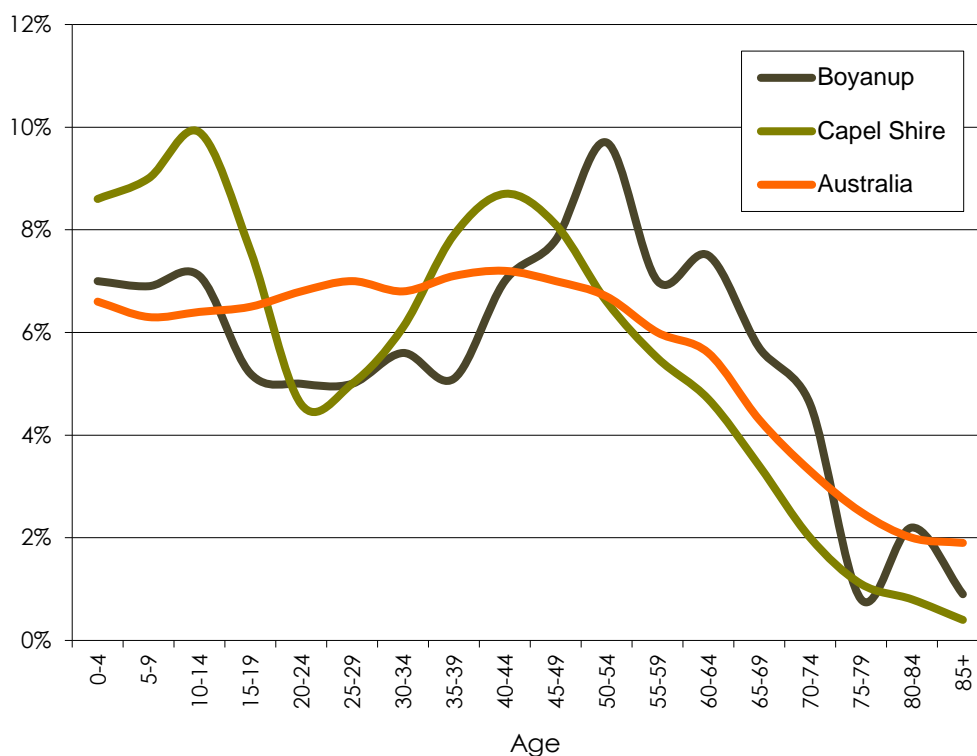
The data demonstrates that Shire residents are considerably younger than Australia's population, with higher proportions of children and lower proportions of young adults and seniors.

While an ageing population is occurring in Australia generally, the future demographic of developing residential areas in Boyanup and the Shire e.g. Boyanup east, could include an increasing proportion of younger families which may counteract to some degree the ageing trend.

This outcome assumes that new residential areas will attract a similar family demographic to the already emerging growth areas such as Dalyellup. Accordingly, the demography of the Shire may not reflect a significantly ageing population as growth occurs over the next twenty years.

Figure 5 illustrates the proportional age structure of Boyanup, the Shire and Australia based on 2011 Census data. The comparison highlights the differences between the Shire and Australia in terms of fewer children and young adults and higher proportions of older adults.

Figure 5  
**Age Structure 2011**



### 4.3 Education, Labour Force and Income

Table 3 indicates that Boyanup comprised slightly lower proportions of people with higher educational qualifications compared to Australia. However, Boyanup had a much higher proportion of certificate qualified people compared to Australia, which reflects the higher proportion of technicians and tradespeople (Table 5).

Table 3  
**Level of Tertiary Education, 2011**  
 (persons aged 15 and over with a qualification)

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Certificate	<b>54.6%</b>	45.9%	32.3%
Diploma	<b>13.2%</b>	14.6%	14.4%
Bachelor	<b>12.3%</b>	19.2%	24.1%
Graduate Diploma	<b>3.6%</b>	2.9%	3.1%
Post-graduate degree	-	2.6%	6.5%
Not stated/ inadequately described	<b>16.2%</b>	14.8%	19.6%

Source: ABS, 2011 Census of Population and Housing

According to Table 4, in 2011 Boyanup had a larger labour force compared to Australia, and slightly less of the labour force employed full time, as well as a lower unemployment rate. The proportion of part time employees was higher in Boyanup.

