SUCCESS RESERVE MASTER PLAN – CITY OF COCKBURN

FINAL

JULY 2024

City of Cockburn

Prepared by Otium Planning Group Pty Ltd: www.otiumplanning.com.au

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SPORT + LEISURE + COMMUNITIES

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Otium Planning Group acknowledges the Australian Aboriginal, Torres Strait and South Sea Islander peoples of this nation. We acknowledge the traditional custodians of the lands on which our company is located and where we conduct our business. We pay our respects to ancestors and to Elders, past, present and emerging. Otium is committed to national reconciliation and respect for indigenous peoples' unique cultural and spiritual relationships to the land, waters and seas, and their rich contribution to society.

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Contents

Executive summary

The City of Cockburn (City) sought to develop a Master Plan for Success Reserve to provide strategic direction for the facility. Located on Hammond Road in Success, the reserve is an active sporting reserve that is home to the Southern Lions Rugby Union Club and the Success Netball Association but also caters for the broader community. Success Reserve comprises of two rugby fields, 20 netball courts, a playspace and picnic area and a large community building – which caters for a number of community groups, functions and events.

The objectives of the Master Plan were to determine the most suitable development options (renew, upgrade, replacement / new and / or decommissioned) for community infrastructure located on Success Reserve, incorporating it into one integrated site master plan. Specifically:

- Car parking capacity at peak times
- Functionality issues of the Success Regional Sports and Community Facility
- Outdoor hard court and reserve infrastructure limiting membership capacity
- Site constraints – natural environment and possible contaminated site.

To this end, the Master Plan has been developed through research, site and facility analysis while building upon preliminary planning documents in an effort to demonstrate need and nexus. Combined with local context, project parameters for infrastructure provision were defined to guide the most efficient use of the existing building and reserve within the constraints of the site. Key findings include:

- The project is supported at the strategic level, identified in City's Strategic Community Plan 2020-2030. The SCP highlights the importance of integrating community wellbeing and active lifestyles with environmental considerations for the benefit of the whole community.
- The City's current population is 131,913 and it is forecast to grow to 178,353 by 2046 – representing a change of 35.21%.
- Success Reserve is the only facility of its kind in the wider catchment, and is categorised at a regional level for its sporting activities and community facility. While it predominantly caters for sport, the forecast growth will also see a demand a higher level of community provision across all age groups and should include safe access activity spaces, seating, shade, lighting and infrastructure that will support a healthy lifestyle.
- The site has many constraints that impacts significantly on the type, size, number and timing of infrastructure that may be needed in the future. Areas that are not able to be developed in the conservation area at the south-west corner and the ecological and drainage corridor that runs along the northern length of the local road. The former fire station (owned by DFES) is reported as being contaminate and will need to be demolished and remediated. The City will need this site in the future.
- The functional audit concluded that the existing building has a number of issues relating to access compliance, best practice, functionality and not being fit for purpose. This Master Plan presents an opportunity for the City to improve the level of service able to be provided with more functional and modern facilities for all.

Based on the literature review, workshops with stakeholders and consultation a number of building concept plans and site master plans were developed with the preferred option being shown below in Figures E1 and E2 respectively. The concept plan for the community building has been developed assuming that all of the infrastructure will be delivered in one stage, but could be staged to minimise disruption for relevant activities. The concept plan shows an increase of its internal gross floor area from 1,459m² to 2,159m², a difference of 700m².

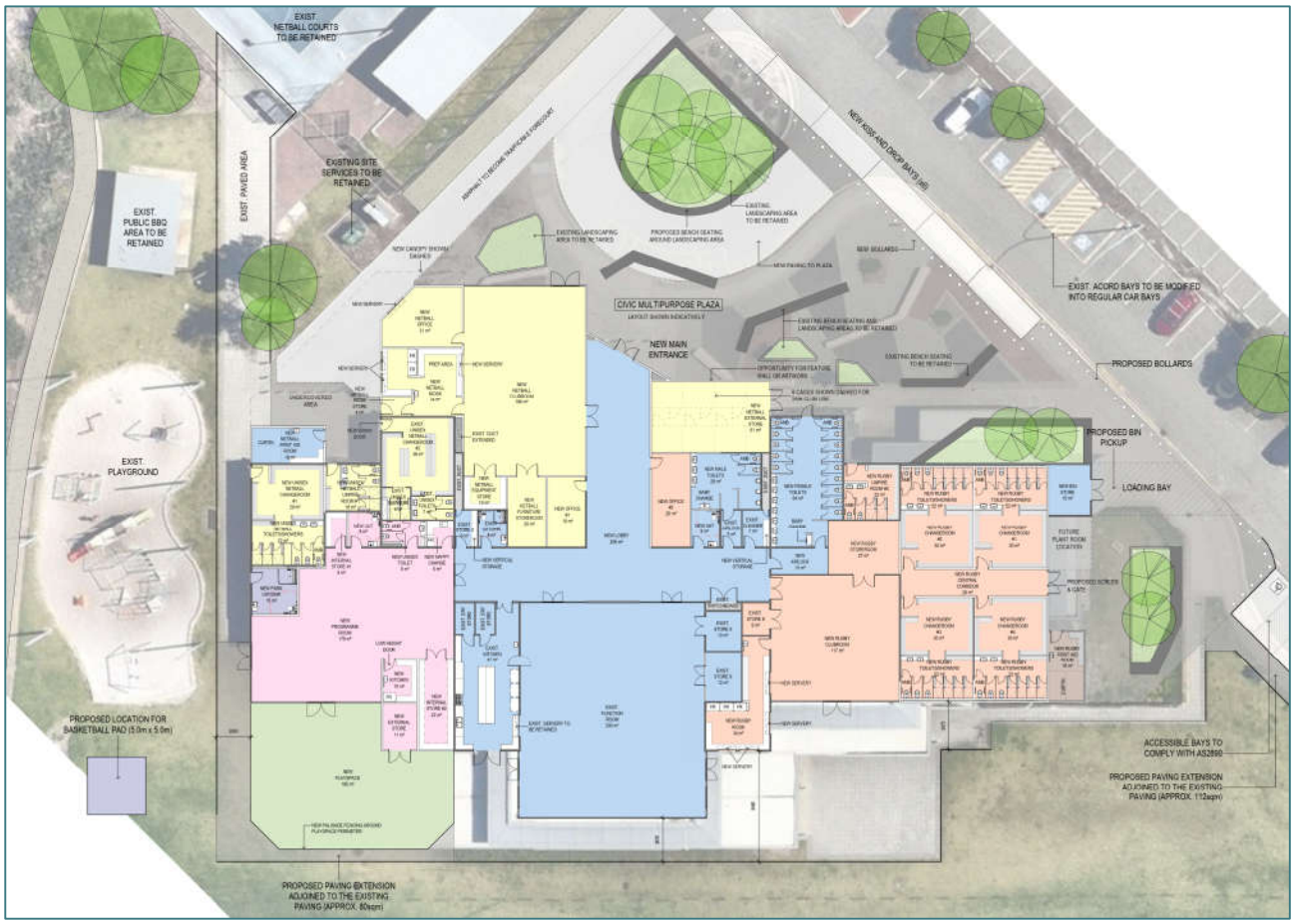


Figure E1: Building concept plan

In summary:

- The community function room and kitchen is retained. Access to what was the netball clubroom has been removed, but could be retained in lieu of providing a new kitchen area for the program / activity room.
- The relocation of the program / activity room and fenced toddler play area next to the existing playground. This area is currently where the netball clubroom and small change rooms are located. This provides a greater opportunity for users and families to interact with collocated play spaces and the grassed areas.
- Four new change rooms, club kiosk, umpire room and first aid room will be located adjacent to the existing clubroom. This provides the SLRUC with collocated facilities with more appropriate access to the playing fields. The existing clubroom and access to the function room from the new kiosk is retained. This design unlocks the former toddler playground and opens up the site.
- Almost all of the rooms for netball are new, with the office being repositioned within the layout. A new clubroom and kiosk is provided that has a more suitable relationship with the outdoor courts. The kiosk can be accessed from both the clubroom and outdoor area. New female changerooms, umpire room and first aid rooms are located where the current bin store and external storeroom is. This provides a more suitable number of toilets and showers for netball users. A new external storeroom is provided adjacent a significantly larger female toilet area.

The site master plan identifies the following:

- No change with regard to the number and size of existing rugby fields. The investigation has demonstrated that the site cannot accommodate three full size fields with the 5m run-off for each.

Without installation of extensive high fencing, reducing the run-off to 3m for each field and the compromising on the interchange and viewing arrangements.

- Four future netball courts in the north-west corner. This provides the association with 24 courts.
- Pedestrian footpath lighting is shown along the conservation area and southern footpath.
- Sports floodlighting is shown for all netball courts and the whole reserve (grassed area).
- 180 new dedicated car parking bays at several locations, noting that some of those bays currently exist but would be formalised in a parallel configuration. This includes compliant ACROD bays located adjacent to the community building. Additionally, there are 79 temporary overflow parking bays located under the western power lines.
- New 3x3 basketball pad, an outdoor exercise area, a set of Australian rules football goal posts for umpire training.
- A new civic plaza and small drop off area will replace the existing roundabout. This will provide a direct connection between the building and the courts. It will include planting and a trafficable forecourt to ensure the area is at one level – improving accessibility. The existing seats are retained and would serve as an outdoor space to congregate.

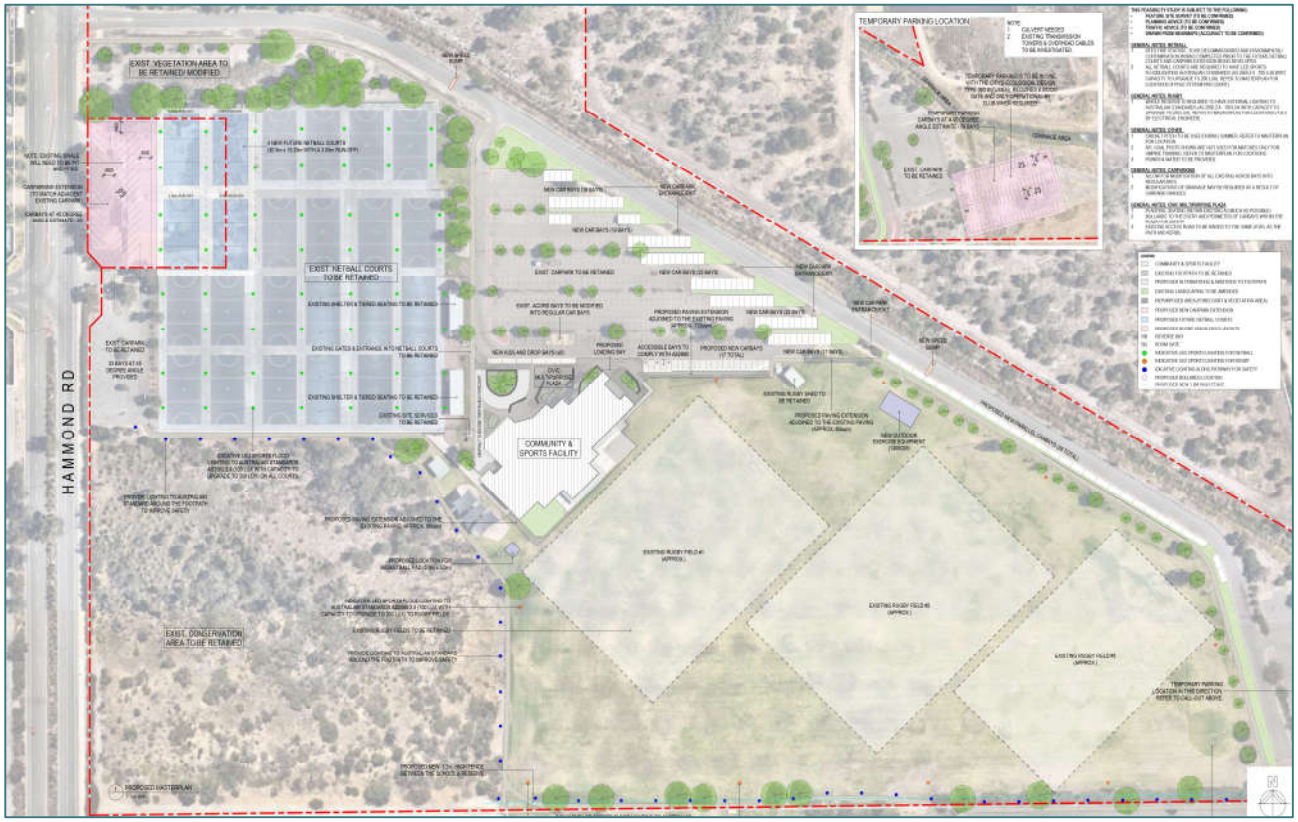


Figure E2: Site master plan

An Opinion of Probable Costs was prepared for the infrastructure being proposed in the concept plan and site master plan. The project implementation plan (Table E2) lists the infrastructure required, justification, estimate costs and priority order for delivery.

Table E1: Opinion of probable costs

Infrastructure item	Cost (ex GST)
Community building	$12,490,000.00
Site master plan infrastructure	$13,930,000.00
Total	**$26,420,000.00**

Table E2: Project infrastructure plan

Infrastructure item	Rationale	Priority	Cost (ex GST)
Community building (renewal / minor upgrades)	This refers to a range of maintenance and minor upgrade items needed to improve function, accessibility listed in the access audit report or as identified by the City. Priorities should be given to those that are required to meet compliance or where a failure in the building is occurring.	Ongoing	Ongoing
Outdoor court sports floodlighting	Lighting of all netball courts is a priority – as it enable all courts to be used for training or matches at night throughout the week. This increases court capacity without the need to provide new courts. It also allows for fixturing to alleviate parking during peak times Saturday when rugby is on.	1	$4,858,000
DFES site Planning/Investigation	This is a precursor to priority 10. The City should progress, in liaison with DFES, an investigation into the environmental / contamination concerns of the site. Specifically, it must identify and detail identify possible contamination and environmental factors that may need to be resolved before and future proposed development.	2	Variable depending on scope of investigation
Minor Infrastructure improvements (Australian football goals, basketball pad, southern fence extension etc)	Install a set of Australian football goals posts for the South Fremantle District Umpires to use during training sessions. Consideration needs to be given night time use – lighting. Install a basketball pad – This project is already identified as a project for implementation. Install and extend the fence along the southern side of the reserve to reduce foot traffic and manage the turf area on this corner of the reserve.	3	$396,000
Path lighting	Lighting needs to be installed along the path between the courts / building and conservation area and along the southern path. This area is dark with no residual light from other areas and is needed to improve personal safety.	4	$316,000
Temporary overflow parking (if required)	A temporary parking area has been identified along the existing eastern carpark. As parking was noted as a major constraint of the reserve, the City should progress the design of temporary overflow parking until such time a more permanent solution is delivered.	5	$368,000
Reserve sports floodlighting	Floodlighting to the whole reserve is a priority. The importance of lighting all usable turf areas and not just the playing fields, cannot be understated. Doing so provides additional areas for training (including umpires) which enables the City and the user groups to manage the area more efficiently. This will also assist in lighting of events at night time.	6	$1,366,000
Existing car park upgrade – including formalising parallel parking	Car parking was seen as an issue for user groups. The existing car parking should be remodelled and the informal car parking around along the internal road should be formalised. This will assist the City in meeting the requirements for ACROD bays as identified in the access audit report.	7	$1,233,000

Infrastructure item	Rationale	Priority	Cost (ex GST)
Outdoor exercise area	Install outdoor fitness equipment to complement other activities on reserve. It would help to encourage more use of the reserve by the community beyond the main sporting clubs.	8	$256,000
Playspace upgrade	As per the access audit report, the City should consider some accessible play elements or accessible flooring to appropriate areas within the playspace. The ideal time to do this would be in line with the asset renewal project.	9	$250,000
Four new netball courts and Hammond Road car park extension	This is linked to the outcomes of priority 2. Install four new netball courts, including sports floodlighting to meet future demand and construct a new car park similar to that of the existing Hammond Road car park area. A critical factor (dependency) for this infrastructure is that of site remediation.	10	$4,067,000
Community building (new)	The provision of a new / upgraded building is considered to be the most important, however significant resourcing and funding would be required to enable this to progress. The existing building does not efficiently meet the needs of the community of sporting groups and should be upgraded as soon as practicable. There are not enough suitable gender inclusive change rooms, toilets (especially female toilets), external storage for netball, umpire and first aid rooms for both codes.	11	$12,142,000

Note: A sum of $978,000 is included for various landscaping items. These include items such as softscapes (e.g.: tree removal and planting, turf remediation, irrigation), hardscapes (e.g.: pavements, paths, kerbing), miscellaneous items and sundries associated with some of the line items above. Until a detailed design is taken for a particular line item, these could not be attributed approximately.

1. Introduction

The City of Cockburn (City) is an outer-growth suburb located 20km south of the Perth CBD, covering an area of approximately 168km². The City is projected to increase its current population from 131,913 to 178,353 by 2046 principally in the new development areas such as Cockburn Central, Coogee – North Coogee and Success. To cater for this growth, the City takes a strategic approach to planning, managing and maintaining community infrastructure.

The Western Australian Planning Commission (WAPC) references community infrastructure (physical and social) as essential enablers in creating liveable, inclusive and diverse communities where they can grow and develop.[1] Social infrastructure is necessary for designing and developing healthy communities and must be planned to ensure the provision of social services across the lifespan. The amenities and services available within a community also influence the liveability of the local community and the health and well-being of individuals.

The increase in the City's population, combined with an increase in sports participation rates and demand for community facilities, has identified the need to plan for the future needs of its community. As community infrastructure caters for a broad range of activities, spanning the spectrum of sport, recreation and community, it is essential that the City reviews the network of existing and future facilities to ensure they remain functional, fit for purpose and accessible to the community.

Figure 1: Birdseye view of Success Reserve (www.maps.slip.wa.gov.au/landgate/locate)

The Success Regional Sporting Facility (Success Reserve), located at 359 Hammond Road in Success, has been a focal point for sport, recreation and community based activities over the last decade or so. Success Reserve plays an important role in developing essential skills and healthy disciplines in young children through adult life, while promoting a more inclusive and engaged community.

[1] Western Australian Planning Commission. (2015). Liveable Neighbourhoods. Department of Planning

Success Reserve consists of 20 netball courts to the west, one junior and two senior rugby fields to the east, a playspace and picnic area, a community building (building) and three separate parking areas. The sporting reserve is home to the Success Netball Association and the Southern Lions Rugby Union Club. The building caters for both of these sporting groups, the Success Playgroup and a range of other groups, programs and services. The building comprises of two clubrooms, four change rooms, a large function room, a community / activity room, two kitchens, two offices, two first aid / umpire rooms, amenities and numerous storage rooms.

The Community, Sport and Recreation Facilities Plan 2018-2033 (CSRFP) identified the need to provide four additional netball courts and expand parking on the adjacent DFES fire station site, with the City committing $400,000 in the 2021/22 financial year. However, this has yet to be progressed as the site is a known or suspected contaminated site, likely contaminated with PFAS firefighting chemicals. This would require extensive assessment before the City would be able or willing to acquire the land parcel from DFES. As a result of ongoing internal discussions and external requests from facility users, the City identified the need to investigate the feasibility of undertaking some short / medium term upgrades at the reserve. The outcomes of these investigations and feasibility studies are to be used to support the development of an overall master plan for Success Reserve.

