

Burns Beach Coastal Node Concept Plan

The concept plan overleaf covers the Burns Beach Coastal Node, which is located on Ocean Parade, Burns Beach. The City has worked with consultant landscape architects, LD Total, and consultant café/restaurant architects, Bollig Design Group, to develop this concept plan.

Background information:

The City of Joondalup developed the Burns Beach Master Plan in 2016 following consultation with the local community. The master plan was intended as a considered planning framework to guide the future development of Burns Beach and ensure it reaches its full potential. Namely, as a high-amenity, coastal destination, with sustainably-managed community facilities, and small-scale commercial activities for enjoyment by residents and visitors alike.

As part of the master planning process, an indicative concept plan for the Burns Beach Coastal Node was prepared and this formed part of the community consultation. Since 2016, the City has worked to review and refine the Burns Beach Coastal Node Concept Plan seeking to build on the distinctive identity and characteristics of the Burns Beach Coastal Node, and incorporating a variety of uses and activities that respond to local community needs and those of the wider public.

Concept plan key features:

The Burns Beach Coastal Node Concept Plan overleaf provides a framework of zoned spaces. The design layout was driven by the desire to create a cohesive space that allows for a multitude of functions to occur, from markets and community events to the day-to-day passive use of a coastal node. The concept plan provides increased connectivity by providing pedestrian priority over vehicular movement and a substantial increase in car parking provision. A network of universal access pathways throughout the node connects with the established coastal dual use path, Ocean Parade and the public transport bus routes.

Key features of the concept plan include:

- Two-storey café/restaurant building
- New public toilets and change rooms
- New playground
- 92 new car bays (235 car bays in total)
- New access path south of Burns Beach Sunsets Village
- Grassed 'sunset' lookout mound
- Open lawn areas suitable for events, markets and food trucks
- Shelters, picnic settings and barbecues
- General landscaping improvements and associated minor works.

Further background information can be found in the 15 September 2020 City of Joondalup Council Minutes at joondalup.wa.gov.au



Artist impressions of the proposed café/restaurant



Legend

- 1 Proposed new café/restaurant space
- 2 Existing café 'Sista's Burns Beach'
- 3 Dual use path to remain
- 4 Burns Beach Sunsets Village
- 5 Proposed new car park = 150 bays
- 6 Existing car park = 43 bays (completed November 2020)
- 7 New parallel parking along Ocean Parade = 42 bays
- 8 Realigned roundabout intersection
- 9 Existing dune vegetation to be retained and rehabilitated
- 10 Car park access path to follow grade of car park, bollards and trees along length to prevent vehicle access into public open space
- 11 Open turf area for events, markets and food trucks
- 12 Turf mound providing lookout over ocean, playground node, sunset views
- 13 New playground node with restaurant access, mix of traditional and nature play equipment
- 14 Shelters, picnic settings, barbecue facilities and drink fountains
- 15 Mulch surface under existing Casuarina trees
- 16 Stair access from upper level
- 17 Vehicle maintenance access points
- 18 Drop off bay
- 19 Relocated Transperth bus bay and bus stop
- 20 Footpath/bush track connecting into Ocean Parade path network
- 21 Seating node with timber benches
- 22 Restaurant lookout and turf node, proposed feature public art here, change rooms and public toilets below
- 23 Existing vegetated sump
- 24 Existing bush reserve

Total existing car bays = 143
(including newly constructed bays at "6")
Total proposed car bays = 235



Frequently Asked Questions

What is the purpose of the community consultation?

The City is seeking feedback from the community on the key features of the Burns Beach Coastal Node Concept Plan.

How is this concept plan different to the indicative concept plan provided to the community in 2016?

Since 2016, the City has worked to review and refine the Burns Beach Coastal Node Concept Plan. The following key changes have been made:

- **Additional car parking** – The new concept plan proposes a total of 235 car bays compared to 192 car bays in the 2016 concept plan. This change is intended to cater for the projected increased demand for parking at the coastal node.
- **Café/restaurant relocation (including public toilets and change rooms)** – The new concept plan proposes a different location for the café/restaurant (further south) compared to the 2016 concept plan. This change reflects improved universal access, more efficient installation of utility/services, improved casual surveillance, and better access for emergency services vehicles.
- **New playground** – The new concept plan proposes a new playground in a different location (adjacent to the proposed café/restaurant) compared to retaining the existing playground in the 2016 concept plan. This change is more compatible with the new café/restaurant location and would also encourage better movement through the pathways and grassed areas.
- **Amphitheatre replaced with grassed ‘sunset’ lookout mound** – The new concept plan proposes a grassed ‘sunset’ lookout mound compared to the amphitheatre proposed in the 2016 concept plan. This change is due, in part, to the relocation of the café/restaurant, and is also intended to limit the need for extensive earthworks and hard landscaping.

Why does the concept plan shown list a different number of new and existing car bays to the one endorsed by the Council?

The City constructed a 43 bay car park west of the Burns Beach Sunsets Village (shown as 6 on the concept plan) in late 2020 to address the immediate shortage of car bays at the coastal node. This occurred after the Council had already endorsed the concept plan for community consultation and therefore the proposed number of new and existing bays was updated in the concept plan shown here. The total number of car bays proposed remains the same.

Does the concept plan include the clearing of vegetation?

In its current form, the concept plan would result in some minor clearing of vegetation between Burns Beach Park and the existing car park west of the park. The vegetation to be cleared is not classified as Bush Forever and any relevant approvals would be required prior to clearing.

The proposed path to the south of the Burns Beach Sunsets Village (shown as 20 on the concept plan) would follow an existing, cleared, informal “bush track”.

Should the concept plan be approved, when would construction take place?

Should the concept plan be supported by the community and the project and funding approved by Council, the City would progress detailed design and the necessary statutory approvals processes. Subject to these approvals, construction works could commence within the next two years.

What is the estimated cost of the proposed works?

An estimate of the costs associated with the refined coastal node concept plan, including the proposed café/restaurant facility, is \$6.9 million. The final plan for the coastal node and the associated costs would be subject to the outcomes of the community consultation, approvals processes and further design development.

Who is being consulted?

All information about the community consultation is available on the City’s website at joondalup.wa.gov.au. Anyone interested in the Burns Beach Coastal Node Concept Plan can submit feedback.

The City is also directly contacting the following community stakeholders for feedback:

- Residents and landowners in Burns Beach
- Residents and landowners of properties within 500 metres of the Burns Beach Coastal Node (Iluka)
- Community Engagement Network members residing in Burns Beach and Iluka
- Burns Beach Residents Association
- Iluka Home Owners Association
- Friends of North Ocean Reef/Iluka Foreshore
- Local businesses
- Relevant industry groups/peak bodies
- Local State and Federal parliamentarians/politicians.

How do I provide feedback?

If you are interested in providing feedback, please complete the Online Comment Form available via the Community Consultation section of the City’s website at joondalup.wa.gov.au. Responses are limited to one per person.

When is the community consultation period open?

The community consultation period is open from **Thursday 13 May 2021 – Wednesday 2 June 2021**.

What happens next?

The City will analyse the results of the community consultation and develop a Community Consultation Outcomes Report.

If you would like to be informed via email when the outcomes of this consultation are published, please select the appropriate box on the Online Comment Form.

Who do I contact for further information?

For further information, please contact the City’s Senior Projects Officer on **9400 4292** or email info@joondalup.wa.gov.au

Additional information is also available via the Community Consultation section of the City’s website at joondalup.wa.gov.au