Table 4  
**Labour Force, 2011** (persons aged 15 years and over)

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Labour force (as a percentage of persons aged over 15 years)	<b>67.4%</b>	67.5%	61.4%
Employed full-time (as a % of labour force)	<b>56.5%</b>	59.9%	59.7%
Employed part-time (as a % of labour force)	<b>30.1%</b>	28.7%	28.7%
Away from work (as a % of labour force)	<b>8.4%</b>	7.3%	5.9%
Unemployed (as a % of labour force)	<b>5%</b>	4.0%	5.6%

Source: ABS, 2011 Census of Population and Housing

Table 5 indicates that in 2011 Boyanup had a very high percentage of technicians, tradespeople, machinery operators and labourers compared to Australia, possibly reflecting the mining, dairy and other similar industries in the district. Boyanup also had lower proportions of administration workers, managers and professionals compared to the Australian population.

Table 5  
**Occupation, 2011** (employed persons aged 15 years and over)

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Technicians/trades workers	<b>19.4%</b>	19.3%	14.2%
Labourers	<b>15.9%</b>	10.3%	9.4%
Machinery operators	<b>12.6%</b>	9.1%	6.6%
Professionals	<b>11.8%</b>	18.2%	21.3%
Admin. workers	<b>13.1%</b>	11.9%	14.7%
Managers	<b>9.6%</b>	11.9%	12.9%
Sales workers	<b>7.1%</b>	8.6%	9.4%
Community/personal service workers	<b>9.1%</b>	8.6%	9.7%

Source: ABS, 2011 Census of Population and Housing

According to 2011 Census data, Boyanup households received generally lower median incomes than the national medians. Table 6 indicates that the median weekly household income of Boyanup was \$1,095 in 2011, compared to \$1,234 in Australia.

Table 6  
**Weekly Income 2011** (persons aged 15 years and over)

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Median personal income	<b>\$571</b>	\$664	\$577
Median household income	<b>\$1,095</b>	\$1,628	\$1,234
Median family income	<b>\$1,396</b>	\$1,783	\$1,481

Source: ABS, 2011 Census of Population and Housing

## 4.4 Household Structure

Table 7 indicates that Boyanup has higher proportions of family households compared to Australia and much lower proportions of group households.

Table 7  
**Household Composition, 2011**

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Family household	<b>77%</b>	84.1%	71.5%
Lone person household	<b>21.3%</b>	13.7%	24.3%
Group household	<b>1.7%</b>	2.2%	4.1%

Source: ABS, 2011 Census of Population and Housing

Table 8 confirms that Boyanup has a higher proportion of couple families without children and a lower proportion of one parent families in comparison to Australia.

Table 8  
**Family Characteristics, 2011**

	<b>Boyanup</b>	<b>Shire of Capel</b>	<b>Australia</b>
Couple families with children	<b>40.5%</b>	51.9%	44.6%
Couple families without children	<b>45.7%</b>	35.0%	37.8%
One parent families	<b>13.8%</b>	12.5%	15.9%

Source: ABS, 2011 Census of Population and Housing



## 4.5 Cultural Diversity

According to the 2011 Census, almost 80% of Boyanup residents stated that they were born in Australia compared to 70% nationally as indicated in Table 9. Only 21.2% of persons stated that both parents were born overseas compared to 34.3% of persons nationally.

Table 9  
**Country of Birth, 2011**

Country of Birth	Persons in Boyanup	Persons in the Shire of Capel	Persons in Australia
<b>Australia</b>	<b>79.7%</b>	73.0%	69.8%
<b>UK</b>	<b>9.8%</b>	8.3%	5.1%
<b>New Zealand</b>	<b>2.9%</b>	2.7%	2.25%
<b>Germany</b>	<b>1.0%</b>	0.3%	0.5%
Other countries	<b>3.4%</b>	9.6%	16.7%
Place of birth not stated	<b>3.2%</b>	6.1%	5.6%
Both parents born overseas	<b>21.2%</b>	27.1%	34.3%
Both parents born in Aust.	<b>61.5%</b>	57.4%	53.7%

Source: ABS, 2011 Census of Population and Housing

According to the 2011 Census, 31% of Boyanup residents stated that they had no religion compared to 22.3% nationally as indicated in Table 10. Just under 24% indicated that they were Anglican and 20.2% Catholic compared to 17.1% Anglican and 25.3% Catholic in Australia.