With this in mind the City has engaged Otium Planning Group to develop the Success Reserve Master Plan (Master Plan) to provide strategic direction in relation to the management and infrastructure challenges faced at the site. Specifically:

- Car parking capacity at peak times
- Functionality issues of the Success Regional Sports and Community Facility
- Outdoor hard court and reserve infrastructure limiting membership capacity
- Site constraints – natural environment and possible contaminated site.

It is the intent of this Masterplan to build on previous works, develop a sound evidence-based assessment, having regard to the most appropriate site, size and configuration for development.

1.1 Objectives

The objectives of the Master Plan are to review relevant background information to determine the most suitable development options (renewal, upgrade or replacement / new) for community infrastructure located on Success Reserve (building, open space and embellishments), incorporating it into one integrated plan. Following the methodology in Figure 2, the Master Plan is to:

- Establish project parameters through technical research and facility analysis to assess the current level of use, functionality (fit-for-purpose), quality of infrastructure and condition (review of asset management plans and condition audits).
- Establish the need and nexus for facility improvements at Success Reserve to service the needs of the local sporting clubs and the broader community.
- Investigate the management challenges at Success Reserve, including but not limited to:
    - Traffic and car parking issues during peak times of operations.
    - Functionality issues with the existing building, noting that it is used by multiple user groups during the same peak times of operations.
    - The limitations in regards to outdoor sports courts provision, which is a constraint on the clubs ability to increase participation.
- Engage with stakeholders and the broader community, to ensure transparency in the delivery of the project.

- Develop building concept plans and site layout master plans, that resolves as far as practicable, the items above. These plans will seek to demonstrate how the components can be achieved within existing constraints. This has considered the renewal and redevelopment (upgrade) of the existing buildings and / or the need for new where required.
- Based on the above, provide an opinion of probable cost.
- Develop an implementation plan that will guide the City's actions for development at Success Reserve.

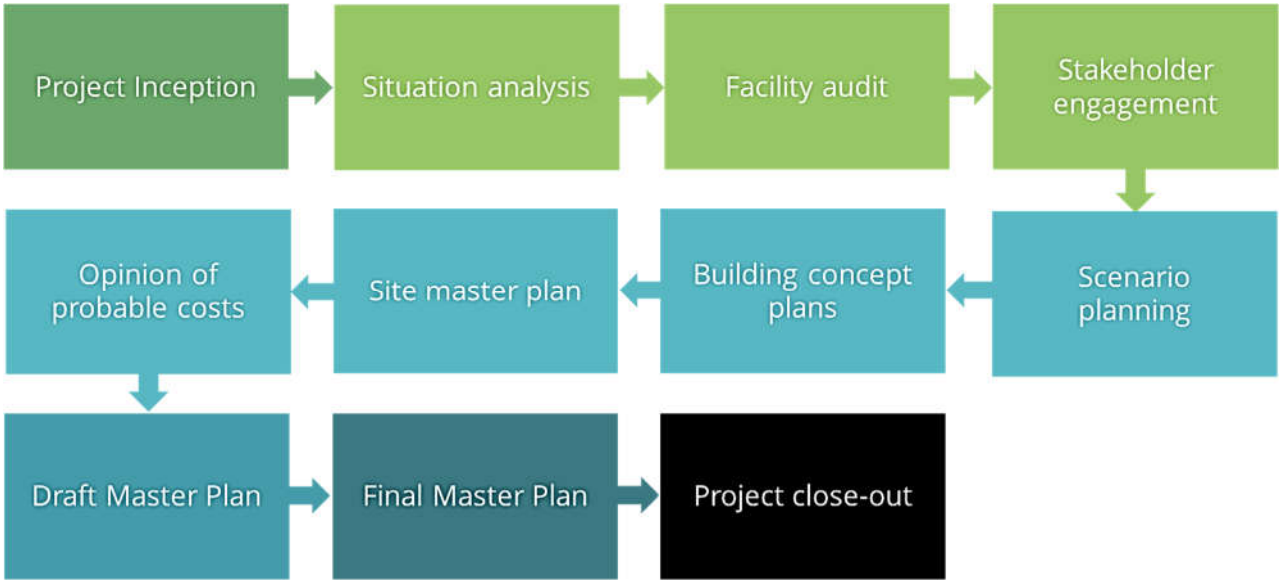


Figure 2: Project Methodology

The development of the Master Plan provides the City with an evidence-based report that will guide the development of the proposed works. The research, analysis and recommendations will provide the City with modern and functional facilities and supporting amenities to service the needs of the community for years to come.

2. Demographics

The demographic analysis outlines the key data for the City between 2021 to 2041, which has been sourced through informed decisions (.id) in May 2024. The analysis has focused on the current population profile, and future growth, age composition and other socio-related profiles relevant to this project. Note: All tables and graphs have been developed on the basis of this data, unless otherwise stated.

2.1 Population

The City's population was estimated to be 122,211 people in 2021, and is forecast to grow to 178,353 by 2046, at an average annual growth rate of 1.52%, as shown in Figure 3. The greatest population change for the City is predicted to be from 2032 to 2036, with a net increase of 22,036 people. This is important to note as there is often significant lead time in planning for new community facilities to be delivered at the right time – one that may be missed resulting in a lag of provision.

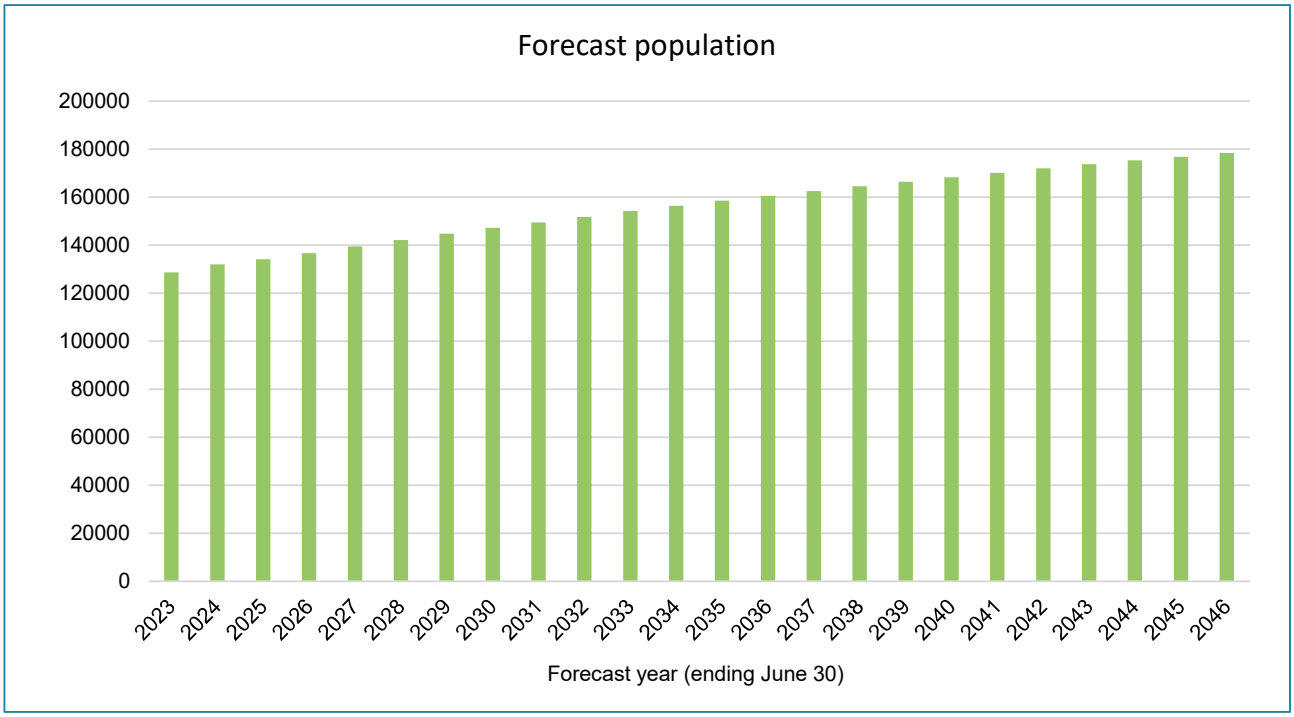


Figure 3: Forecast growth in population 2021-2041

Over the last 20 years population growth has occurred in the suburbs of Atwell, Aubin Grove, Hammond Park and Success in organisational planning for community facilities, such as sporting reserves to support community liveability. However, LGA's have many existing community facilities that while considered appropriate at the time of development, may be in need of significant upgrades to bring them into the modern age. It is this conundrum that sees organisations try to balance, prioritise and fund new facilities in growth areas or upgrade existing facilities.

With regards to new growth area, the suburbs of Coogee – North Coogee is forecast to have the greatest change in population with 13,494 people by 2046 and South Lake – Cockburn Centre forecast to have another 10,529 people in the same period (Figure 4). In comparison, the former growth areas of Atwell, Aubin Grove, Hammond Park and Success are expected to have a combined increase of 10,319 people. This increase in population, most likely to be attributed to separate houses and other mixed density developments, will see an increase of people in an area, without any additional provision of open space.

So while growth of suburbs around Success Reserve is slowing down, the City's overall population is increasing. As a community facility, Success Reserve caters for a City-wide catchment so growth throughout the municipality needs to be considered in the planning for future facilities. Failure to do so may result in a long-term under provision, especially if the space within site has been repurposed for other infrastructure.

In established areas, community facilities like those at Success Reserve, the need to keep up with current trends, practices and relevant standards to ensure equitable access for its catchment population. Providing the community with accessible, functional and fit-for-purpose facilities is an important factor in supporting and retaining the population. As such, residents in well-established areas should not be at a disadvantage to those living in newer development areas.

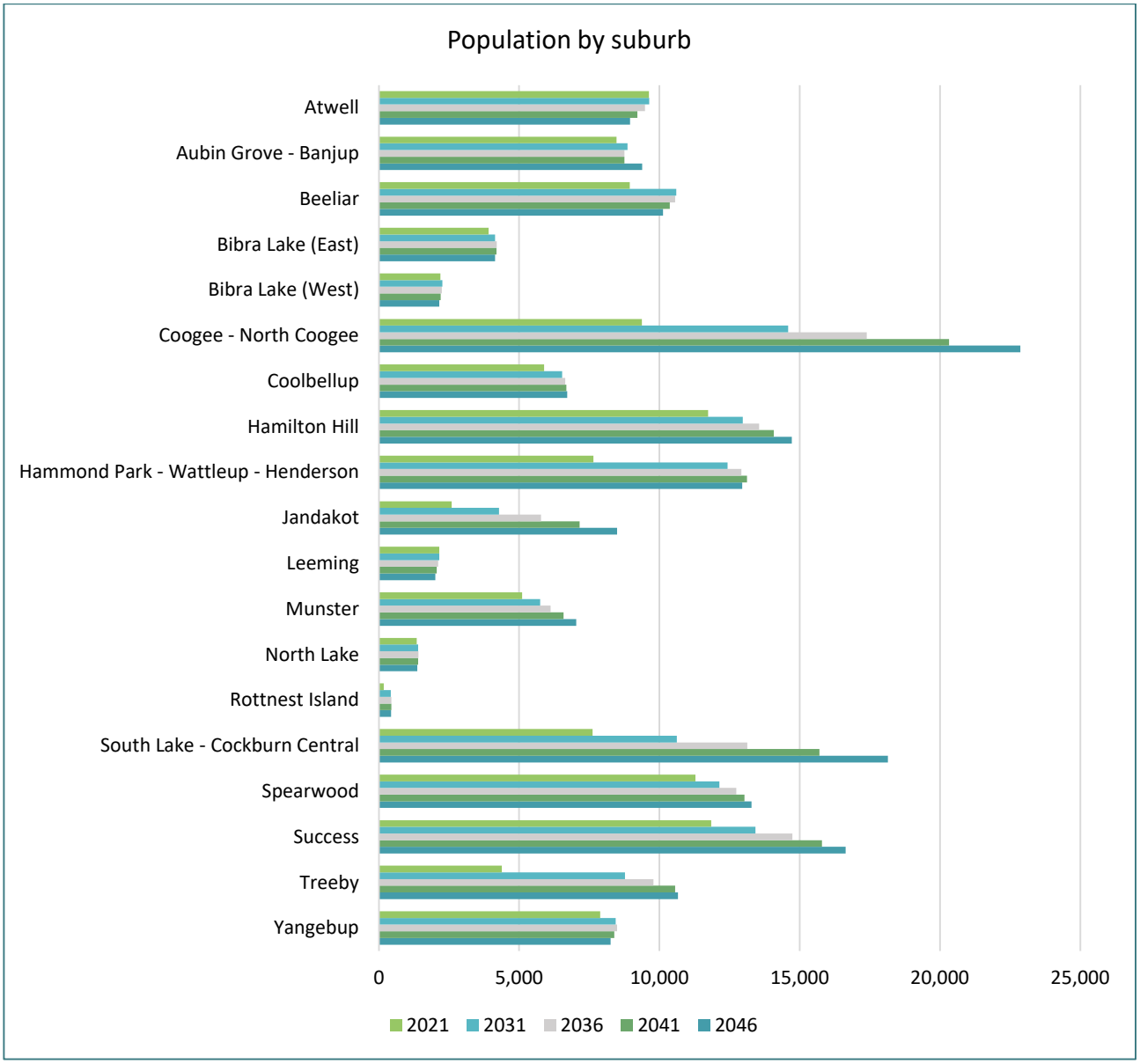


Figure 4: Population by suburb

2.2 Age structure

In sport and recreation, competitions and programs are often based on age groupings (juniors, seniors, masters) which must be understood to effectively plan in the renewal, upgrading or provision of new community facilities. The City's population structure, in five-year age groups from 2021 to 2046, identifies an increase in population for all age groups (Figure 5).

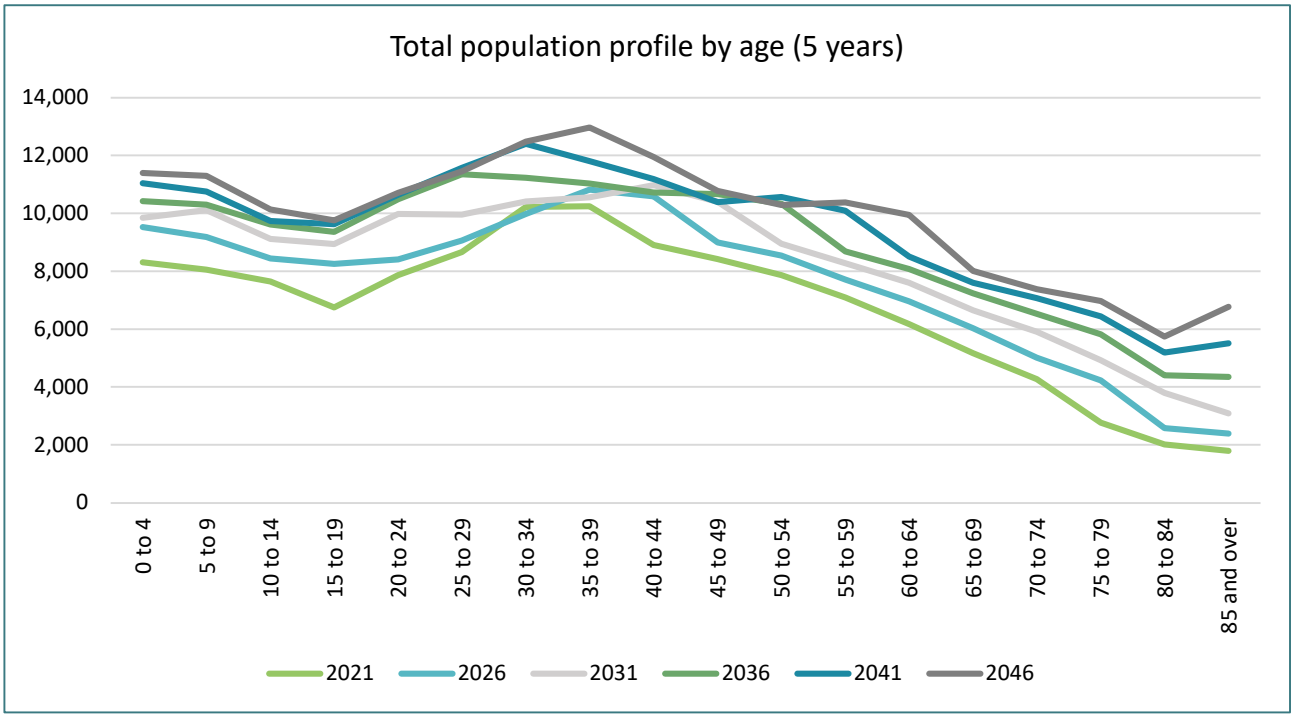


Figure 5: Forecast Age Structure for five-year groups

In 2021, the dominant age structure in the City were those ages between 30 to 34 and 35 to 39, accounting for 8.4% of the total population. Looking towards 2046, these age groups will continue as dominant age groups, but will have decreased is share to 7.0% and 7.3% respectively. Generally, these age groups are associated with those starting families or moving into the area with young children. It is assumed that people in this cohort altering their approach from formal sporting activities to more family-based activities, moving into unstructured sporting activities.

In 2021 there were approximately 30,371 people under working age (<18) and this is forecast to grow to 41,147 by 2046. This indicates that 23.1% of the population will be under working age increasing from 17% in 2021.Currently, the suburbs of Success (3,211), Atwell (2,840) and Aubin Grove – Banjup (2,768) have the highest number of people under working age. Looking to 2046, Success will remain the highest with 4,619 people but the suburbs of South Lake – Cockburn Central (4,266), Hammond Park – Wattleup – Henderson (3,531) and Coogee – North Coogee (3,464) will be home to significantly more people under working age. This indicates a need to provide community facilities that can cater for junior and youth based activities including but not limited to formal and informal sport, recreation and play.

Looking to 2046, the age groups with the greatest change are:

- People aged 85 and over – 4,969
- People aged 75 to 79 – 4,206
- People aged 80 to 84 – 3,723.

Combined, this accounts for an increase of 12,897 people indicating a community that is either aging in place or one that is increasing as a result of net migration (moving into the City from other LGAs). The suburbs with the greatest increases are Coogee – North Coogee, South Lake – Cockburn Central and Hamilton Hill accounting for 53% (6,834 people) of this growth.

As such, it will be important for the City to continue to develop and upgrade community facility infrastructure to accommodate growth across all age groups. In relation to Success Reserve, the immediate need will be to service sporting and recreation (active and passive) needs of young families with a focus on retaining a relatively youthful community.

2.3 Dwellings

In 2021, just over three quarters (79.4%) of the City's residents lived in a separate house, which is higher than that of Greater Perth with 75.6% (Figure 6). This was followed by 14.2% and 5.5% living in medium and high density housing respectively which was significantly lower than that of Greater Perth with 17.6% and 6.1% respectively. Interestingly, Success had a higher than expected medium and high density dwelling types of with 12.3% and 9.6% respectively – with the later higher than the City. Hammond Park had a more medium density dwellings than the City with 15.7% and as expected, high density living accounted for the majority of dwellings (76%) in Cockburn Central.

