

Information Session Monday 19th November 2018

Community Questions



On Monday night, the City and Discovery Holiday Parks held an open community forum in which the public could attend and ask questions about the proposed water splash park, disposal of Lot 1881 Koombana Drive and Discovery Holiday Parks expansion.

The questions that were raised at the meeting were captured on the night and have been provided, along with the responses, below.



Image: Community information session

Q. Have the City and Discovery Holiday Parks signed a contract yet?

A. The Council has at this stage, agreed to the commercial terms of the transaction. A formal contract has not been entered in to as the City must first seek public submissions on the sale and lease of the land. Any submissions received before the submission period closes, will be provided to Council at its meeting 11 December for consideration.

Q. Will the income from the sale of the land at Lot 1881 be used to fund the City's contribution to the splash park and surrounding area?

A. That decision will be made during the next budget process.

Q. If the splash park development doesn't go through, will the sale of Lot 1881, the expansion of the holiday park and the upgrades to the existing holiday park and lease go through?

A. Discovery Holiday Parks offer has been made on the basis that all three projects are accepted. If one component is rejected by the community, the parties would have to go back to revisit the commercial negotiations.

Q. How will traffic be managed?

A. In relation to the traffic exiting from Lyons Cove on to Koombana Drive, the City will undertake traffic modelling to determine the safest way to cater for this growing need. At this stage, a roundabout is identified as the most practical solution, however, that will require further investigation and discussion with Main Roads WA.

In the interim, the City and Discovery Holiday Parks are committed to reviewing signage in the area as well as educating visitors about how to access Koombana Foreshore and the holiday park.

Q. How will parking be managed?

A. The City has prepared a concept plan of how Lyons Cove and the car park will be configured. This will include the construction of 53 new car parking bays as well as the retention of all existing long parking bays for vehicles towing boats. The design also provides for a greater separation between pedestrians and vehicles.

Q. How will congestion be managed at busy times? Will the City consider limiting length of stay in the car park?

A. This is not something the City has yet considered; however, limiting visits to three hours may be an option to ensure everyone is able to access the splash park. The City would need to review the parking allocated to the users of the boat ramp though as those users will require a much longer length of stay.

Q. Will there be better pedestrian crossing made available on Koombana Drive?

A. Yes, the City already has plans to install a pedestrian footpath along Koombana Drive and will ensure a pedestrian refuge is installed to complement the future road upgrades.

Q. Can the City put in a pedestrian overpass?

A. In theory, yes the City could, with the right funds being allocated. However, pedestrian overpasses are widely underutilised unless there is no other way to get across a road. Pedestrians will always take the shortest route, which will be directly across the road.

Q. Will the splash park be open all year round?

A. Yes. The splash park will be open all year round however to activate the water features, the users have to press a button. When the splash park is not in use, the water features will not come on.

Q. Will the splash park be free to use?

A. Yes, both the City and Discovery are committed to ensuring this is a free and publicly accessible splash park for residents and visitors.

Q. Will the splash park be supervised?

A. The splash park has been designed so that there is a zero depth of water and that the perimeter of the splash park is fenced. This ensures the facility is as safe as possible and doesn't require constant supervision by Discovery Holiday Parks staff.

Q. What about managing anti-social behaviour?

A. As at all of Discovery Holiday Parks recreational amenities, there is signage erected around the perimeter of the splash park that outlines the conditions of entry including acceptable behaviours.

Where patrons are not adhering to these conditions of entry, Discovery Holiday Parks has the right to ask those people to leave.

Q. How do you get people out of the splash park?

A. Along with displaying hours of operation, Discovery Holiday Parks will have a close down procedure in place whereby people are notified of the intent to close the splash park and asked to vacate the premises. The splash park features are also on a timer and this will shut down at closing time. The perimeter fence will then be locked.

Q. Is the water recycled?

A. Yes. There is about 60,000 litres of water held in tanks underground that are treated regularly and returned back to the splash park.

Q. Are there any age restrictions to enter the splash park?

A. No. The splash park can be enjoyed by people of all ages.

Q. Is the splash park accessible?

A. Absolutely, the design of the splash park is accessible.

Q. How will noise to nearby residents be managed?

A. The splash park will be open around 8am and will be programmed to switch off at dusk. The time of day that the water features will be switched off will be seasonal. As it gets dark earlier in winter, the features will be turned off earlier. This is to cater for not only the nearby residents but also Discovery Holiday Parks guests.

Q. What is the time frame for development?

A. The City and Discovery are committed to have the expansion of the holiday park, the splash park and the redevelopment of the foreshore area completed by December 2019 in time for summer.

Q. Where Discovery Holiday Parks have developed other splash parks, are they near residential areas?

A. Yes, Discovery Holiday Parks has a number of splash park developments in Australia that back on to residential areas, as well as to their on-site residents within their parks. They have not experienced any issues from residents with these.

Q. Where Discovery Holiday Parks have developed other splash parks, are they well patronised and accepted by the community?

A. Yes. At those towns where a splash park has been developed, the towns observe better visitation, increased lengths of stay and attracts a new demographic of visitor to their area. The communities have seen the flow on benefits to their towns and Cities and have embraced the development.

Q. Why haven't the residents of the holiday park been consulted earlier?

A. The City and Discovery Holiday Parks have only just agreed to the commercial terms of the agreement and made these discussions public. Discovery Holiday Parks still needs to go through a rigorous planning process as well as prepare detailed designs. Discovery Holiday Parks did not want to alarm any residents about any perceived impact on their lifestyle without first having explored all options.

Q. Is the contamination issue on Lot 1881 the same as what is on the DPAW site next door?

A. Yes, to some extent the contaminants are the same in Lot 1881 as on the adjoining property. DPAW were able to remediate their site by filling and sealing the site. The City and Discovery Holiday Parks expect this will be the same treatment used for Lot 1881, however, further investigation is required.