Table 10  
**Religious Affiliation, 2011**

	Persons in Boyanup	Persons in the Shire of Capel	Persons in Australia
<b>No religion</b>	<b>31%</b>	27.8%	22.3%
<b>Catholic</b>	<b>20.2%</b>	20%	25.3%
<b>Anglican</b>	<b>23.7%</b>	23.9%	17.1%
<b>Uniting Church</b>	<b>5.2%</b>	3.7%	5.0%
<b>Christian - not further defined</b>	<b>3.6%</b>	3.4%	2.2%

Source: ABS, 2011 Census of Population and Housing

# 3.0 Consultation

## 3.1 Public Transport Authority

The PTA has provided a number of comments to the Shire between 2012 and 2014 generally supporting the proposed outcomes for the Precinct provided:

- No new level crossings, including pedestrian crossings, are constructed;
- Fencing is installed adjacent to rail lines;
- Walkway access under Preston River bridge remains under the previously agreed terms; and
- There is no new development north of the rail line adjacent to Turner Street.

The Shire has generally agreed to the PTA requirements apart from a proposed level crossing. It is recommended that the proposed pedestrian crossing to the east of South Western Highway be retained on the Master Plan for future investigation in the longer term interests of pedestrian safety as this crossing will be required to address increases in activity in the town centre and to improve access to Bridge Street and the Heritage and Rail Precinct.

## 3.2 Community Consultation

The Boyanup community was initially canvassed in a number of forums including a site meeting with residents in February, 2014, a display at the Boyanup farmer's market, and subsequent email correspondence.

The draft Master Plan was formally advertised for approximately four weeks during June 2014. A Submission Form inviting comments was sent to all landowners/residents in Boyanup and North Boyanup via Australia Post and information was provided at the Boyanup Library and on the Shire's web page.

The Shire received seventy two submissions during the consultation period including eight from Government or servicing agencies. There was considerable support for the outcomes identified in the advertised Master Plan with the exception of the possible future market site and the removal of the Lions Park public toilet.

The major issue raised during consultation relates to the eventual relocation of the farmers market from Memorial Park as required by the adopted Memorial Park Master Plan. Other submissions generally supported the advertised outcomes and the Precinct objectives generally. Some of the issues raised are addressed as follows.

### **Possible market site**

While some submissions supported a market site in the Precinct, other submissions raised concerns regarding the site and the relocation of the markets. It would appear that the majority of submissions relating to the market focus on retaining the market in its current location as the preferred site in Boyanup. The concerns raised include:

- possible financial loss by stall-holders.
- inadequate space and parking at proposed site.
- danger to children from nearby Preston River.

- hazardous entry/exit from Bridge Street for pedestrians/vehicles.
- traffic management generally.
- the current site is preferred by stall-holders and visitors.
- the market is operating successfully in the current location.
- the current site is safer and has a playground.
- any move would impact on the future viability of the market.

Following consultation with the community in late 2012, Council adopted the Boyanup Memorial Park Master Plan in February 2013. This Plan anticipates that the market will move from the current site to enable improvement of Memorial Park for recreation, sport and associated purposes. Representatives of the market expressed the view at the time that the current site is ideally suited to them however Council has clearly indicated that the market will need to find an alternative site to enable the planned improvement of Memorial Park for the benefit of the broader community.

In the event the Bridge Street site is not considered acceptable, an alternative site will still be required. The market site within the Heritage Precinct is a suggested alternative which would enable the markets to remain in Boyanup. It will be difficult to find another vacant site close to the town centre with the benefit of the other Precinct facilities e.g. central location within Boyanup adjacent to Fettle's Park, Lions Park picnic area, Rail Heritage Centre, River Ramble and the town centre.

It should be noted that, prior to preparing the draft Master Plan, Boyanup residents were canvassed in a number of forums including a site meeting with residents on February 10, 2014 and no objection was raised to the proposed site. In addition, the current market shelter was approved on a temporary basis only (five years expiring in May 2016) and is to be relocated to a new market site in due course.

In terms of size, while portion of the Bridge Street rail reserve slopes down to the proposed car park, the possible market site is identified on level ground at the top of the slope and is around 4,400m<sup>2</sup> in area (approximately 65 x 68m) excluding the slope and the car park. The current Memorial Park site is around 5,000m<sup>2</sup> including the playground area (approximately 55 x 90m).