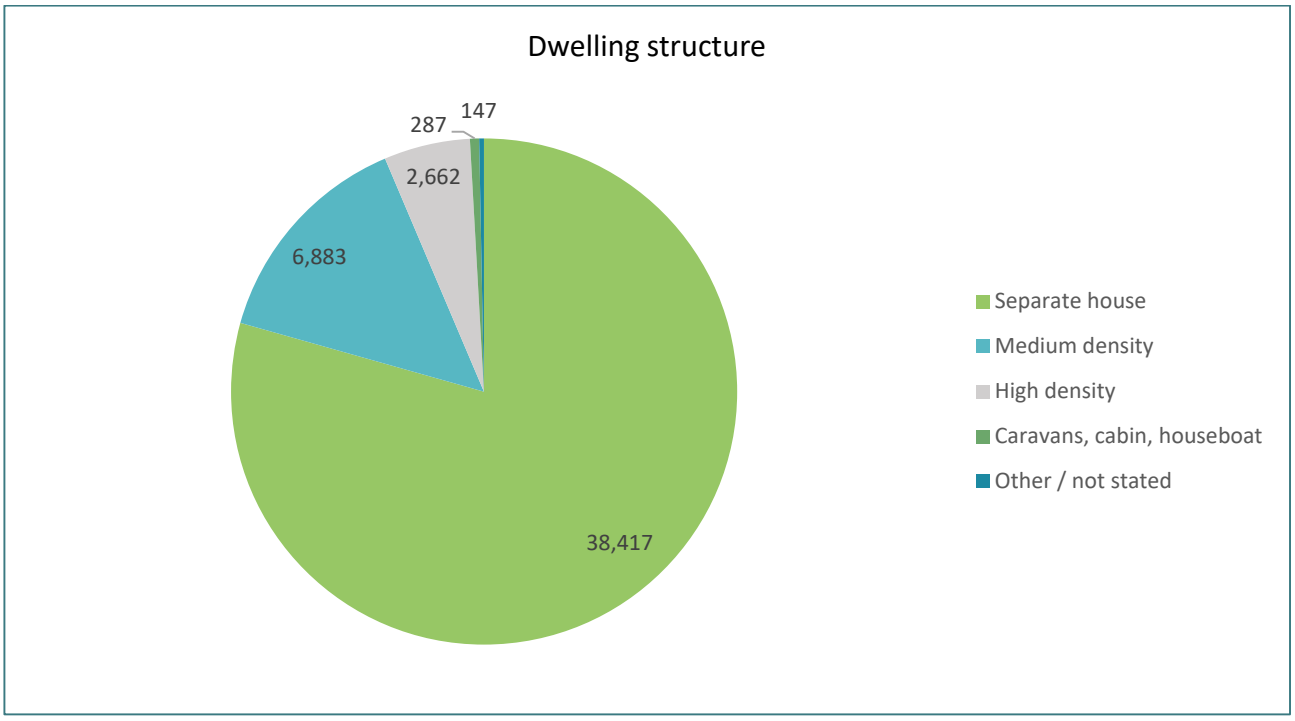


Figure 6: Total number of dwellings

The benefit of living in a separate house is that it provides greater autonomy and flexibility compared to dwellings in multi-unit buildings. However, development trends have seen lot sizes decreasing by 13% (64m²) between 2012 to 2021 with Perth having the smallest average lots compared to other Australian capital cities.[2] Furthermore, while the average floor area of a new house in Perth has decreased from 229m² to 214m² over the same period. While this changing 'product' has been developed to address affordability, the net result is less outdoor areas for people to play and socialise – arguably getting closer medium density living arrangements.

[2] https://www.abs.gov.au/articles/new-houses-being-built-smaller-blocks

People that live in these spaces need to have access to well-planned and located POS. The diversity of dwellings in and around Success Reserve, supports the need to continually invest in community facilities and outdoor spaces where people can meet, socialise, remain active and learn.

2.4 Households

The City is expected to increase its total households from 47,206 in 2021 to 72,307 in 2046. With regard to the suburbs surrounding Success Reserve, the suburbs of Atwell, Aubin Grove, Hammond Park, Cockburn Central and Success have a combined increase of 9,733 households in 2046.

The households structure for the City is shown in Figure 7. In 2021, there were a total 45,200 families in City comprising of the following key types:

- Couples with children – 34.0% (15,356 households).
- Couples without children – 25.1% (11,327 households).
- Lone person – 22.3% (10,057 households).

Overall, there were 22,155 households with children, which was marginally higher than households without children with 21,384. In comparison, the suburbs surrounding suburbs of Atwell, Aubin Grove – Banjup, Hammond Park, South Lake - Cockburn Central and Success comprise of:

- Households with children – 7,094, accounting for 15.7% of total households.
- Households without children – 4,384, accounting for 9.7% of total households

This supports the previous findings that a high proportion of households around Success Reserve comprise of families / children – 6% higher than those without children. This indicates a continued need for the facilities at Success Reserve, and the need to improve multi-generational sporting and recreation infrastructure to service the needs of the resident population.

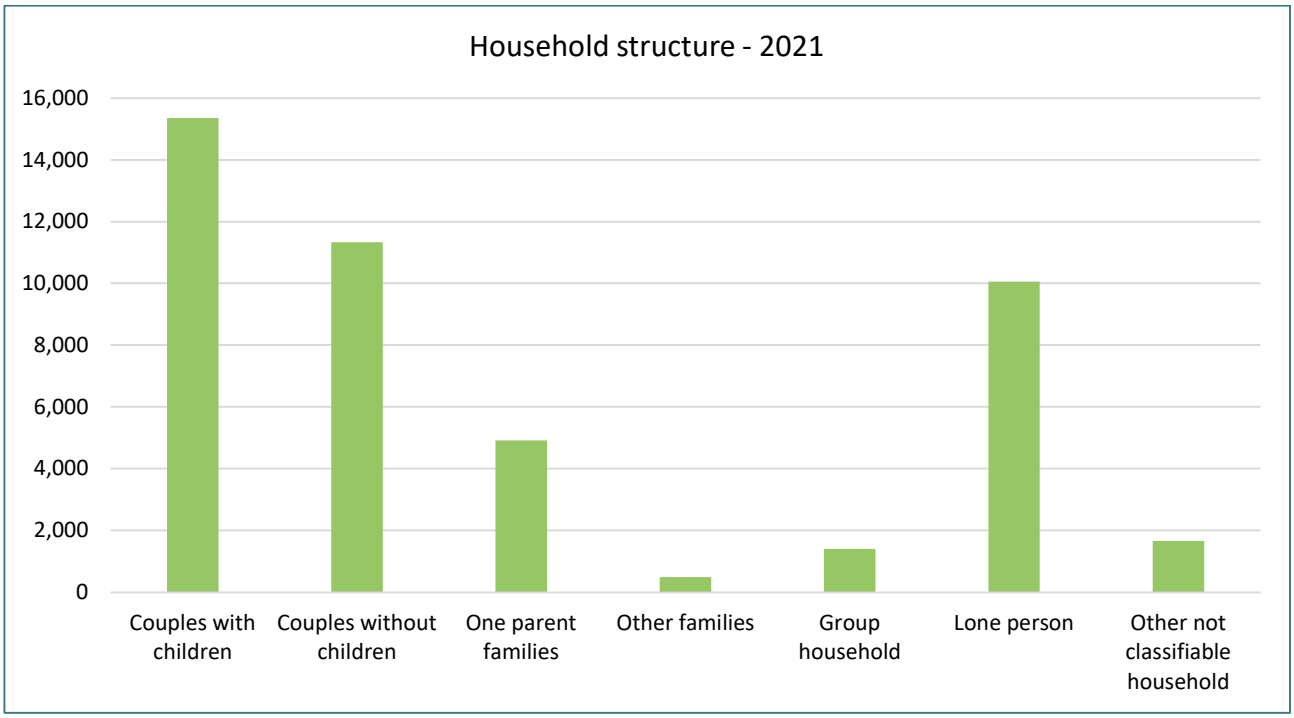


Figure 7: Household structure

2.5 Volunteerism

Critical to the success and sustainability to any sporting or community group, is its ability to attract and retain volunteers, of which 13.6% of the City's population (12,950 people) reported doing some form of voluntary work in 2021. In comparison, 15.1% of people volunteered in the Greater Perth area. Notably the number of people stating that they do not volunteer increased from 64,315 people in 2016 to 77,330 people in 2021 (Figure 8). Interestingly, Hammond Park (12.5%) and Success (12.9%) both reported lower volunteer numbers than the City whereas Atwell (15.7%) and Aubin Grove (14.9%) were higher.

This indicates that while the City is growing, the total number of people volunteering has not changed, which presents an issue for many sporting clubs and community groups. Volunteers are integral to the success of any group, as they contribute provide support to the committee (who are also volunteers), helping to reduce costs (running the canteen, assisting with game day operations etc), bring skills and expertise (coaching, marketing, financial management) and are often seen as the link between the sport club or community group and the local community. Appropriately designed community facilities can enhance the volunteering experience and encourage more individuals to get involved in supporting sports and community activities increasing their level of sustainability.

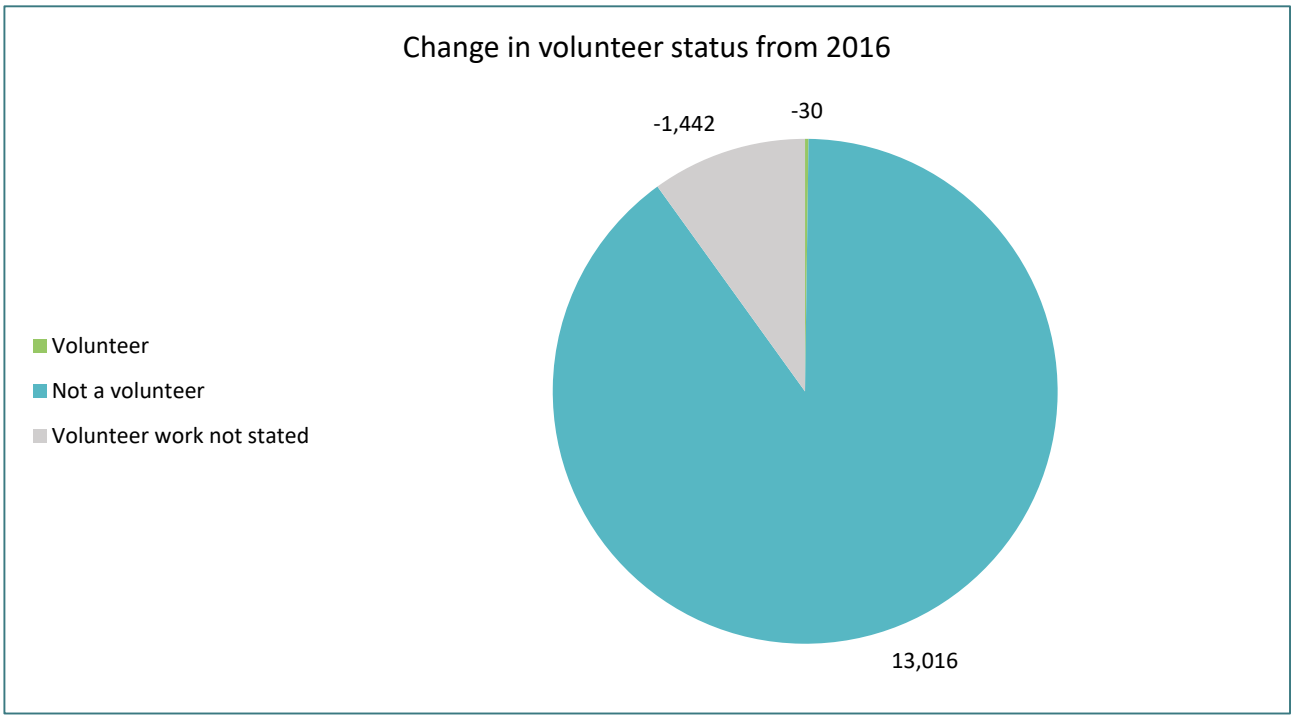


Figure 8: Change in volunteer status

2.6 Catchment population

A mapping exercise was undertaken for Success Reserve, to provide a visual representation of the population within a 5, 10 and 15 minute drive time, with Figure 9 depicting the 5 (yellow), 10 (green) and 15 (blue) minute isochrones. On analysis, the total population within the drive time catchment was 89,680 in 2021, or for each area (5, 10 and 15 minutes) 9,433, 30,839 and 49,408 respectively. As a regional facility, it is anticipated that the people would drive farther to use Success Reserve which is evident in the map overleaf.

The 5 and 10 minute isochrones are contained within the City's boundary, and the 15 minute isochrone shows that people have reasonable access from the City of Armadale, City of Canning, Town of Kwinana,

City of Melville and a portion from the Shire of Serpentine Jarrahdale. When looking at the 5 and 10 minute drive isochrones only, it has a catchment population of 40,272 which accounts for 37.18% of the City's total population. As such, Success Reserve can be considered as a centrally located facility, that currently services a large population area.

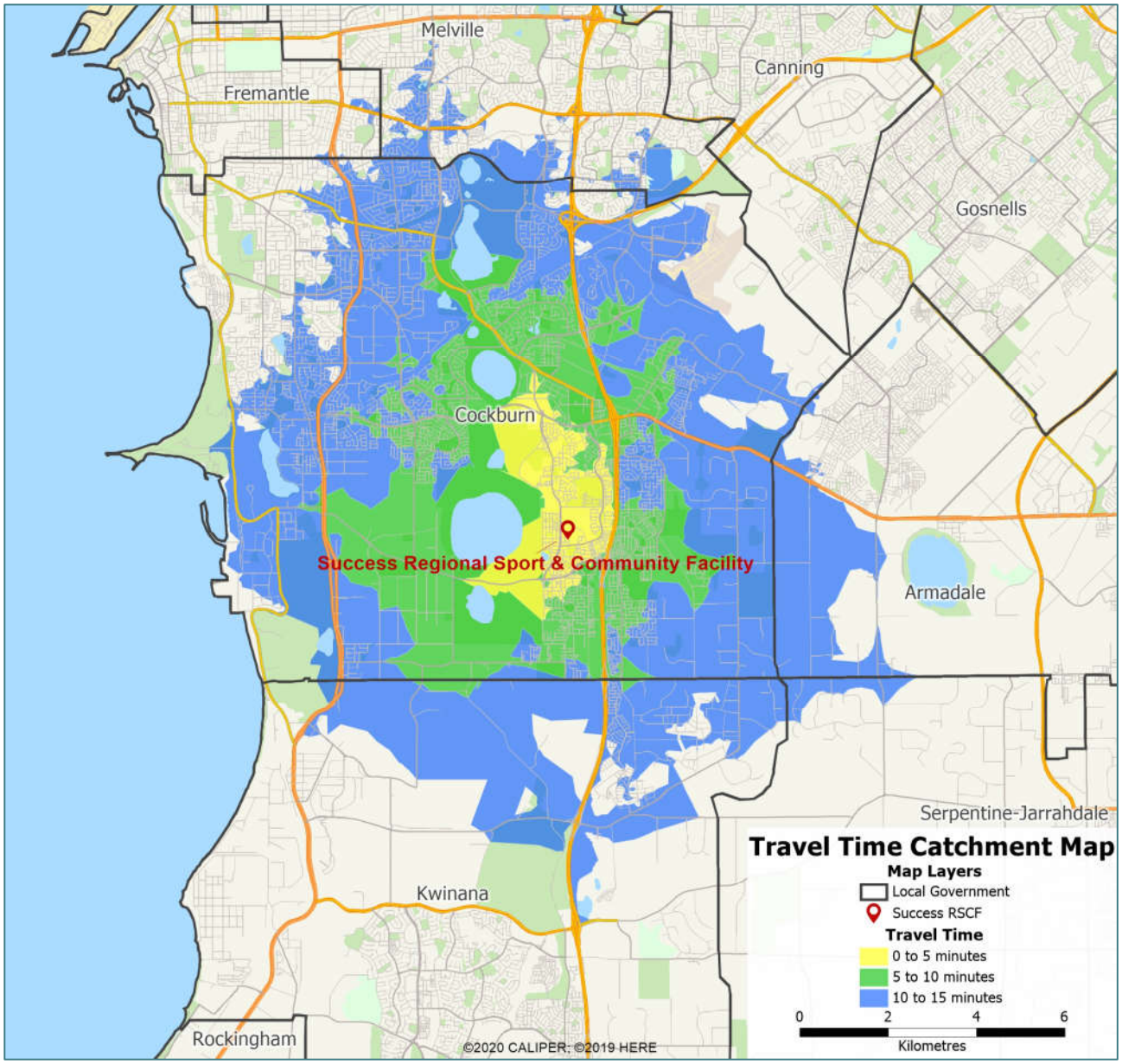
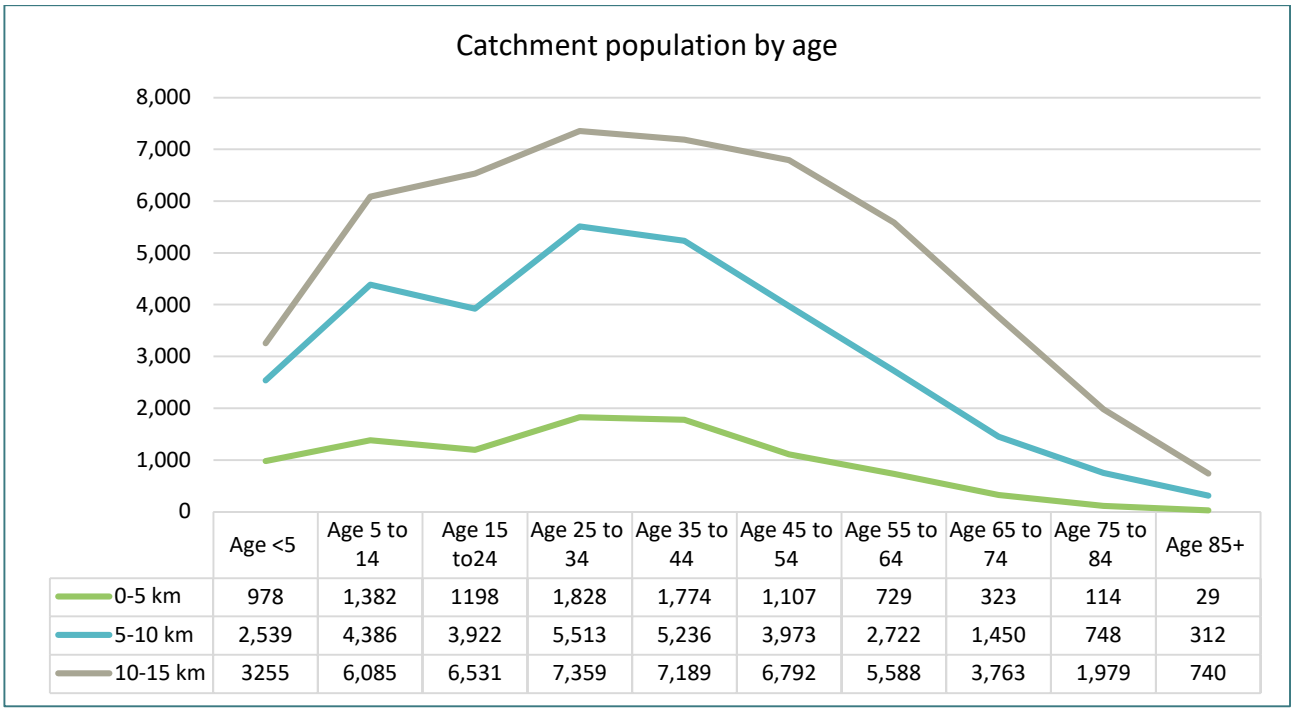


Figure 9: Success Reserve catchment map

Figure 10 identifies the catchment population by 5-year age groups, and does not necessarily reflect the data and assumptions in Section 2.2. The cumulative data (noting they are in 10 year brackets) for all three catchments, shows that the predominant age group are those aged 25 to 34 years with 14,700 people, followed by 35 to 44 with 14,199 people. This supports the previous finding relating to the predominant population being aged between 25 to 44, indicating the need to cater for young families and as well as adults.