The safety, parking and other issues related to the proposed site and highlighted in submissions are acknowledged and will require close attention if the site is adopted, particularly pedestrian safety, vehicle parking and traffic management on Bridge Street. In terms of safety, the situation is no different to other facilities that are near water bodies e.g. Lions Park picnic area, Preston River Ramble, Memorial Park, Joshua Lake Park, Shire beaches etc. The river foreshore will benefit from re-vegetation and new pathways, and will include appropriate fencing to regulate pedestrian and vehicle access to Reserve 2628 (adjacent to River). Some fencing along the Bridge Street frontage of the market site may also be considered.

In terms of viability the Bridge Street site has the following benefits/opportunities:

- frontage to a regional road and good access from the South Western Highway.
- location adjacent to the town centre, Fettle's Park, Lions Park picnic area, Rail Heritage Centre and River Ramble (enhancing the experience for those who visit for a specific outing or as a destination).
- synergies with facilities in the Precinct including the future cultural/arts precinct and the possible tourist accommodation and tourism precinct south of Bridge Street.
- integration and cross-promotion with other events in the Precinct.
- new public toilet facilities and playground in Fettle's Park.
- motorhome parking adjacent to Fettle's Park.
- relocation of the temporary shelter from Memorial Park.
- over 120 car parking bays between Fettle's Park, the River POS and Lions Park, and possibly more spaces subject to detailed design.

- local population exposure, particularly with the future development of Boyanup east which has long term potential for a population of over 3,000 persons.

Also, the Bridge Street site is only one kilometre from the current site. It should be noted that the Bunbury Outer Ring Road and future Boyanup bypass will take through traffic past the town, particularly heavy vehicles.

In relation to timing, current long term financial plans indicate that implementation of Stage 2 of the Boyanup Memorial Park Master Plan (requiring relocation of the market) won't be commencing until 2026/27 when a new bowls green is planned, with a new hockey pitch in 2029/30. Accordingly, the relocation may not be required for at least ten years. The proposed market site is therefore retained on the Master Plan at this time as it provides a reasonable alternative site subject to more detailed investigation at the design stage.

### **Bridge Street residents**

Three landowners adjacent to the proposed market site raise concerns regarding the site because:

- moved here for quiet lifestyle, not for hundreds of people next door every month.
- main road is too busy – it would be a traffic hazard.
- site is too small and on sloping ground.
- other better locations in the rail reserve behind the arts precinct - Fettle's Park has ample market space/parking and is closer to the rail museum and new public toilet.
- not safe - too close to the River and bridges.

Fettle's Park is not suitable as a market site as it is to be developed as a community park with nature play and other facilities, and vehicles are excluded at all times. The PTA has indicated that they do not support any additional development or use of the rail reserve north of Fettle's Park or the proposed arts precinct i.e. north of the rail line. The actual area identified for the markets in Bridge Street is similar in size to the current market area and quite level while the area to the east of this slopes down to the proposed eastern car-park and the River.

The safety, parking and traffic issues related to the proposed site are acknowledged and will require close attention at the detailed design stage in the event the site is used for markets in the future.

### **Traffic/parking**

Main Roads WA and other submissions raise concerns regarding the level of parking available particularly for any future market days, and the issue of traffic safety and management on Bridge Street. Main Roads highlights that the possible future market site could increase traffic generation and the potential for traffic conflict on the main road.

The draft Master Plan provides 170 car bays in total within the Precinct. This includes potential for 130 car bays (including overflow parking) between Fettle's Park and the River POS/Lions Park to service market days, and possibly more than this subject to detailed design. While this is considered generally adequate for a function that occurs twelve mornings a year, the matter would be investigated in more detail at the design stage to ensure that adequate parking is available.

The draft Master Plan seeks to maximise vehicle parking on site without reducing the visual amenity of Bridge Street e.g. parking is generally located to the rear or along the edge of the lots, rather than directly on the road. New parking was also designed to fit around existing trees and other features.

Access points to the car parks were placed as far as possible from other vehicle access points and intersections, so as to maintain driver sight-lines. With regard to the vehicle access point at the market site car park, it has been placed as far as practical from the bridge to maximise sightlines in and out of the car park. It is also located as far as possible from the Lions Park vehicle exit.

The traffic outcomes are cognisant of Bridge Street being a 50km/hour zone. It should also be noted that the Bunbury Outer Ring Road and long term plans to bypass Boyanup will reduce reliance on Boyanup Picton Road and therefore reduce heavy vehicle traffic on Bridge Street and, eventually, South Western Highway.