	Age <5	Age 5 to 14	Age 15 to24	Age 25 to 34	Age 35 to 44	Age 45 to 54	Age 55 to 64	Age 65 to 74	Age 75 to 84	Age 85+
0-5 km	978	1,382	1198	1,828	1,774	1,107	729	323	114	29
5-10 km	2,539	4,386	3,922	5,513	5,236	3,973	2,722	1,450	748	312
10-15 km	3255	6,085	6,531	7,359	7,189	6,792	5,588	3,763	1,979	740

Figure 10: Population within the 5, 10 and 15 minute drive time catchment

When looking at the gender of the catchment (Figure 11), there are minimal differences between females and males. It can be assumed that Success Reserve would be a facility that everyone can use, and therefore needs to adequately cater for all members of the community. This includes adequate female and male change rooms and toilets, which can be accommodated through the provision of gender inclusive facilities, baby change tables in all areas, and the application of safety and security measures to ensure the users are safe.

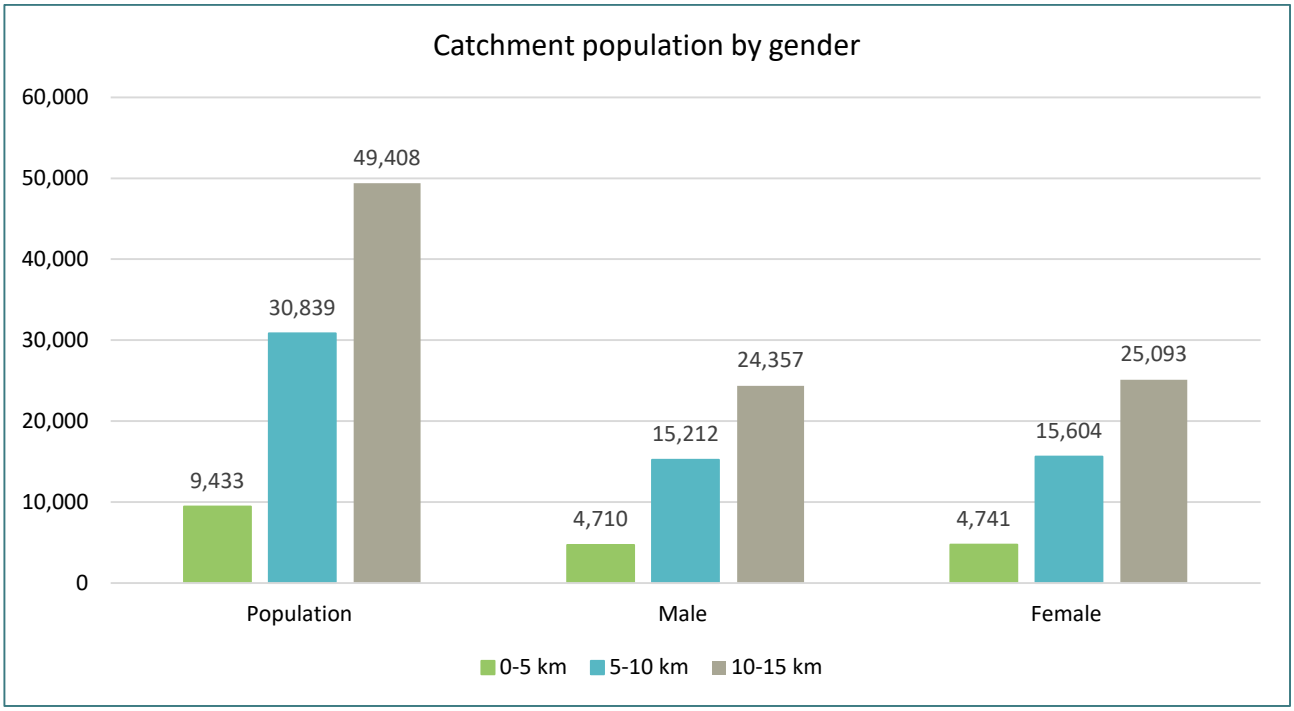


Figure 11: Population catchment by gender

As a centrally located regional facility, Success Reserve will need to cater for future growth in the aforementioned drive time catchments. As the only current netball facility located between Fremantle and Rockingham it is expected to be in expected to be continually in high demand into the foreseeable future or longer term. Figure 12 identifies the regional netball facilities surrounding the City, namely:

- Langford Park Sporting Complex (City of Gosnells)
- Mike Barnett Sports Complex (City of Rockingham)
- Frank Gibson Reserve (City of Fremantle)
- State Netball Centre (Town of Cambridge).

With this in mind, the City needs to take a proactive approach in court provision ensuring that the facility can be sustainable in the long term.

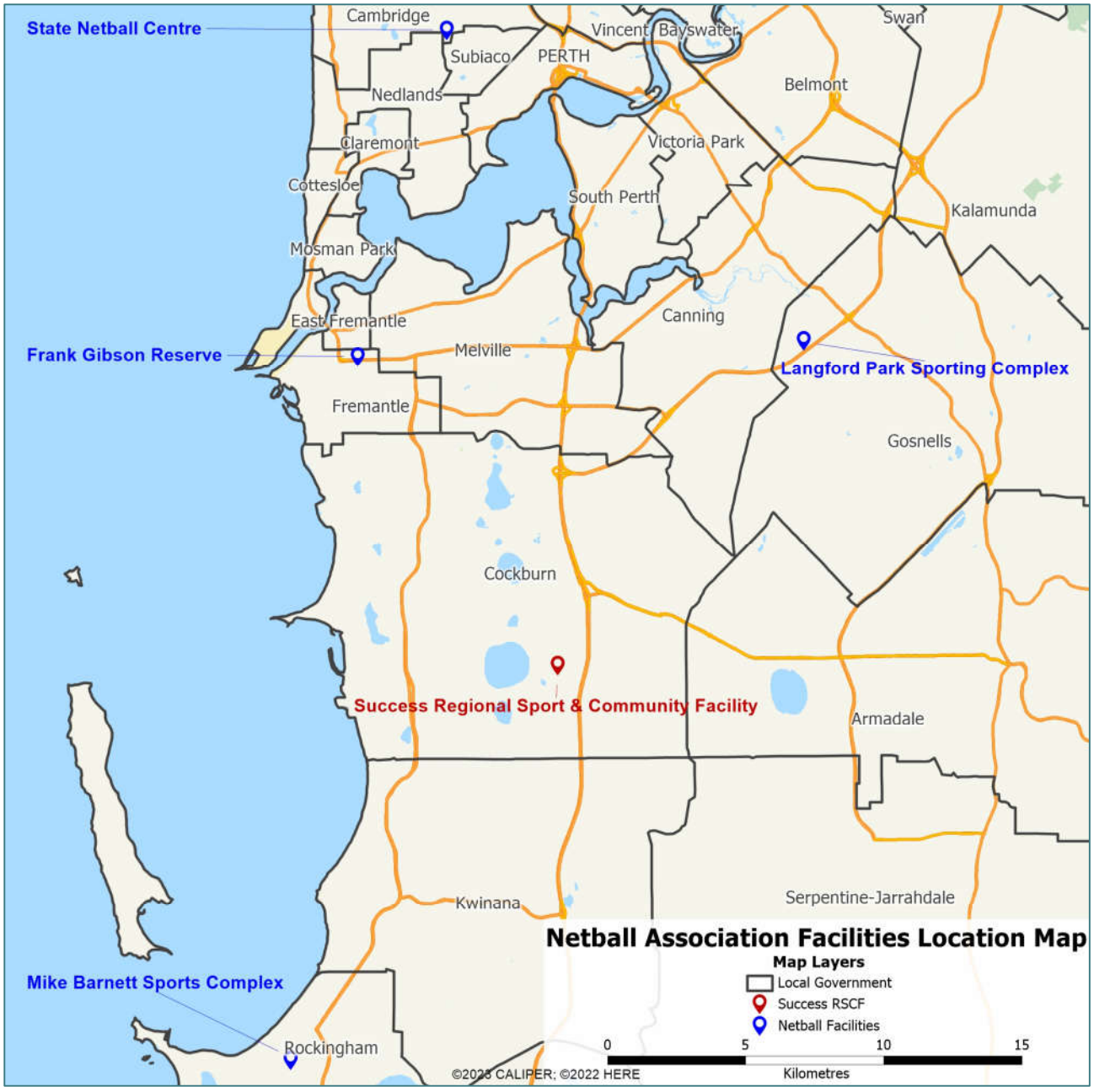


Figure 12: Netball association facilities

At this point in time, the SLRUC is one of the only clubs that play in the premier grade competition located between Fremantle and Rockingham, it is expected to maintain its relevance in the region. Figure 13 identifies the premier grade facilities surrounding the City, and also identifies the surrounding clubs that play in the Championship competition.

For rugby union, two fields are typically what is provided and considered appropriate at one location – as training and satellite venues can be used which is common practice with other football codes. However, the City requested for the Master Plan to investigate if the site could be modified to expand to three full size fields.

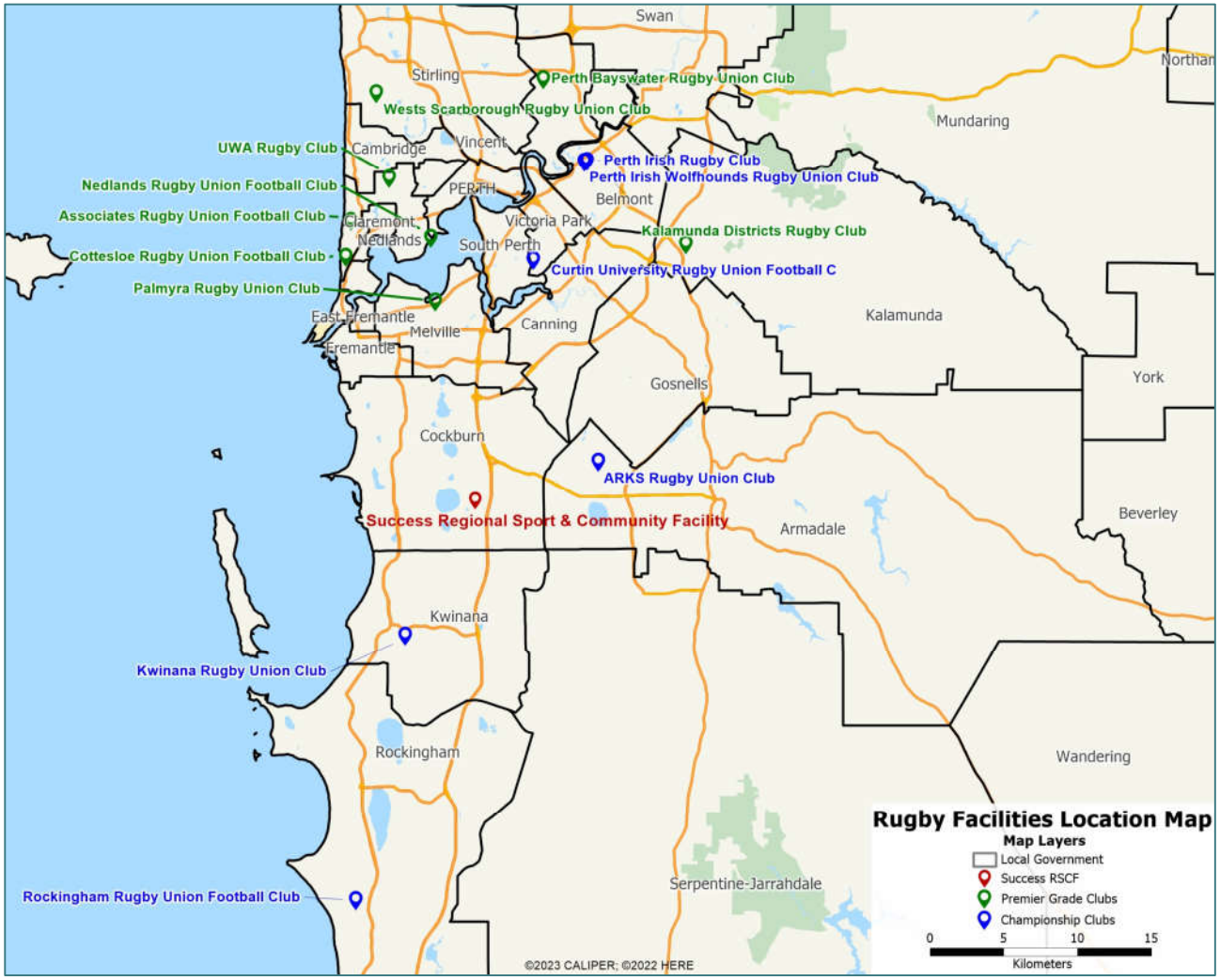


Figure 13: Rugby union facilities

2.7 Summary

The following highlights the current profile of City residents and the potential impact on sport and recreation facility provision. When assessing the immediate demographics of the City, the following is evident:

- The general population profile will grow from 122,211 people in 2021 to 187,353 by 2046. As a regional facility, Success Reserve would not only be expected to cater for this increase in population, but would need to cater for the broader catchment area from other LGAs. This is likely to be exacerbated when considering the sports it caters for – providing the only netball association

and rugby union facilities in the region. This will place an added burden on the existing facilities unless the City or a neighbouring LGA has plans for other like facilities.

- The forecast growth will also see a demand a higher level of community provision across all age ranges and should include safe access activity spaces, seating, shade, lighting and infrastructure that will support a healthy lifestyle. This includes opportunities for the community to participate in informal sporting activities such as walking, running and cycling.
- Given the location of Success Reserve, which has minimum passive surveillance, it is imperative that the community feels safe when accessing and using the facilities. As such the importance of safety and security measures cannot be understated.
- There will be a significant population of young with cohort of the population is likely to demand more informal recreational sporting infrastructure that does not require being a part of a club. Consideration should be given to the providing access to infrastructure for the young people like parkour and informal active spaces like basketball courts and outdoor exercise equipment.
- The age profiling is generally indicative of the higher demand for club-based and facility-based infrastructure which provides opportunities for children to learn and develop. This needs to be balanced against a gradually increasing ageing population. The City needs to ensure that facilities on Success Reserve remain accessible to all and will cater for their active pursuits.
- The growth anticipated within the City is an important consideration which will need to inform future design and development of sporting and recreation infrastructure. This will also need to consider how the population demographic in association with sporting trends is going to change and influence the type and level of provision throughout the City. In particular:
    - The increasing population will continue to place pressure on the City to provide access to quality, functional and contemporary facilities for the diverse community.
    - Grass sporting open spaces, in particular for shared use between sporting codes and schools, to serve the needs of both junior and adult participation.
    - Community buildings that are able to cater for a broad range of activities, without conflict between the type of uses while enabling community groups and sports clubs to remain sustainable.
    - Sport and recreational facilities need to provide ancillary facilities to support younger children (e.g. baby change facilities, stroller access and public toilets).
- There is a lower proportion of people who volunteered for an organisation or group. Facilities need to be designed in a way that encourages a welcoming and safe working environment.

3. Document review

This section presents a summary of documents relevant in the development of the Master Plan for Success Reserve. The following presents the key findings as it relates to the current site, facility requirements and parameters to explore further.

3.1 City of Cockburn

3.1.1 Strategic Community Plan 2020-2030

The Strategic Community Plan (SCP) sets the framework for shaping the City for the next ten years. The SCP lists five strategic objectives, each with its own set of priorities – with the following two relating to the planning and provision of community facilities.

- Environmental Responsibility – A leader in environmental management that enhances and sustainably manages our local natural areas and resources. Community priorities in this pillar were:
    - Bushland, wetland and coastal natural area protection.
    - Open spaces and parks accessible to everyone.
    - Upgrading parks and local infrastructure, including those for young people.
- Community, Lifestyle and Security – A vibrant, healthy, safe, inclusive and connected community.
    - Residents felt security and community safety were the top priority, followed by accessible and inclusive community services and recreation and leisure.

As the key strategic document, the Master Plan must be clear in how it addresses the relevant aspirations with a focus on the following:

- Protection and enhancement of natural areas, bushland, parks and open spaces.
- Accessible and inclusive community, recreation and cultural services and facilities.
- A safe and healthy community that is socially connected.

Project relevance

- Specifically, the development of the Master Plan aligns with two outcome areas – Environmental Responsibility; and Community, Lifestyle and Security, which underpins:
    - Evidenced based planning for high quality, well-designed and accessible community, sport and recreation facilities that will meet the current and future needs of the community.
    - The provision of quality community facilities with equitable access to its resident population, providing opportunities for people to recreate, play, participate, learn and invest in the community.
    - Community facilities designed in a way that minimises the impact on the environment, improves operational sustainability while complementing the surrounding landscape in an effort to create a distinct identity, that strengthen the sense of place and belonging.

3.1.2 Disability Access and Inclusion Plan 2023 – 2028

The Disability Access and Inclusion Plan (DAIP) 2023 – 2028 outlines the City's commitment to building an accessible community, outlining how the City will achieve this against the seven legislative areas. Most relevant to this project is that in the area of facilities and buildings. Specifically, outcome 2 states that people with disability have the same opportunities as other people to access the buildings and other facilities. Strategies to achieve this include:

- Ensure new buildings and facilities, including significant upgrades, exceed minimum disability access requirements where possible.
- Expand the accessible facilities in the City including accessible playgrounds, changing facilities and storage facilities for mobility devices.
- Continue to improve the accessibility of the City's transport network, cycleways, footpaths, and parking.

Project relevance

- Success Reserve, and in particular the building, must be reviewed and design in a way that enables all users to operate in an efficient, sustainable and safe manner. One that does not impede on their ability to provide services and programs to the community.
- Ensure that the design intent and concept plans comply with current Building Code of Australia (BCA) and Access to Premises Standards to ensure people with a disability have equal access to all new City facilities.
- The Master Plan needs to take into account the need to provide access to those members of the community living with a disability, those that require mobility aids or parents pushing prams with accessible paths, ramps (if necessary), toilets and suitable access to buildings.
- The existing facility is to be assessed by an accredited member of the Association of Consultants in Access Australia with a view identify key issues of compliance and best practice, which will inform the Master Plan.

3.1.3 Community Sport and Recreation Facilities Plan (2018)

The Community Sport and Recreation Facilities Plan (CSRFP) 2018 – 2033 aims to provide strategic direction and guidance in the provision of community, sport and recreation facilities across the City. It outlines six planning principles that underpin facility provision, being:

- Multi-functional / collocated facilities – Facilities should be designed in such a way that they are multifunctional and flexible spaces which can cater for a variety of user groups.
- Community Engagement – The community are to be consulted with and engaged to ensure that the provision of community and sport facilities meet the needs of the community.
- Upgrading of existing facilities – There should be a focus on maximising the capacity of existing facilities to cater for the community needs particularly in the older suburbs where infill is proposed to occur.
- Consistency and Equity – Community and sporting facilities should be provided across the district in a consistent and equitable manner.
- Accessibility – Community and sport facilities should be accessible to people with a disability and located in a manner which ensures optimal access via public transport, path networks and roads.
- Responsible provision – Community facilities will be delivered and maintained in a socially, economically and environmentally responsible manner.

It lists the Success Regional Sports Facility as a district level facility, but is classed as a regional level facility for netball. The CSRFP outlines the provision for another four courts by 2026 (listed for 2021/22). However, early engagement identified that additional courts were not the highest priority – behind parking and increasing the capacity of existing courts through the provision of sport floodlighting.

Project relevance

- The Master Plan will seek to identify the needs of the community, to assist in the development of scope for the building concept plan, and broader site master plan. This includes updating the cost

for the project and identifying stages for development (and pre-project planning requirements) to inform the City's Long Term Financial Plan (LTFP).
- The validity of the additional four courts in 2026 will be tested in the development of this Master Plan.
- The CSRFP is currently being reviewed, which the outcomes of this project will feed into the recommendations to ensure that resources will be allocated in alignment with agreed priorities.

3.1.4 Asset Management Policy (2021)

The Policy provides the framework and rationale to guide the asset management decision-making (function and standard) process and provides direction on how it will maintain its assets to meet service delivery requirements of the City's asset portfolio now and into the future. It states that:

- The City needs to involve and consult with the community and key stakeholders on determining Levels of Service standards.
- Prior to consideration of any major works involving renewal or improvement to an asset, the City will undertake a critical review of the need and the whole of life cost of that asset.
- Continually seek opportunities for optimal use(s) of assets.

Project relevance
- Levels of service are currently considered basic with provision and updated levels of service currently in development. The Master Plan is to base its recommendations on evidence, best practice and existing City Standards (guidance), in an effort to meet the objectives of the Policy. This will include a visual inspection to determine shortfalls in function, levels of service and operational efficiency (both for the Club and the City).

3.1.5 Building Asset Management Plan 2020-2024

This Building Asset Management Plan (BAMP) has been developed to assist the Infrastructure Services Directorate to outline the management of assets, compliance with regulatory requirements and to highlight the funding required to provide the appropriate Levels of Service. One of the key elements in asset management is to understand and meet the demands of growth through management and infrastructure investment.

The City has 29 recreation buildings with a current replacement cost of $47,646,129, with the Success Regional Sports Facility listed for refurbishments in 2020/21 and future upgrades to the value of $400,000 (assumed to be the four additional courts).

Project relevance
- The BAMP will need to be updated in accordance with the outcomes of this project. It may be necessary to delay or bring forward, as far as practicable, renewal works in an effort to establish one design package, leading to construction. This will minimise disruption to user groups and enable the City to manage the works more efficiently.

3.1.6 Community Safety and Crime Prevention Plan 2022-2027

The Community Safety and Crime Prevention Plan 2022-2027 has been developed to support the strategic priorities within the Strategic Community Plan and Corporate Business Plan. It seeks to address misconceptions of perceived or portrayed risk within the City, and focuses on deterring criminal activity and reducing crime.

It reports that between July 2020 and June 2021, Success had the second highest number of reported crimes at 734, with Hamilton Hill being the highest with 877. Theft was the highest at 2,306 followed by damage (951), burglary (801) and drug offences (800).

The document is underpinned by four objectives with objective two – Reducing the Opportunity for Crime Through Technology being the most relevant to this project. Measures of success include installation of artificial intelligence on identified cameras within public open spaces and hotspot areas.

Project relevance

- The functional inspection should identify issues or concerns, and see the best ways to minimise public risk, minimise staff requirements, provide flexible program while catering for a diverse demographic. The Master Plan will apply CPTED and access / inclusion principles in the development of the concept plan and site master plan.

3.1.7 Environmental Conservation Policy (2021)

The objective of this Policy is to guide sustainable planning outcomes for the retention and management of locally significant flora and fauna and to promote wetland conservation and restoration. It provides a range of additional initiatives for ensuring the effective protection and ongoing management of natural areas, native flora and fauna and wetlands within the City, namely:

- Where remnant vegetation is present proponents will be required to undertake flora and fauna surveys as outlined in the relevant and most recent Environmental Protection Authority Technical Guidance documents.
- All endeavours are to be made to protect and retain trees that have been identified in fauna surveys as providing significant habitat value.

Project relevance

- In acknowledging that vegetation and biodiversity retention is a critical aspect in the planning of community facilities, the development of the Master Plan is to support the provision of living streams and eco corridors, assistance in tree protection, retention and planting and to minimise the loss of habitat through design.

3.1.8 Flora, Vegetation and Fauna Assessment Success Reserve – Focused Vision Consulting (2021)

The City commissioned Focused Vision Consulting to undertake a flora, vegetation and fauna survey for two locations within Lot 3,000, Hammond Road – a northern site near Hammond Road (2.73 hectares [ha]) and a southern site located in the powerline easement (2.63 ha), as shown in Figure 14. The key findings were:

Flora

- No Threatened flora were recorded within either study area, although is it considered that Caladenia huegelii (T) may occur, particularly at the northern site, where suitable habitat, some in in ‘Good’ condition is provided within vegetation EmBm.
- One Priority 4 species, Dodonaea hackettiana was recorded at 10 locations and a total of at least 24 individuals at the northern site within the Planted / Rehabilitation vegetation unit (Figure 14).
- A further two Priority flora species, Jacksonia gracillima (P3) and Tripterococcus sp. Brachylobus (P4) may occur within the study area (either site option), as suitable habitat is provided and there are previous records from nearby.

Figure 14: Vegetation units (pink showing degraded)

- The condition of the vegetation within the study area was found to range from 'Completely Degraded' to 'Good', with the majority (54.63%) observed to be in 'Completely Degraded' condition (Figure 15).

Figure 15: Vegetation Condition (red showing degraded)

Fauna

- Black-cockatoo habitats (foraging, breeding and roosting) are supported by the study area. specifically:
    - Foraging – The majority of the area was classed as low quality, with the moderate quality areas contained within the Woodland and Open Woodland habitats.
    - Breeding – Currently there are not confirm hollows for breeding, but four Jarrah trees exist as potential future breeding trees,
    - Roosting – Some could be located within the Woodland habitat type, where tall Jarrah trees occur, but actual roosting here is considered unlikely.
- The Banksia woodlands Threatened or Priority Ecological Communities (TEC / PEC), was confirmed to occur within both site options. However, the isolated, 'degraded' patch within the southern site does not meet condition thresholds and is therefore not eligible for protection as a Matter of National Environmental Significance (MNES). A patch within the northern site, however, whilst not of sufficient size and condition to be eligible as a MNES in isolation, is connected to a broader regional patch within the reserve to the north and combined they are eligible.
- The desktop assessment determined that nine conservation-significant fauna could occur within the study areas. Of these, four (Carnaby's Black-cockatoo, Forest Red-tailed Black-cockatoo, Perth Slider and Quenda) are likely to occur, with the Baudin's Black-cockatoo may also occur. The quenda (Isoodon fusciventer) (Priority 4) was recorded within the study area, from evidence of digging in the northern site and vegetation tunnels at both sites. Furthermore, the drainage corridor is likely to be used by frogs and turtles.
- In addition, there is evidence that the Rakali/Water Rat (Hydromys chrysogaster), a Priority 4 species, were within the northern site and would likely be using the drain as a movement corridor linking it to the southern site. Six different fauna habitats occur across the two sites, consisting of a Woodland, Open Woodland, Dense Shrubland, Shrubland, Open Grassland and the Drain. Both sites support these habitats, except for the Woodland (of greatest value) which is unique to the northern site and the Open Woodland which is unique to the southern site.

In comparing both sites against their respective ecological values that relates to flora, vegetation, fauna, habitat and Black-cockatoo habitat values, the southern site would be of lower impact. The report provided the following recommendations:

- As far as practicable, avoid or minimise clearing of areas of intact vegetation.
- If clearing of the northern site is to proceed, undertake the following investigations:
    - A multiple-phase, targeted survey for Caladenia huegelii, conducted early (late September) and mid to late (mid-October) in the known flowering window for the species.
    - A hollow-inspection of the tree (Rank 3) that appears to support a suitable hollow for Black-cockatoo breeding
    - A Black-cockatoo roost survey, conducted at dusk during late March or early April.
- Prior to any clearing at either site, conduct a Quenda trapping and translocation program with re-entry exclusion (fencing).
- Prior to clearing, excavation or disturbance of any part of the drain, conduct an inspection and translocation of any turtles that may be present.

Project relevance

- The Master Plan acknowledges these findings and the importance of maintaining vegetation, eco-corridors, habitats and places for fauna. These will be considered in the development of the Master Plan, in particular its impact on additional car parking options.

3.1.9 Vegetation Survey and Rare and Priority Flora Search Lot 726 (Reserve7756) Hammond Road Success – Regen4 Environmental Services (2008)

The report involved undertaking a vegetation survey of the site and included a search for declared rare and priority flora. It was completed prior to the development of the site, which makes the report difficult to analyse, as most of the flora has since been removed. Key findings were:

- A small wetland area with a 50m buffer zone, occurs towards the south-west comer of the site and has been set aside for conservation. This has since been retained within the design.
- Declared rare and priority flora within what is now Lot 3,000 was not identified at the time.
- The bushland condition of the area surrounding the old fire station was classed as degraded to completed degraded.
- The area under the Western Power lines, to the east of the site was not included in the report.

Project relevance

- As the site has now been developed, many of the findings may be considered irrelevant. The Master Plan acknowledges the existing / retain conservation areas, which will not be included as an option in any future development / enhancement of Success Reserve.

3.1.10 Facility refurbishment concept floor plan (2018)

The concept plan (Figure 16) was commissioned to look at ways to improve the functionality of the building.

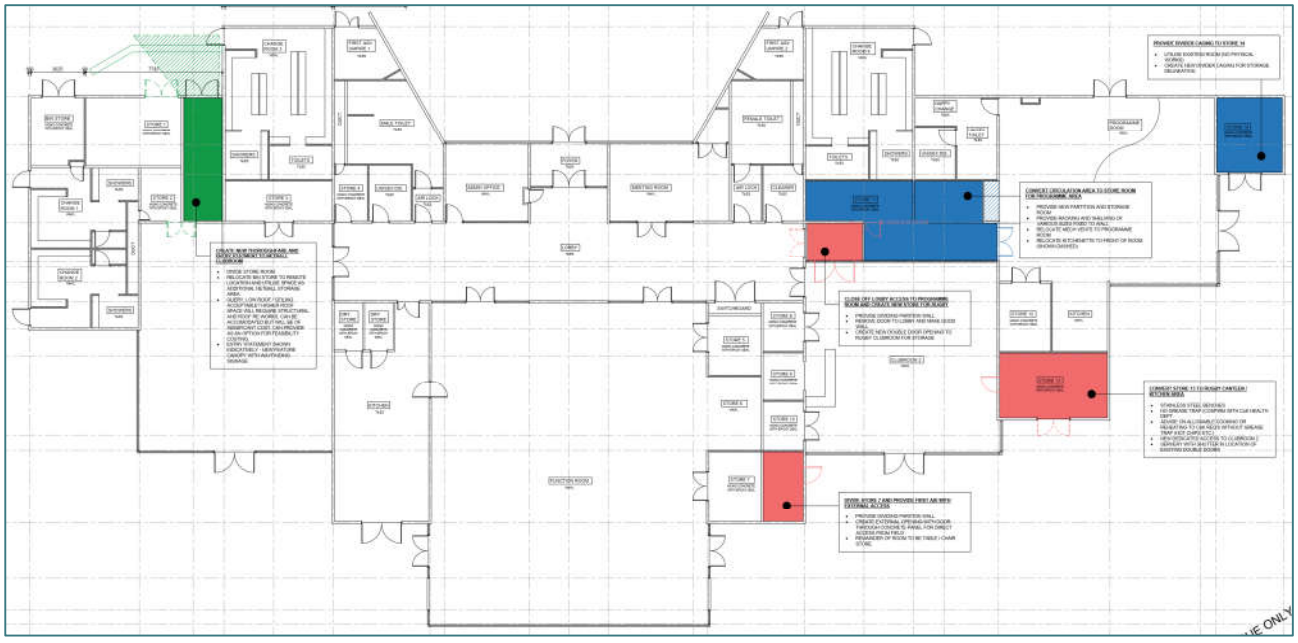


Figure 16: Previous concept plan (Hodge Collard Preston)

It involved:

- Create new thoroughfare and entry statement to netball clubroom. This involves reducing the size of the store 2, and relocating the bin store to another location (which will be used for netball storage.

- Dividing store 7 and provide first aid with external access. This involved installing a dividing partition wall, creation of an external opening for direct access from field and the remainder of room to be table / chair store to service the function room.
- Converting store 13 to rugby canteen / kitchen area with dedicated access to clubroom 2 and a servery to the external area.
- Close off lobby access to program room and create new store for rugby.
- Convert the circulation area into a store room for program area, providing storage room with shelving and relocate kitchenette to front of room.
- Install divider caging to store 14.

Project relevance

- This concept plan will be reviewed against the information gathered as a part of the master planning process. It provides some insight into previous ideas, but are likely to be no longer valid and given the current scope of works, it is unlikely to achieve what the City desires.

3.1.11 Usage & Management of Community & Sporting Facilities Policy (2019)

The purpose of this Policy is to:

- To provide a management framework for the hire and usage of community and sporting facilities.
- To provide direction to City Officers and the wider community on the extent of provision and on-going management for minor capital infrastructure.
- To ensure that a consistent and equitable approach is applied to the provision, and on-going management of, minor infrastructure.

There are four management options available to ensure these facilities are well maintained and utilised including:

- Lease Agreement – Lease agreements are dealt with under Council's Policy above.
- User Management (Licence) Agreement – City's preference.
- Seasonal Usage Agreement – City's preference.
- One-off hire arrangement.

Regarding the three bottom options, charges would apply in accordance with the Council's adopted annual fees and charges schedule.

Other requirements:

- The minimum standard for new provision of floodlights will be as described in the relevant Australian Standard for club training level. LED is the preferred luminaire.
- In relation to minor capital infrastructure requests, the Leasee City must provide the background and rationale for the proposal. Items that are fixed or are in-situ will be owned, and maintained by the City and will become a City asset.

Project relevance

- With a number of different community and sporting groups at Success Reserve, the City should undertake a review of the operations to improve community access, equity of use and establish clear Key Performance Indicators (KPI's) for the Leasee to be accountable for. KPI's could include monthly reports to the City outlining how leased area have been used / hired by the community, participation / attendances, asset and maintenance targets and facility management plans (cleaning, assets inspections etc).

3.1.12 Seasonal Licence Management Agreement (2013) and renewed version (2016)

The 2013 agreement has expired and the 2016 has not been signed. It states that both clubs shall have access to the function room and canteen, as designated in Figure 17 (shown in orange) for the entire day when the clubs are hosting pennant fixtures approved by their governing body. The SNA has access to the areas highlighted in pink and SLRUC the areas in blue. Both are responsible for the day to day cleaning of their designated areas as per the seasonal reserve usage agreement.

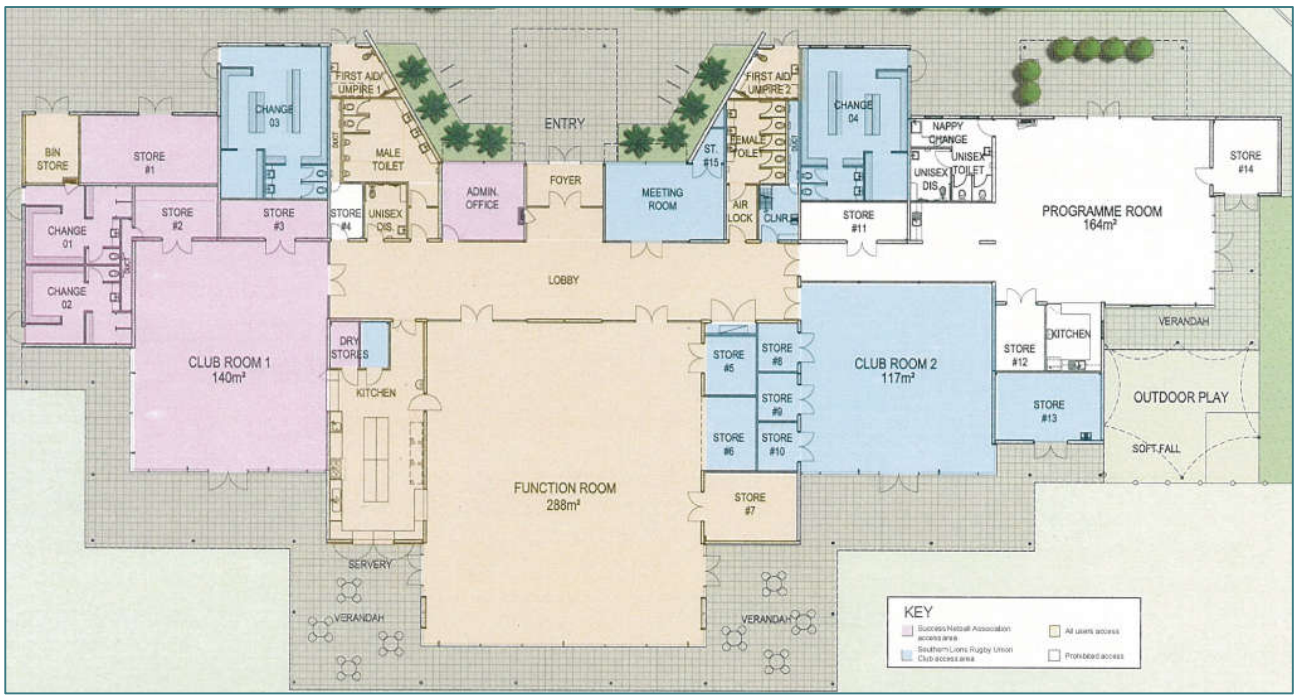


Figure 17: Leased areas of the Success Reserve building

The City is responsible for all other ongoing maintenance items of the Facility that are not listed in item 2.1. Note: The white area is used by the Success Playgroups.

Project relevance

- The lease will need to be updated based on the future facility. As mentioned on page 22, these leases should include measurable and reportable KPI's that identify facility use, asset and maintenance targets, and facility management plans.