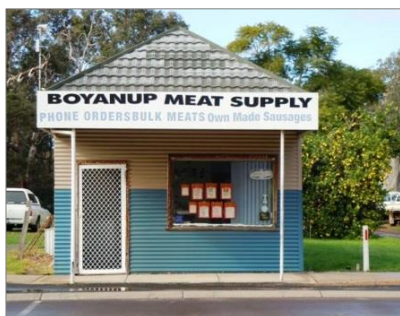
The Plan provides for a path extension along the northern side of Bridge Street to connect Fettle's Park with the market site and the adjacent POS. Also, some pedestrians will be coming from Boyanup east so the existing path on the southern side of Bridge Street will be well-used and a formal crossing of Bridge Street will be provided for residents moving into the Precinct.

The issues related to pedestrian access and traffic management on Bridge Street are acknowledged and would be investigated further in the event the market was to relocate to this site. This would occur at the detailed planning and design stage prior to development.

### **Lions Park toilet**

Some submissions suggest that the public toilet in Lions Park should be retained to cater for the needs of Lions Park, the foreshore and the possible market site.

A visual inspection of the toilet block was carried out and the structural condition of the building is generally sound (no obvious structural defects or deformation). The small retaining wall at the front and the concrete path need to be replaced. The building could be retained and the current budget allocation used to carry out renovations (replace tiles, doors and toilet fittings etc). The public toilet is therefore retained on the Master Plan pending resolution of future funding sources for refurbishment.



# 4.0 Master Plan Outcomes

## 4.1 Proposals

A Master Plan is a long term strategy that establishes the vision and framework for a project in conjunction with relevant stakeholders. It is not a detailed development plan. In this case, the Master Plan identifies the key elements of the Precinct, the landscaping concepts and the spatial relationship of the proposed structures and land uses. It comprises a plan of proposals which is subject to change as priorities evolve. The outcomes of a Master Plan usually require more detailed planning and design prior to implementation.

The Master Plan seeks to create activity spaces for both residents and visitors which reflect the heritage and rail themes in the town. Grouping recreation, tourism and business uses within or adjacent to the town centre where universal access can be achieved will enable a focus for activity to be developed in accordance with anticipated community needs.

The following principles and options for future community use and improvement of the Precinct are canvassed in the Master Plan.

### **Precinct Entrance (near South Western Highway)**

- Formalise and improve pedestrian paths, car parking and landscaping.
- Provide a pedestrian crossing over the rail line to the east of South Western Highway for safe and convenient access to the Precinct.

### **Fettlers Park**

- Enhance the existing attractive landscape and setting.
- Provide space for a 'village square'.
- Provide a playground, seating, shelter, bbqs and public toilets (including shower).
- Formalise car parks and improve pedestrian access.
- Provide 'self-contained motorhome' parking and sullage disposal.

### **Lions Park**

- Enhance and revegetate as a more natural picnic area.
- Provide new seating, shelter, bbqs.
- Improve vehicle parking and landscaping.
- Refurbish public toilet.
- Revegetate eastern POS adjacent to River and enhance natural foreshore values.

### **Cultural/arts area**

- Reflect important themes including 'dairy' as well as 'rail'.
- Refurbish heritage cottages – use/lease for arts/crafts, local produce and cultural purposes.
- Provide new timber building with history, cultural interpretation, produce, flea market, sales of arts/crafts/culinary items. Install rail carriage as a café/kiosk.
- Improve indigenous and early settler heritage interpretation.
- Improve heritage trail and path connections between parks, town facilities, Preston River Ramble and Memorial Park - link community focal points.
- Enhance Bridge Street Avenue of Honour – (re)install interpretation.

## Tourism/visitors

- Provide for both resident and visitor needs, including a cross section of age groups and users.
- Build new public toilets.
- Provide parking and a sullage point for travellers in self-contained motorhomes.
- Improve (vandal-proof) signage and interpretation for visitors.

## Other

- Improve and formalise pedestrian paths and parking for vehicles.
- Improve Turner Street verge and portions of rail reserve for future parking.
- Encourage tourist related business uses and visitor accommodation within the 'Future Investigation Area' south of Bridge Street.
- Ensure adequate electricity supply to relevant locations in the Precinct to facilitate events e.g. 'village square' in Fettle's Park.
- Possible site for farmers market – eventual relocation of the market to a new site is required pursuant to the Memorial Park Master Plan - access, parking and pedestrian safety to be considered.

In relation to the Future Investigation Area south of Bridge Street the Shire will investigate changing the zoning of the 'investigation area' (between the Tavern and the Catholic Church) from 'Residential' to a 'Special Use' zone to enable additional tourism development e.g. visitor accommodation and tourism-related business compatible with the town centre location and the 'Heritage and Rail Precinct' outcomes.

The Shire will also seek agreement from the Public Transport Authority to excise the relevant portion of the rail reserve to be created as a new Crown reserve for the purpose of 'recreation and community purposes' or similar, with a management order in the Shire of Capel.



Lions Park

## 4.2 Sustainability Outcomes

### **Social**

The social and community benefits from the improvement of the Precinct are considerable. Apart from Fettle Park and the Rail Heritage Centre, the rail reserve was largely unused before 2014. The improvement of public access to the Precinct would yield many positive social outcomes for the community. Additional landscaping and facilities would be designed to attract visitors and provide residents with attractive and useable recreation spaces adjacent to Bridge Street.

The provision of car-parks, a playground, a village square, improved picnic areas and cultural opportunities in addition to extensive landscaping will enhance the area and enable broader recreation and social interaction in the town. In conjunction with the improvements foreshadowed by the Memorial Park Master Plan and the Trails Master Plan, the standard of recreation and cultural facilities in the town would be significantly improved, with direct benefits to the Boyanup community.

### **Economic**

It is anticipated that the suggested improvements, in particular relating to the playground, picnic areas, cultural interpretation and caravan/motorhome parking will enhance the town's profile and attract visitors who will patronise shops and cafés in the locality. Although the implementation costs may be considerable, the economic and social benefits will also be significant over the longer term.

### **Environmental**

The provision of landscaping in the Precinct will be centred on native species and regimes, particularly endemic species. Long term reticulation of landscaped areas will be limited to high use areas and turf. It is anticipated that reticulated turf will be used for the more formal spaces and recreation areas only. Native, mulched garden beds will be used extensively to achieve more sustainable landscaping outcomes that require less water, weeding and maintenance over time.

The more detailed design of the Precinct in accordance with the principles outlined in the Master Plan will ensure that sustainability is a significant feature of the ultimate landscape and built form outcomes.



# 5.0 Implementation

The Master Plan is not intended to be a formal planning instrument pursuant to the Town Planning Scheme - it comprises an organisational position to enable more detailed planning and budgeting for the long term use and improvement of the Precinct.

Implementation of the adopted Master Plan will require substantial long term capital investment in view of the extent of proposed works. Implementation costs will be highly dependent on staging, demand and availability of external funding.

The next component of planning for the Precinct will require establishment of a long term finance and staging strategy for the Master Plan along with a more detailed design and costing.

The Master Plan is intended to operate within the direction of the Corporate Plan by implementing recommendations in timeframes consistent with the growth of Boyanup and expected sources of funding. Some of the proposals identified may not be implemented at all. Budget pressures, participation rates, rate of population change, availability of grant programmes and other factors may impact on implementation and staging.

## 5.1 Staging

Implementation of the Master Plan is likely to be staged over many years and will require the provision of additional community facilities and infrastructure to support increased access and use of the Precinct in accordance with an agreed finance and staging strategy.

The submission form provided to the community during consultation in June 2014 provided an opportunity for priorities to be suggested for the sub-precincts identified on the Master Plan. The community identified priorities are:

1. Fettleers Park
2. Entrance sub-precinct
3. Lions Park (and eastern POS north of Bridge St)
4. Cultural sub-precinct

The possible future market site is to be developed if and when required by the relocation of the farmers market (as required by the implementation of the Boyanup Memorial Park Master Plan 2013).

The community identified priorities for implementation are generally supported as the basis for future staging. It is possible however that a combination of items from, for example Fettleers Park and the Entrance precinct, may be included in the first stage of development in order to better improve parking and traffic safety outcomes as well as enhancing community facilities.

## 5.2 Funding

It is anticipated that the improvements will be funded by budget allocations and grant funding similar to the approach taken at the Capel Civic Precinct.

A preliminary opinion of landscaping and development costs provided by the consultant team is summarised below. The total in 2014 is estimated at approximately \$3 million however the specification is considered relatively high at this point and could be revised at the more detailed planning and design stages. These costs include the construction of car-parks and the new public toilet in Fettle's Park but exclude traffic management, new buildings, consultancy fees and underground services.