3.1.13 Community and Recreation Facilities Standards & Specifications Guide (Draft 2021)

The document provides guidance relating to the dimensions, spatial and functional requirements for community and sporting facilities based on their hierarchy. The intent is for the document to inform concept plans / designs for the renewal, development and redevelopment of community and sporting facilities. It also provides more detailed and generic specifications for community and sporting facilities with respect to preferred materials, furniture, fittings, finishes, colours, environmental sustainability requirements and security specifications. It identifies that regional facilities are to have:

- Sporting field dimensions and markings to be in accordance with state / national industry standards for relevant sporting code.

- LED sports floodlighting is to be compliant with relevant Australian Standards (AS) for the sporting code – competition standard.
- There is no specific regional community centre or pavilion, but it outlines that:
    - Clubroom facilities to support the required needs of sporting users following needs assessment.
    - Co-location and multi-purpose an overarching principle.
    - Alignment to the associated State Sporting Association's guidelines where possible and / or relevant, to ensure facilities meet operational requirements for clubs.

Project relevance

- These standards will be tested, challenged or verified in the development of the concept plans and site master plan. As there are no specific building guidelines for a regional facility, the district level guidelines for both community centres and pavilions will be used as a baseline.

3.2 State Government

3.2.1 State Planning Strategy 2050 – Department of Planning, Lands and Heritage / Western Australian Planning Commission

The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development and security.

- Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates, spaces and places, affordable living, health and wellbeing and social infrastructure (physical and social).
- A major consideration in providing social infrastructure is the varied needs of the community – age, gender, abilities and interests. As such, regional frameworks, community plans, local structure plans and planning schemes are important tools that influence the structure of facility provision.

The Strategy outlines the following key matters to be considered when planning for POS:

- Seek to design POS areas to cater for festivals, events, tourism and cultural activities.
- Ensure the availability of sufficient suitable water sources to maintain high-quality POS, including school ovals accessible for community use.
- POS needs to contribute to a community's urban fabric and sense of place.
- POS should be designed to promote healthy living together with accessible healthy environments to meet the recreation needs of the community.
- The consideration of maintenance requirements plays an important role in the planning of POS.
- Natural bushland and wetland areas, (including Bush Forever sites) should be incorporated into broader POS network.

Project relevance

- The need for modern and contemporary facilities to cater for the catchments needs is re-enforced by the strategic planning documentation.
- The Master Plan must consider the following to enable liveable, inclusive and diverse communities to grow and develop.
    - Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity.
    - Health and wellbeing – encouraging active lifestyles, community interaction and betterment.

3.2.2 Perth and Peel @ 3.5 Million – Western Australian Planning Commission

Perth and Peel @ 3.5 Million is the overarching report to the South Metropolitan Peel Sub-Regional Planning Framework informed by the key principles of Directions 2031. The document notes that future population growth will inevitably require additional sporting and recreational facilities across the sub-regions. It advocates for these facilities to be collocated with other uses including libraries, education facilities and activity centres.

Project relevance

- In achieving the vision, the document references the need to identify sites to meet the growing requirement for community, sport and recreation facilities. While this document looks at new development areas, existing infrastructure will cater for the initial demand, largely due to lag times in the development of future development sites. It should be noted that Success Reserve will need to cater for future growth in the region and the Master Plan needs to address 'futureproofing' of the site.

3.2.3 State Planning Policy 7.0 – Design of the Built Environment

This Policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. Schedule 1 - Design Principle 2 specifies that "good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context. In relation to planning for community facilities, the Policy outlines:

- POS needs to be designed with people in mind, they should be attractive and comfortable, offering opportunities for people to meet and socialise, bringing vitality and identity to a place.
- Good landscape design protects existing environmental features and ecosystems, promotes biodiversity; offers a variety of habitats for flora and fauna, enhances the local environmental context and restores lost or damaged ecosystems where possible.
- Consider environmental factors such as water and soil management, ground and site conditions, solar access, microclimate, tree canopy, urban heat island impacts, habitat creation and preservation of green infrastructure – balancing these against social, cultural and economic conditions.
- POS must provide for amenity, functionality and weather protection while encouraging social inclusion, equitable access and respect for the public and neighbours.
- Good landscape design employs hard and soft landscape and urban design elements to create environments that interact in a considered manner with built form, resulting in well integrated, engaging places that contribute to local identity and streetscape character.
- Well-designed landscape environments facilitate long term management and maintenance.

Project relevance

- These principles will be considered in the development of the Master Plan.

3.2.4 Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 - Dept of Local Government Sport and Cultural Industries (DLGSC)

The document provides vision and direction for Western Australia's Sport and Recreation Industry. The following key challenges relevant to the development of sporting spaces are:

- The sport and recreation industry must be strong advocates in order to optimise the value derived from public and private funding in tight fiscal circumstances.
- Public Open Space and Urban Form: In order to deliver public open space, which meets the needs of communities into the future, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.
- The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances.
- Community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

Project relevance

- In order to deliver POS which meets the needs of communities into the future, the City must be efficient with resources, focus on the function of the site (and building) and provide equitable access to facilities. The potential alignment with the broader precinct and economic opportunities should be factored into any development proposed. Co-location with other infrastructure to optimise investment is promoted.

3.3 State Sporting Associations

3.3.1 Netball WA / Netball Australia

Netball WA's 2022 Strategic Priorities focuses on participation, sponsorship, members and high-performance. It states that one of is key performance indicators is to 'Ensure a sustainable future by implementing a state-wide proactive approach to strategic facilities planning' but it does not elaborate on what this means, how it will be actioned and measured or how Netball WA will be involved.
Netball Victoria's Sports Lighting Standards for Netball was updated in August 2021 that classifies three levels of play:

- Class 1: International and national competition with large spectator galleries – 500 Lux.
- Class 2: Mid-level local and regional competition, high level training – 200 Lux.
- Class 3: Recreation or training, and low-level competition – 100 Lux.

It references the Australian Standard for Outdoor Netball as AS2560.2.2:2021 "Sports Lighting Part 2: Specific Applications" with a preference of a side pole configuration using LED's.

Netball Australia's National Facilities Policy (2016) was developed to provide key stakeholders with guidance in facility planning and development, and to improve the overall consistency, quality and accessibility of netball facilities. It recommends that the following spaces should be incorporated into a facility:

- Change rooms
- Umpires change rooms
- Public toilets (including accessible)
- Competition / Administration office
- First Aid room
- Kiosk
- Social area
- Storage - Storage positioned close to the courts. This will enable coaches and officials to store their equipment in close proximity.

Noting that other spaces such as kitchens, dedicated function space, meeting rooms, warm-up areas, spectator seating and amenities can be considered on a needs basis.

Project relevance

- The document clearly identifies the level of infrastructure needed for a regional netball facility. The Master Plan will respond to the current and future needs of the Success Netball Association and the broader community and consider the latest trends in facility usage, game development and facility standards.

3.3.2 Rugby WA / Rugby Australia

Rugby WA's Strategic Plan (2019-2023) seeks to grow Rugby participation and rugby talent in Western Australia through the inspiration of our people. The plan focuses on governance, participation, competition and elite performance. The provision and / or improvement of facilities to cater for the sport are not mentioned within the plan.

Rugby Australia's Sports Lighting – Australian Standard document reinforces the Australian Standard - Sports Lighting (AS 2560.2.3-2007) Part 2.3: Specific applications - Lighting for football (all codes). It identifies the lighting criteria:

Amateur

- Ball and physical training – 50 lux
- Club competition and match practice – 100 lux.

Rugby Australia's National Facility Guidelines provide direction for LGA's to consider in the development of new facilities or those being refurbished. The document acknowledges that existing facilities may not meet these preferred standards, and therefore where possible, the guidelines should be used to inform future facility development. It has three levels of facilities, with Success Reserve considered to be at the club level which are designed to cater for local club competitions within a given catchment. Core requirements for a building include:

- Amenities (toilets)
- Change rooms – 28 people each 4 (2 male and 2 female); 4 showers (lockable cubicles) and 2 toilets (lockable cubicles)
- First aid room
- Referee room – 1 shower (lockable cubicle) and 1 toilet
- Social room
- Kiosk
- Storage
- Cleaners room.

Project relevance

- The document clearly identifies the level of infrastructure needed to service a premier grade rugby union club. The Master Plan will respond to the current needs of the SLRUC and the broader community and consider the latest trends in facility usage, game development and facility standards.

3.4 Summary

The document review reveals the following with regard to the development of the Master Plan:

- The SCP highlights the importance of integrating community wellbeing and active lifestyles with environmental considerations for the benefit of the whole community.
- The future use of the building for current activities which have exclusive use will need to be considered in more detail with regard to both the return on investment and the social value to the local community.
- Long-term sustainability (both financially and from a community perspective) is an important consideration in the future development, where an opportunity may exist to increase more effective partnerships with community and sporting groups to maximise facility use.
- Success Reserve is the only facility of its kind in the wider catchment, and is categorised at a regional level for netball activities, district level for its reserve activities and building. The playspace is likely to be classed as a neighbourhood / local facility.
- The design of the building and other embellishments needs to respond in a way that integrates into the current landscape. Efficiency in design is directly related to site constraints such as existing trees, existing infrastructure, drainage, access and changes in ground levels. As such, it must be carefully thought-out to avoid issues such as impact on pedestrian access, passive surveillance and noise and traffic management.
- The provision of a range of quality sporting community facilities must be provided to meet the requirements for the sporting activity, but also allow for other community uses. Specific reference is made to the functional areas which should aim to be incorporated within any development option including change rooms, cleaners stores, storage, function rooms etc. The need to accommodate competition structures and provide flexibility by designing a multipurpose building, natural turf fields that can cater for rugby union (and/or other sporting codes), and netball infrastructure.
- The design of a facility is required to take into account the needs to provide access to those members of the community living with a disability, use mobility scooters or those pushing prams.
- Catering for all age groups and considering the needs of both young children (and young families) as well as the aged and less physically mobile. This includes creating naturally and artificially shaded areas, maximising opportunities for walking, diverse playspaces and spaces for young people.
- The Master Plan needs to:
    - Consider the best ways to minimise public risk, minimise staff requirements, provide flexible programming, and catering for a diverse demographic.
    - Apply CPTED and access / inclusion principles in its design.
    - Apply feasible Environmentally Sensitive Design (ESD) and smart cities principles to improve operation efficiencies and environmental targets.
    - Efficiency in design is directly related to site constraints such as existing trees, wetland and waterways, access, levels and shape.
    - Minimise issues such as impact on pedestrian access, passive surveillance and noise, and traffic management issues from large car-parking areas.
    - Future-proof the facility, so that it has capability to adapt to the changing technological needs of the users.
    - Respond in a way that integrates sporting elements into the current landscape.

4. Site analysis

The following section provides an overview of the site/s that is Success Reserve (Figure 18). This information will be used to develop the concept plans at the next phase. The Reserve is located on Lot 3,000, 359 Hammond Road in Success, covers an area of 27,430m² and is zoned LR-Parks and Recreation with a portion zoned LR-PP-Western Power (Figure 18). It should be noted that Lot 727, 365 Hammond Road (in yellow) is currently owned by the Department of Fire and Emergency Services (DFES), and may be considered within the broader site Master Plan. This will be discussed further in this section.

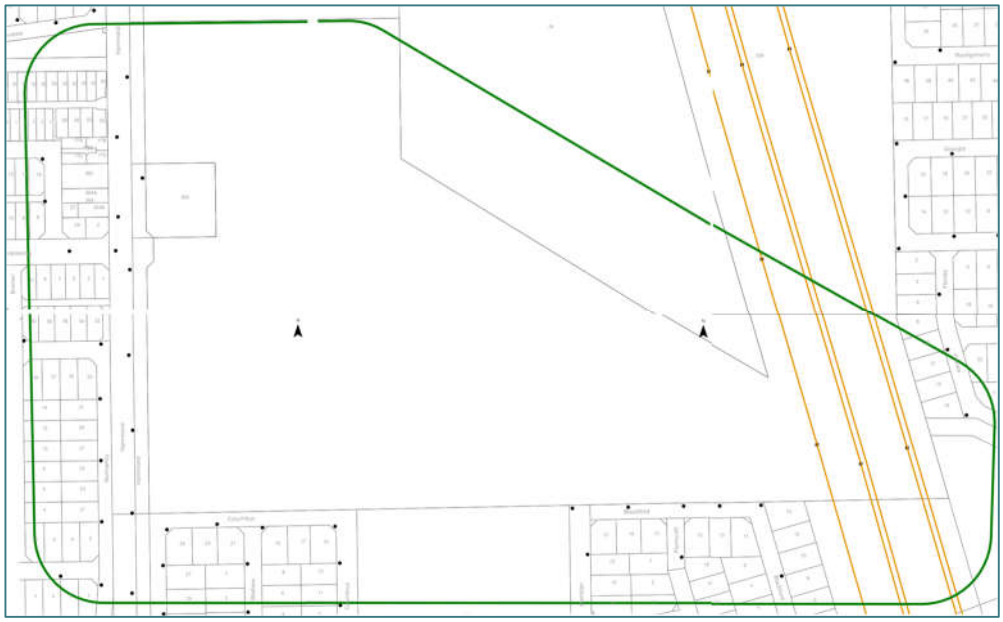
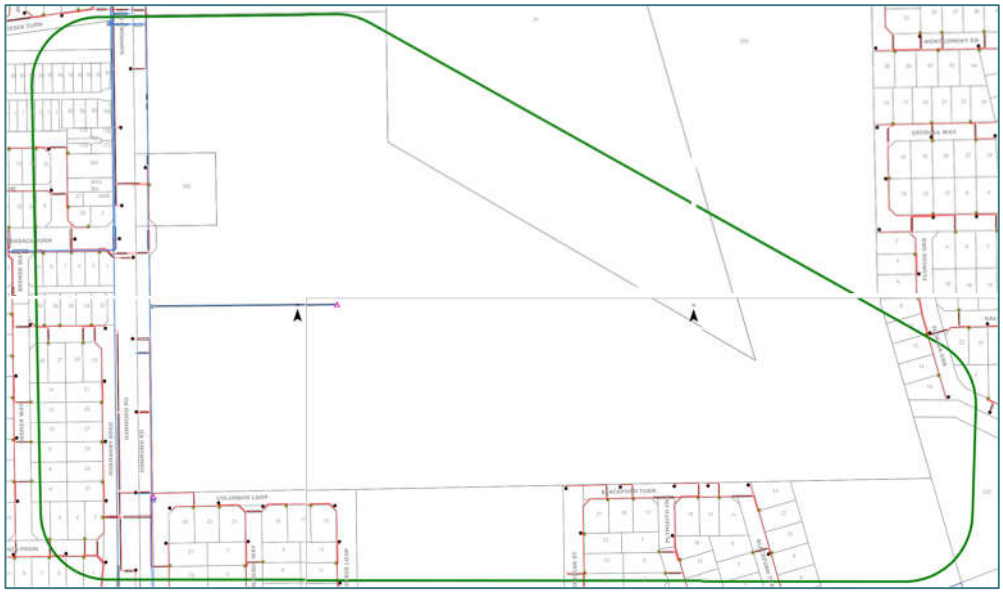
Figure 18: Success Reserve, Lot 3,000.

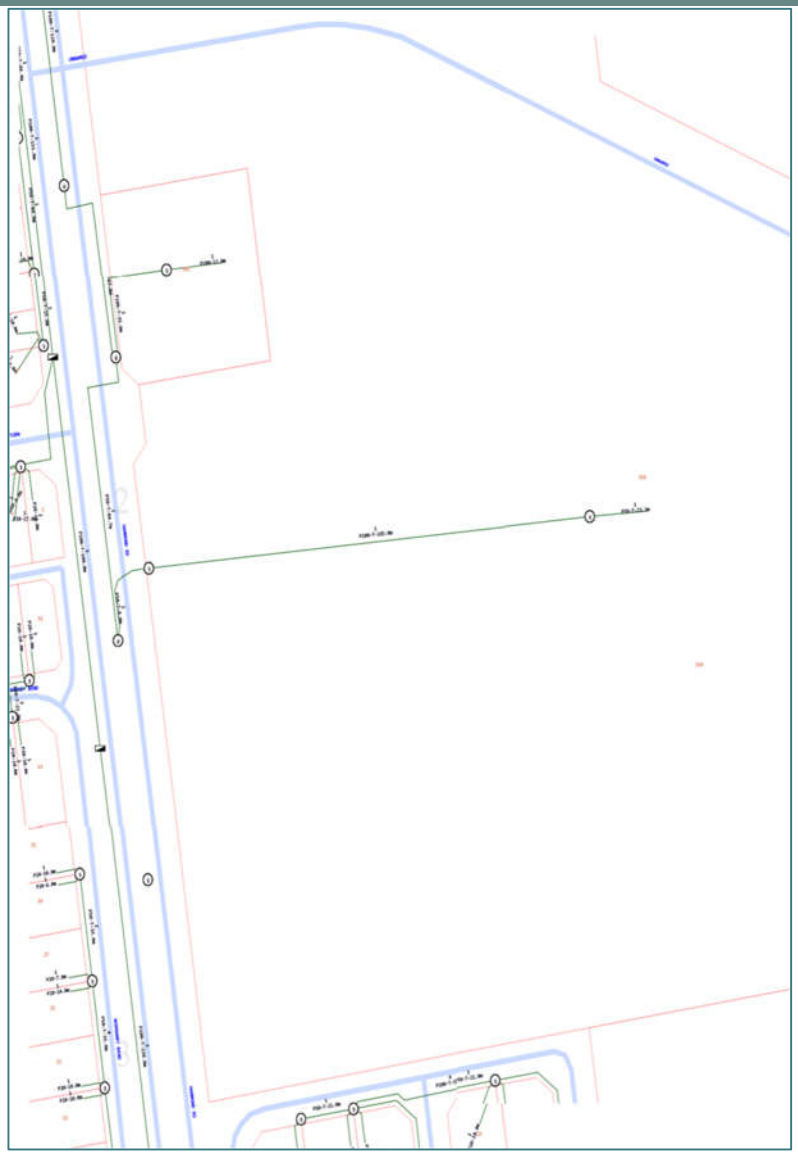
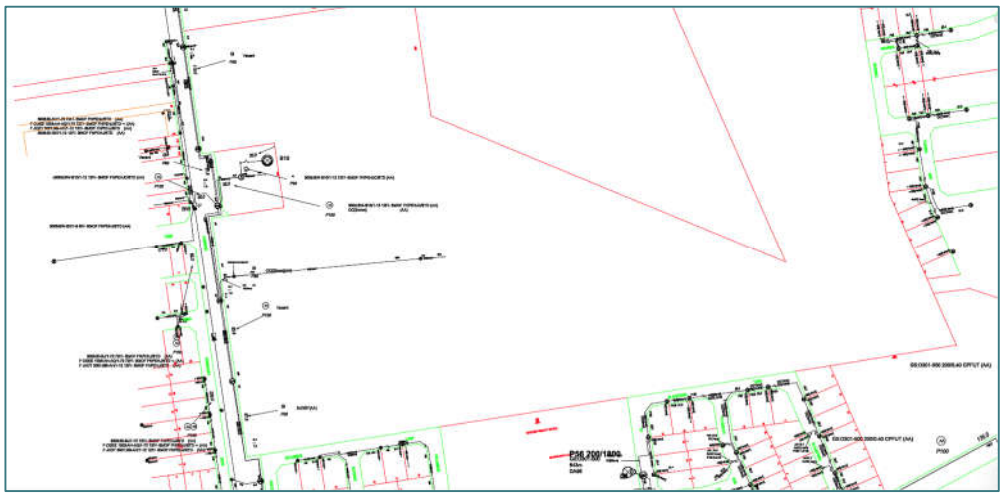
4.1 Services and constraints

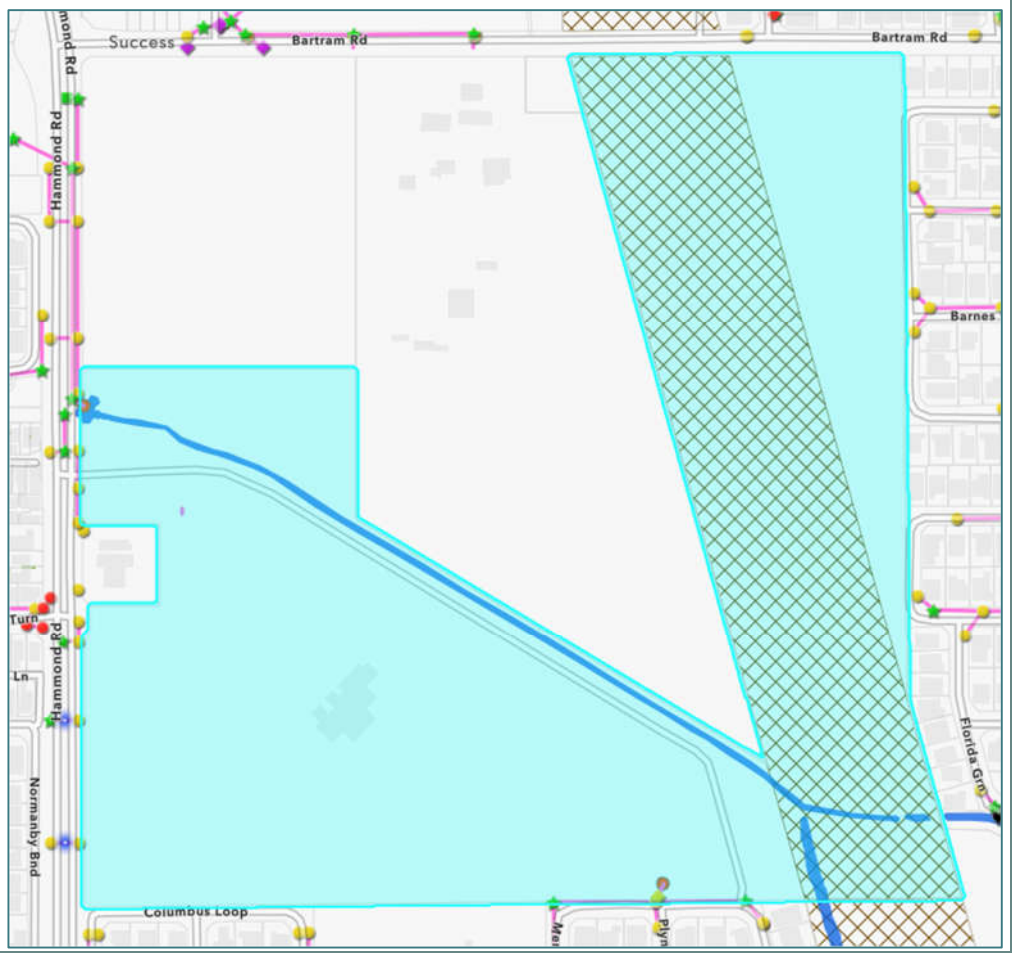
The following is a summary of the services and constraints for Success Reserve. It should be noted that many of the maps below do not display any asset owners' pipe or cables. As such, the City would be required to confirm all services prior to design, excavation and construction.

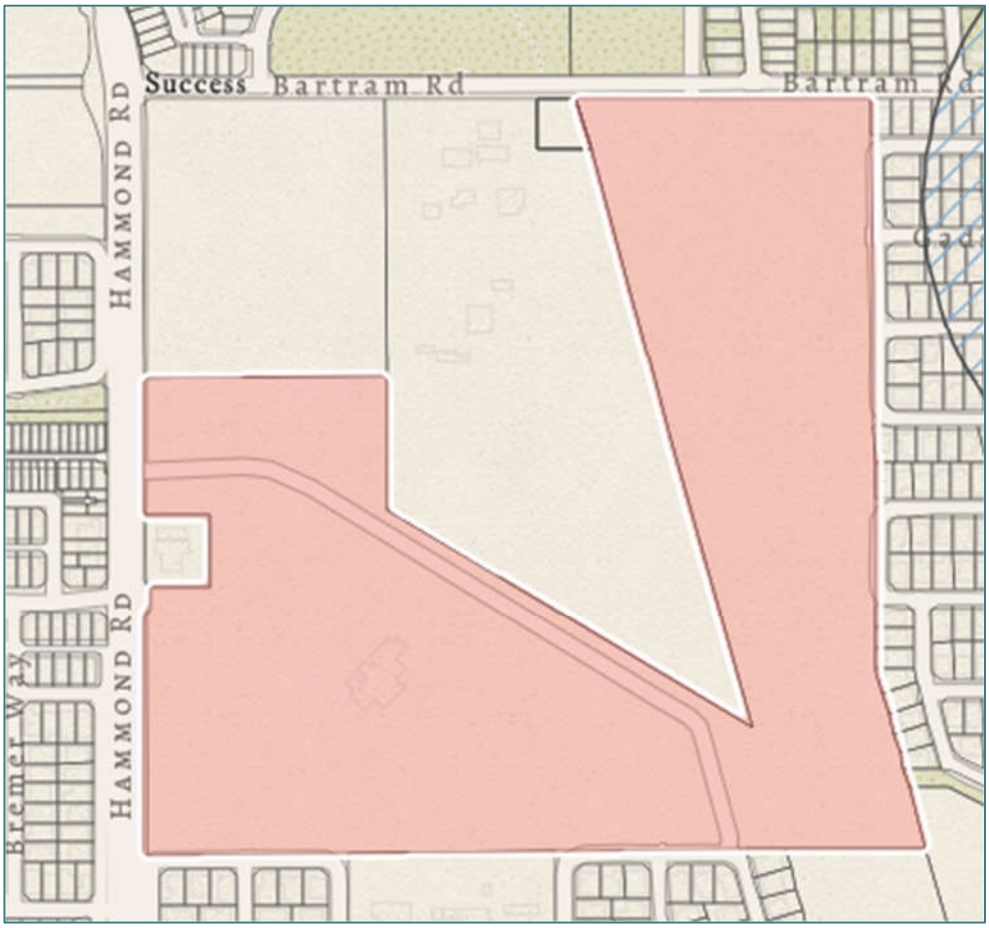
Table 1: Site service summary

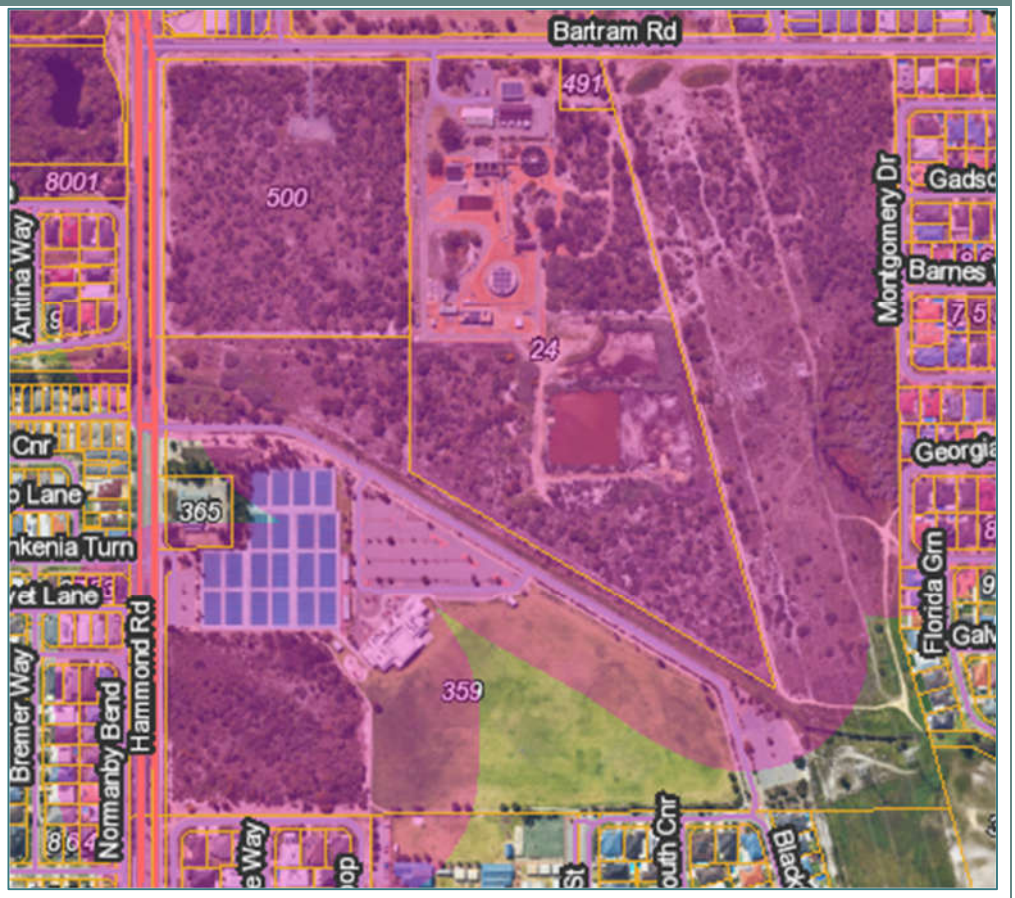
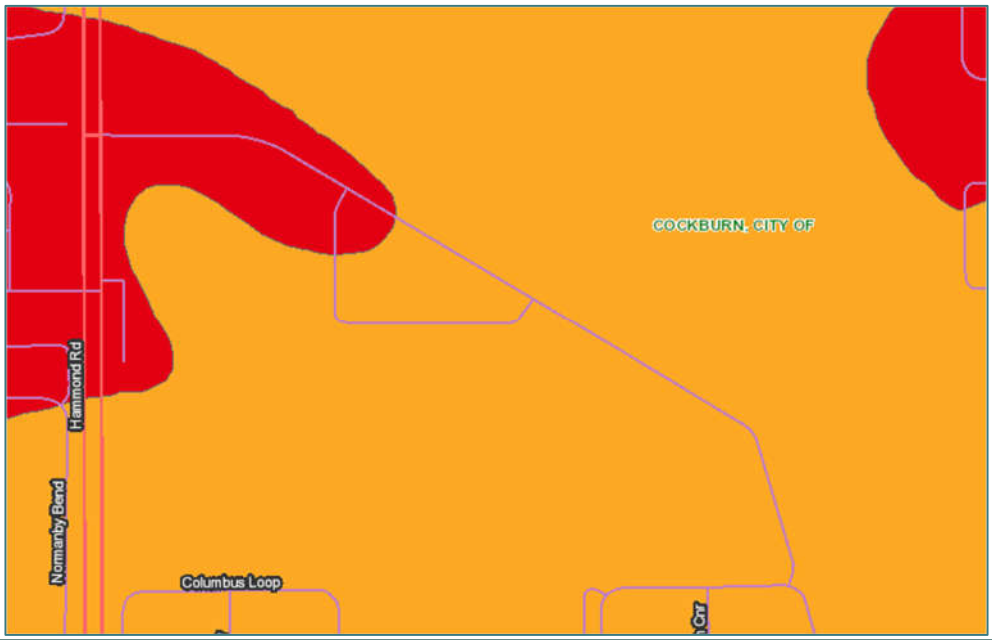
Factor	Comment
Land Encumbrances	There is a land easement between the netball courts and Lot 727, likely for the purpose of drainage relating to the courts. On the northern side of the local road, there is a drainage swale that runs along it length. A large conservation site is located on the south west corner of the site, and a drainage basin on the north west corner. The east portion of the lot is constrained by the Western Power lines and locally, there is a transformer (servicing the site) located on the south east corner of the netball courts.
Water and Sewer	Scheme water is connected to the site, from Hammond Road, running east-west between the conservation area and the netball courts. Sewer appears to be connected from Columbus Loop to the south of the site, between the field and conservation area. 
Stormwater	Storm water pits (red squares) are connected to underground drains (blue lines) and the City's irrigation network. 

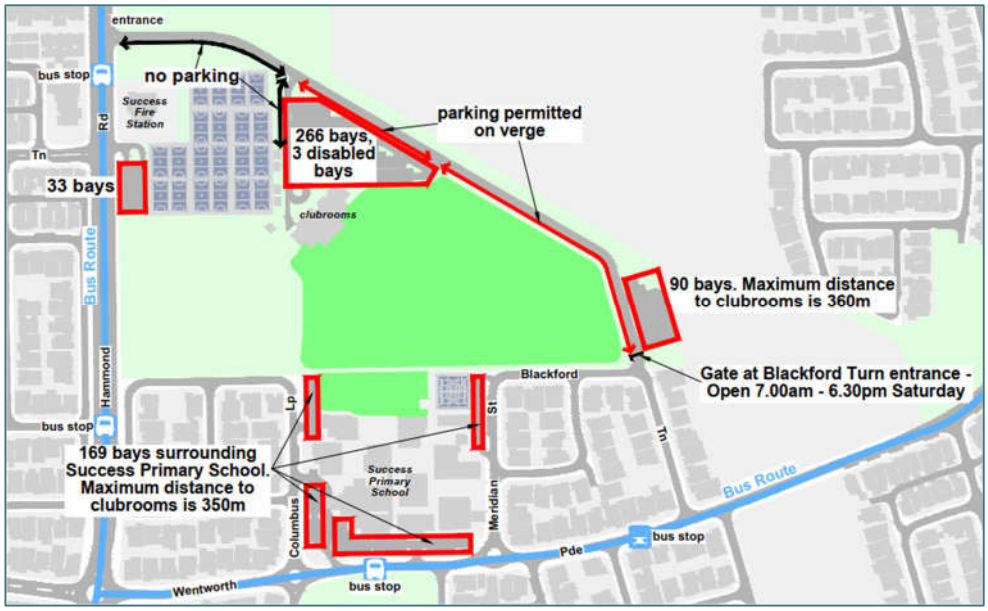
Factor	Comment
Power (overhead)	This shows the alignment of the Western Power overhead powerlines, located in the easement on the eastern edge of the lot. 
Power (underground)	There is a transformer located at the corner of Columbus Loop and Hammond Road, with a ring main unit located on the western edge of the reserve (opposite the intersection of Normanby Bend and Velvet Lane). This high voltage cable then proceeds easterly into the site, connecting to another transformer. This is the one located on the south-eastern corner of the netball courts. It is assumed, that due to this connection there is an easement along the path between the courts and the conservation area. Of note, is the separate power supply via a pillar to Lot 365 – the former DFES site. 

Factor	Comment
NBN	
Communications	Communications is connected via Telstra to the site. Cables appear to be located in the same easement as it is with power. Lot 365 has a Pillar / Cabinet located within its boundary (north-east corner). 

Factor	Comment
	Optus is not connected to site but it has optic fibre cable running along the western power easement. 
Gas	According to ATCO gas, no connection is present for Lot 359 or 3000. However, mainlines run along the western side of Hammond Road.
Drainage	It appears as though there are no drainage pipes are located around the perimeter of the site, but there is an swale that runs east-west along the ungazetted road. 

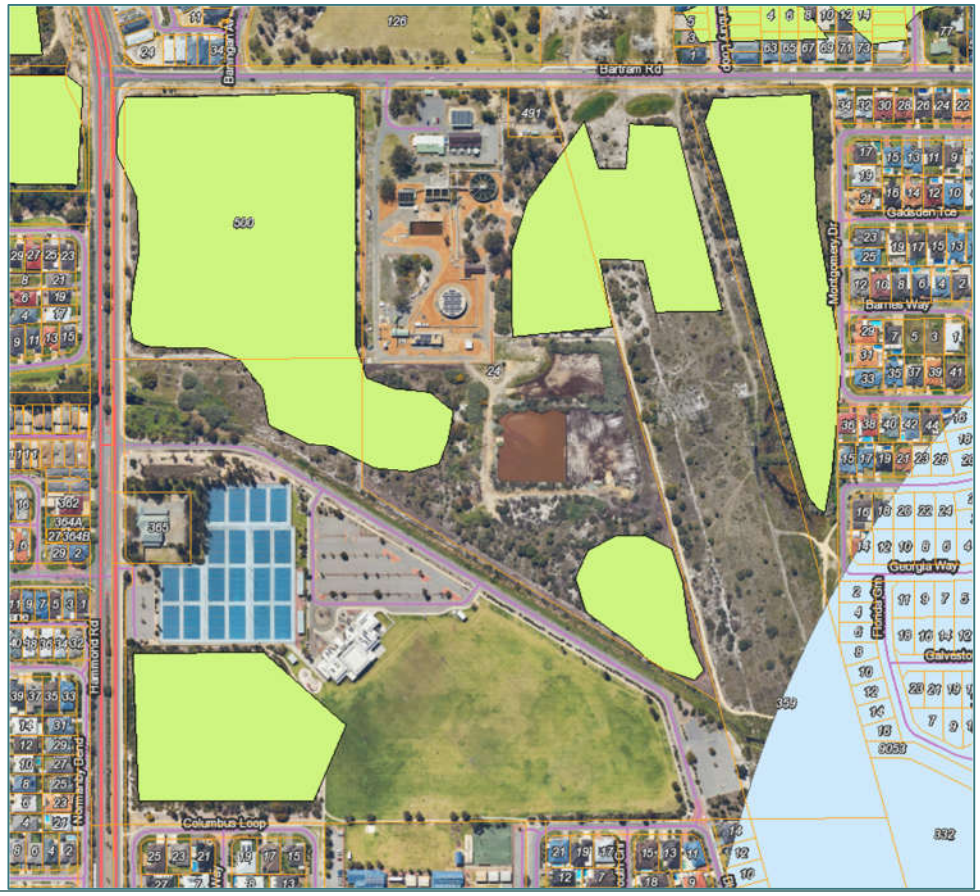
Factor	Comment
Aboriginal Heritage	None identified on Intramaps or the Aboriginal Heritage Inquiry System.
Municipal or State Heritage	None identified on Intramaps. 
Groundwater	Iron staining risk is low.
Flood risk	Flood risk is classed as L1 (low).
Contaminated site	According to the contaminated site database (DWER-059) it is not a contaminated site.
UXO potential	According to the Department of Defences 'where is UXO' website, the site is not effected.
Bushfire risk	The facility is within an identified bushfire prone area. Additional planning and building requirements may apply to development on this site. The City will need to undertake a Bushfire Attack Level (BAL) assessment before commencing development. In Western Australia, building work is required to comply with the performance requirements of the Building Code of Australia (the Building Code), which comprises Volumes One and Two of the National Construction Code Series. The Building Code contains specific bush fire construction requirements for certain residential buildings in designated bush fire prone areas that aim to reduce the risk of ignition from a bush fire. Areas identified on the Map of Bush Fire Prone Areas trigger these requirements.