### Preliminary opinion of cost estimates (excluding GST)

Stage	approx. cost		Fettle's Park works	approx. cost
1 Fettle's Park	\$1,496,900		Carpark/earthworks	\$201,025
2 Entry precinct	\$183,200		Landscaping	\$310,350
3 Lions Park	\$359,920		Furniture	\$93,600
4 Eastern POS	\$191,300		Public toilet/sullage	\$75,000
5 Cultural precinct	\$378,000		Playground	\$364,025
6 Market site	\$396,680		Lighting (pole top)	\$144,000
			Contingencies	\$308,900
<b>TOTAL</b>	<b>\$3,006,000</b>		Total	\$1,496,900

Source: Opus International Consultants Pty Ltd July, 2014

Funding options include asset sales, general revenue, loan funding, grant funding and annual allocation of funds into the Boyanup Community Facilities Reserve. Options for funding of the project will be dependent on the project parameters and financial priorities established by the Council when adopting its Corporate and 10 Year Financial Plans.

The Shire currently has the option of the sale of an existing asset in Boyanup which may raise \$500,000 for specific expenditure on community facilities in Boyanup e.g. Fettle's Park improvements.

### Grant Funding

In relation to options for obtaining grant funding, the following funding sources may be available and should be pursued where relevant:

- Playground - Lotterywest - community spaces;
- Pathways and shade sales - Lotterywest - community spaces;
- Heritage preservation and interpretation - Lotterywest - heritage;
- Sustainability features - water-wise landscaping and gardens - Water Corporation;
- Health benefits initiatives - Lotterywest;
- Accessibility - accessible playground - Accessible Communities initiative;
- Rubbish and recycling bins - litter prevention grants - Keep Australia Beautiful;
- Caravan sullage disposal - Dump Point Programme, Tourism WA; RDAF and TIDF funding for tourist facilities; Campervan and Motorhome Club of Australia *Campers Dump Point Subsidy Scheme*.

To ensure all external funding sources are considered and exhausted, the intent would be to put this project to the Grants Consultant.

**SHIRE of CAPEL** **BOYANUP**  
HERITAGE & RAIL PRECINCT

**LEGEND**

- Property boundary
- Existing building
- New building, indicative footprint
- Indicative market stall layout
- Existing tree
- New tree
- Planted area
- Pavement - concrete
- Pavement - compacted limestone

**NOTES**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>1 Consideration for future pedestrian rail-crossing.</li> <li>2 Retain existing artwork, and incorporate new entry signage.</li> <li>3 Update entry planting and incorporate existing rail boggie.</li> <li>4 Retain existing notice board.</li> <li>5 New feature planting to Bridge Street.</li> <li>6 Potential to incorporate existing 'Fettlers Cottages' into Arts Precinct.</li> <li>7 Provide new rail carriage as feature in Arts Precinct.</li> <li>8 Public toilet.</li> <li>9 Caravan parking &amp; dump pit.</li> <li>10 Underprune trees to clear sight-lines.</li> <li>11 Retain existing memorial.</li> <li>12 Retain Oak tree, rail platform &amp; access to rail museum.</li> <li>13 Nature play space &amp; picnic area with BBQ's, tables &amp; benches.</li> </ul> | <ul style="list-style-type: none"> <li>14 Grassed area, doubles as a village square' for events and as a 'kick-about' / picnic space at other times.</li> <li>15 Incorporate seating and memorial plaques beneath heritage trees.</li> <li>16 Future path connection between markets and Fettlers Park.</li> <li>17 Permanent shelter to markets.</li> <li>18 Universal access up embankment to markets.</li> <li>19 Overflow parking for markets.</li> <li>20 Revegetation to river edge &amp; connect new path to Preston River Ramble Trail.</li> <li>21 Maintenance vehicle access.</li> <li>22 Revegetation to Lions Park.</li> <li>23 Install terraced picnic areas with BBQs, tables etc.</li> <li>24 Universal pedestrian access to river in Lions Park.</li> <li>25 Public toilet.</li> </ul> |
|--|--|

**GENERAL**

Investigation of pedestrian, parking and traffic outcomes will be required in the event the market site is relocated to Bridge Street.  
The provision of an adequate electricity supply to relevant locations in the Precinct will be required to facilitate events, including to the village square in Fettlers Park.

**PARKING**

Total precinct public parking: 170 bays  
Designated caravan and truck parking: 4 bays



Bunbury Office Drawing: BU\_NV309901(1)  
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Date: 27-10-2014