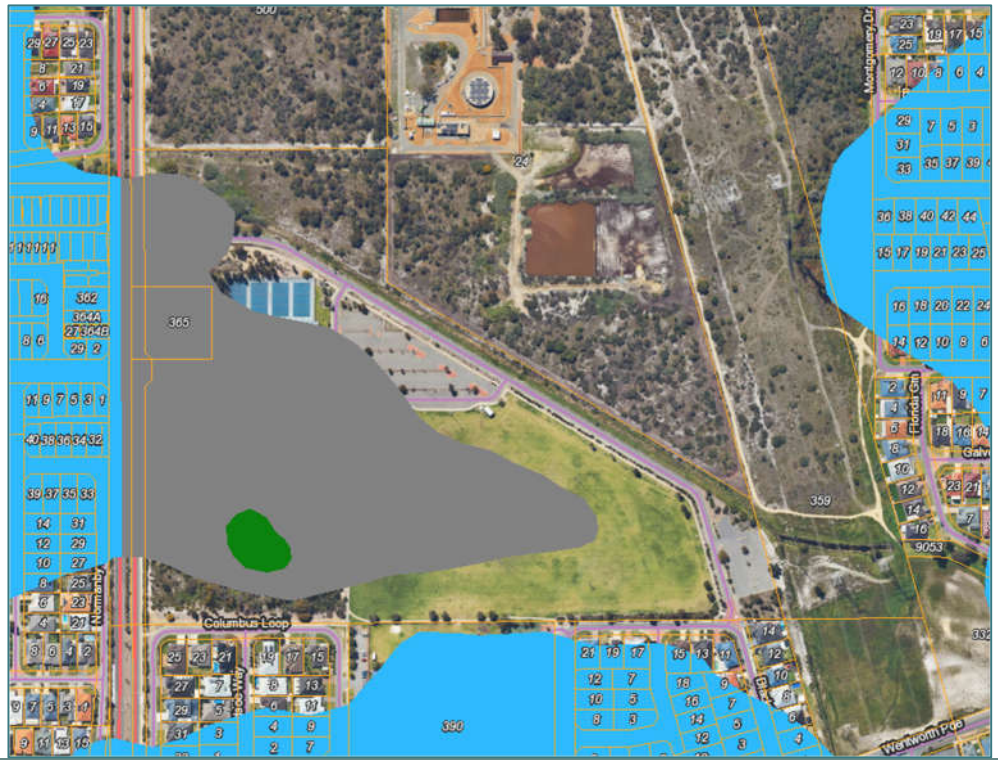
Factor	Comment
	
Soil risk	The soil appears to consist of predominantly pale deep sand and with semi-wet soil located along the western and north edge of the site. Western Australia attributed by WA Soil Group (DPIRD-076). The northern western end of the sites is listed an having a high to moderate risk of ASS occurring within 3m of the natural soil surface. The balance of the site is rated as moderate to low risk of ASS occurring within 3m of the natural soil surface but high to moderate risk of ASS beyond 3m of the natural soil surface. 

Factor	Comment
Terrain / topology	The site is considered to be level, with the building, playground and centre of the oval located on the highest point (25m AHD), falling to 24m AHD across the surface with a low point of 22m AHD along the northern edge of the oval. The courts fall from 25m AHD westerly to 23m AHD. 
Parking	According to the City's parking map, there are 292 parking bays within the Lot, and parking on the verge is permitted along the local road. The Success Primary School also has 169 parking bays within a 350m walk to the building. A bus service does operate along Hammond Road, and there are more parking bays located at the Transperth parking lot. 
Environmental	The following maps show the various environment areas for considerations. Actively Managed Conservation Reserve 2.73ha and 11.82 Success Reserve powerline bushland as shown below.

Factor	Comment

The Success Reserve Wetland has been identified as an area that is Black Cockatoo feeding habitat within the Swan Coastal Plain, as such requires investigation (DBCA-057). Additionally, a small part of the site on the south-eastern corner is within the Black Cockatoo Roosting site (DBCA-064).



Factor	Comment
	Environment geomorphic wetlands, Swan Coastal Plan (DBCS 019), as shown below. 

4.2 Former DFES site

The former DFES site, located on Lot 727, 365 Hammond Road is zoned LR-PP-Fire Station (Figure 19). It is understood that there was to be a land swap at some stage between DFES and the City, as a result where DFES was able to relocate to a new site and with Lot 727 being remediated for future use by the City (future provision of four courts and additional car parking).

Figure 19: Lot 727 – Former DFES site

4.3 Electrical compliance report – Focus Consulting (2023)

This report has been prepared to provide an overview of the existing electrical infrastructure at Success Regional (Appendix 1). This report sought to provide an assessment of any deficiencies or limitations in the existing electrical infrastructure and provide recommendations for any upgrades, modifications, or new installations that may be required to ensure the site's electrical capacity is sufficient to meet the demands of the proposed Master Plan. The findings were:

- The existing electrical infrastructure is estimated to be in region of 14 years old and presents in good condition.
- The existing Western Power supply to the site is sufficient to accommodate the proposed Netball sports lighting, given that the new lighting design for all courts will be less than the existing load, which currently only services courts 1-8. Note: Metal halide lamps have a much larger wattage then light emitting diodes (LED) flood lights when compared against lumen output, therefore it can be understood that the new LED luminaires will have a lower wattage then the existing fittings.
- Based on the service protective device setting, only 22% of the transformer's capacity is being utilised, therefore no Western Power upgrades will be required to complete the proposed Netball sports lighting.
- No modifications or upgrades to the existing site main switchboard will be required to accommodate the proposed netball sports lighting and Focus Consulting WA has identified that the existing submain cable and associated circuit protection for the netball distribution board are sufficient for the proposed netball sports lighting.
- Focus Consulting WA has conducted observations and provided recommendations for the existing netball distribution board. Based on this information and the overall proposed works as outlined in the concept documentation by Collaborative World Consultants (CWC), Focus Consulting WA has determined that the existing netball distribution boards should be replaced with new during the proposed Netball sports lighting works. This is based on the need for new concrete footing / conduits as well as access issues and limited protection from the elements minimising the lifecycle of the distribution board.
- The options provided by CWC indicate pole positions that are in accordance with AS 2560.2.4, which will need to be confirmed during the detailed design stage for the project.
- The probable order of the cost for the replacement of the netball distribution board to include the Halytech lighting control equipment is anticipated to be $25,000 – $30,000 plus GST.
- Based on the information identified, the site main switchboard has capacity for a load of up to 700Amps, three-phase (currently using less then 200A) and contains spare ways for new circuit protection, therefore it is assumed that suitable capacity is available for a building extension and additional lighting infrastructure. Focus Consulting WA recommend that further verification during design of the future community building is completed as part of the detailed design.

4.4 Traffic and parking review report – Stantec WA (2023)

Planning for car parking on a sport and recreation site, is difficult to predict as the Australian Standards that are usually applied lead to an oversupply which take up more valuable public open space which could be used for a higher purpose. A number of LGAs plan parking in accordance with an internal Policy or the like, stating a ratio of around 1:4 (1 bay: 4 people). If this were to be applied, then a total of approximately 250 parking bays would be required during peak demand. Currently there are 263 parking bays, 3 ACROD bays and some parking up next to the clubrooms – not including the parking at the Success Primary School.

The traffic and parking review report (Appendix 2) sought to identify car parking demand estimation, existing parking available on site, adjacent road network performances and any potential traffic related concerns. The City of Cockburn Town Planning Scheme No. 3 does not formally set out parking

requirements for recreational areas. The parking demand calculations were generated including an additional (4) netball courts (potential future provision) and pavilion upgrades. It determined that that 580 parking bays would be required.

The estimated parking demand of approximately 580 bays could be accommodated when including both on Site and the nearby Success Primary School car parking bays. This equates to approximately 561 bays. Furthermore, it is likely that the existing parking concern is due to site patrons not aware of the parking availability at the primary school car park. To ensure the parking bays are efficiently occupied, this information should be relayed to the attendees via way finding signs, traffic controller or brochures.

In addition to the report, a media release from the City on 16 March 2023 titled 'Carpark features wildlife habitat landscaping' demonstrates how to incorporate car parks and retain green linkages. The example provides habitat landscaping that will hopefully create ecological linkage options for local wildlife under Western Power powerlines. The release states that it will serve as a baseline example for similar car park developments in the City. This should be the approach taken for additional car parking to the east of the site.

4.5 Access Audit Report – O'Brien Harrop Access (2023)

O'Brien Harrop conducted an access audit of the Success Reserve building and immediate surrounds on 15 August 2023 (Appendix 3). The aim of their assessment was to identify if the building meets the access requirements of people with a disability, the intent of the Disability Discrimination Act 1992, the principles of Universal Design and relevant legislative requirements. Subsequently, their findings and recommendations have been incorporated into the design preceding this section.

Universal Design is defined as 'the design of products and environments to be usable by all people to the greatest extent possible without the need for adaptation or specialised design'. The concept plans have been further developed into the seven Principles of Universal Design. These principles provide guidance to achieving good universal design in a wide range of design disciplines including environments, products and communications. Of the seven principles, the Principles of Universal Design considered to be of particular relevance to the Master Plan are presented below:

- Equitable use - where the design is useful and marketable to people with diverse abilities.
- Flexibility in use - where the design accommodates a wide range of individual preferences and abilities.
- Simple and intuitive to use.
- Low physical effort - where the design can be used efficiently and comfortably and with a minimum of fatigue.

A summary of the findings follows:

- The accessible parking bays are only 4.96m long which do not comply with AS2890.6 2009.
- The functional intent of the drop off areas needs to be confirmed. Should one or both drop off areas be intended as an accessible drop off bay then a redesign will be required to meet AS2890.6 2009 requirements for a parallel accessible bay and AS1428.1 2009 Clause 6, 7 and 10 requirements for compliant kerb ramp/s. In addition, the accessible paths of travel from the accessible drop off bay to the principal entrance/s of the facility will need addressing.
- There are a number of issues with the drop-off areas including that they are not appropriately marked or easily identified, the tactile ground surface indicators need to be replaced, the path of travel is not appropriate and the kerb ramp length exceed the required length.

- Directional signage for the purposes or wayfinding is not available in key areas such as at the arrival point from the carpark to the principal entrance and key destinations.
- Direct compliant access from the carpark to the netball courts may be challenging due to the gradient and slope of the site.
- The BBQ and picnic table(s) whilst located on hardstand with sufficient circulation space are not linked to the principal walkway by a connecting path.
- Drinking fountains are not an acceptable style as they do not have a bowl component to capture water.
- Both Umpire's Rooms 1 and 2 are designated and signed as 'unisex accessible toilet', this is misinforming. The AS1428.1 2009 requirements for a unisex accessible toilet are not achieved.
- A number of fittings and fixtures in the existing internal unisex accessible toilets (located opposite the Function Room and in the Community Activity Room) are required to be upgraded to the full requirements of AS1428.1 2009.
- The majority of doors do not meet the minimum required 850mm clear open width as required by AS1428.1 2009 and many external doors have door thresholds with a vertical change of more than 5mm. These doors require remediation to meet standard requirements.
- The location of switches and controls vary with a majority located at the required height, however many controls (including intercoms, AC and security controls etc) are located within internal corners or at heights that may not be reached by people in a seated position. As recommended, any switches and controls on an accessible path of travel are to meet set out requirements as stipulated in AS1428.1 2009.
- The City should consider including accessible (softfall), connected (a connecting path) and inclusive play elements and equipment such as a hammock swing when it is scheduled for renewal.

4.6 Original design intent

Figure 20 shows the original design for Success Reserve – dated 28 March 2006 (City of Cockburn online zoning map). It highlights that the facility was multipurpose – catering for soccer, Australian football, baseball / softball, netball and tennis. Notably, the Australian football field overlaps onto the DoE land, which is no longer the case, and that the current building was designed to be horizontally located to the fields and courts. This would have provided stronger alignment between the budling, the netball courts and playing fields. It is assumed that the shifting in location did not trigger a review of the building design.

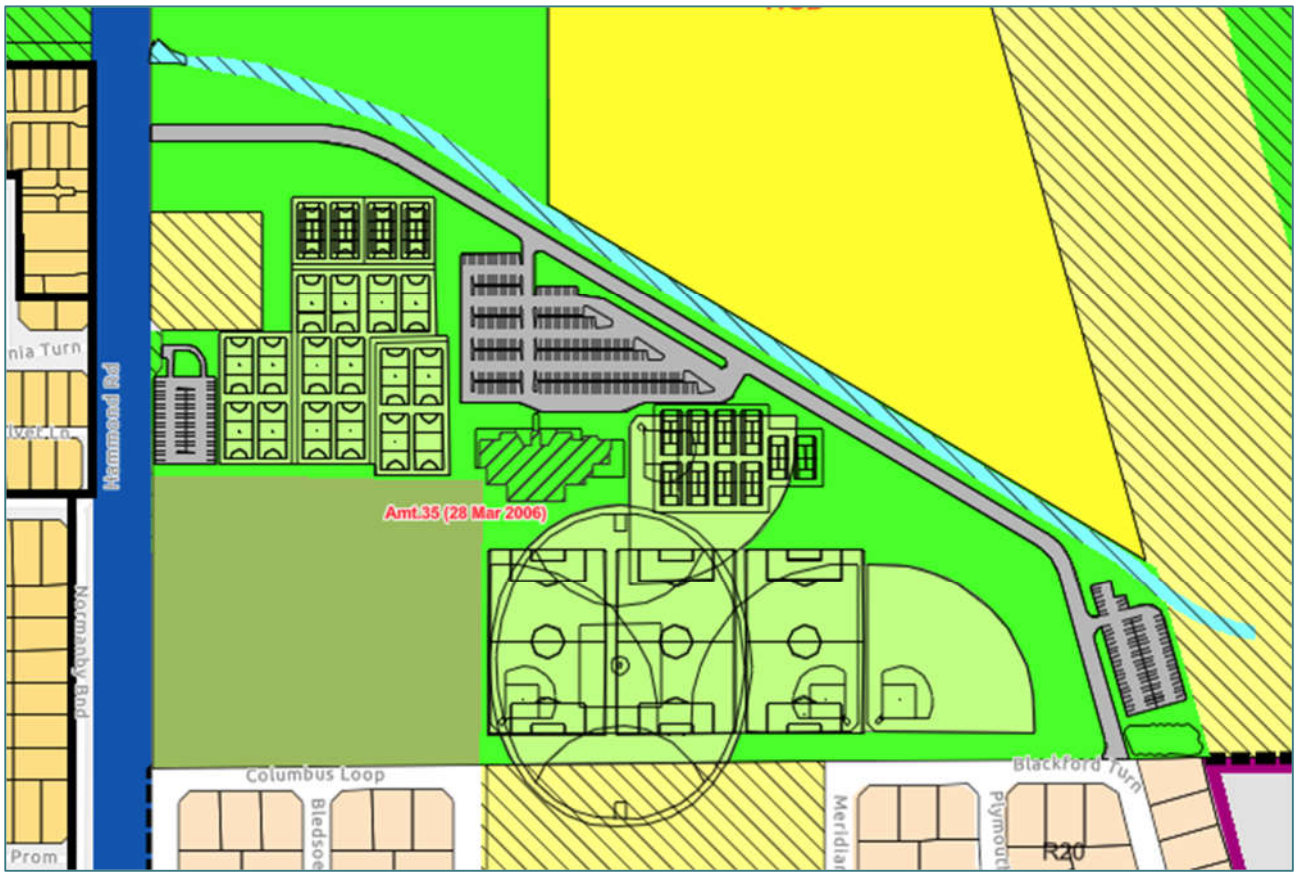


Figure 20: Original design intent

4.7 Summary

The site analysis has identified the following:

- The portion of the site north of the local road, is constrained by an ecological and drainage corridor that runs along its length. Access to the north-western area of the site, has some environmental (flora) constraints, which would require a culvert / bridge to gain access. As such, development north of the local road is not recommended.
- The site to the east of the eastern carpark (under the western power lines), does have some environmental value, albeit it is currently considered to be low. With this in mind, and acknowledging the previous finding, development above the corridor is not recommended. However, south of the corridor provides an opportunity for temporary / match day car parking and should be designed in line with the City's wildlife habitat landscaping policy and seek to minimise pollutants into the corridor. A temporary carpark will need to have access control of some form that is unlocked on days where additional parking is required – most likely Saturdays and major events.
- The conservation area located on the south-west corner of the site must be retained and protected.
- Services are connected to site, however, should a new building (e.g.: toilets) by required on the eastern side of Success Reserve, services will need to be connected at an estimated length of 315m (as the crow flies). Due to the location of the electrical transformer, the building cannot be extended to be directly adjacent to the courts, however it is possible to have a trafficable covered area joining the building to the courts.
- The DFES site is compromised, and may be a number of year until the issues are resolved. The City should progress, in liaison with DFES, an investigation into the environmental / contamination

concerns of the site. Specifically, it must detail possible contamination (PFAS - per- and poly-fluoroalkyl substances), asbestos and any environmental factors that may need to be resolved before future development. The key is to establish an implementation and management plan for site remediation, in line with the outcomes of the Master Plan, as such the site is to be considered as a long-term solution to additional car parking, additional courts or a future building.

- Car parking is estimated to be suitable when factoring in DoE facilities, however additional bays can be provided along the drop off bays (estimated to be 16), temporary car parking under the power lines (estimated to be 40) and another 40 or so when the DFES site is made available. The existing car parking could be remodelled / extended by restricted traffic movement through entry only areas and exit only areas.
- The extensive roundabout drop off area appears to serve limited purpose for community hirers, but it is reported that it does provide a safe drop off for sporting users (in particular netball). However the size is more than required and could be remodelled in any building extension.
- Based on the electrical consultant's report, it is assumed that suitable capacity is available for a building extension and additional lighting infrastructure, as outlined this will need to verified during the future detailed design phase of works. The existing netball distribution boards should be replaced at the same time as any future court lighting works, noting that no lighting calculations were included in CWC's report and could not be analysed. It is recommended that the City obtains these calculations to confirm the suitability of the concept design. All future lighting projects much be developed in line with AS, noting that lighting of the grass area east of the building, would be beneficial.
- The Access Consultants report identified a range of items that need to be remediated. Many of these can be achieved in the short term, with some most likely to be addressed at the time of major projects. The concept plan and site master plan will seek to address these issues.
- There appears to be adequate space to extend the building to the west, noting the need to relocate the bin store. Due to the shape and constraints of the site, the extension of the playing field area is unlikely, however configurations will need to be tested at the scenario planning phase.

5. Visual inspection

A visual inspection was undertaken at Success Reserve to determine the capability and potential development constraints with photos shown in Appendix 4. The building was constructed in 2010 and has a gross internal floor area of 1,482m². Table 2 provides commentary for the buildings internal gross floor area (IGFA), against the City's Community and Recreation Facility Standards (Standards) with Figure 21 providing a floorplan for reference. Success Reserve is assumed to predate the building and has an estimate area of 96,000m² or 9.6ha. Table 3 provides commentary for core facilities and embellishments.

Table 2: Building audit comments

Room / area	Size (m²)	Comments
Entry		
Entry lobby	10	The main entry is located on the western side of the building, which consists of an large outdoor entry area approximately 700m² in size. This area is predominately hardstand with 55m of concrete seating, six bike racks and several small garden beds. A area of this size is usually reserved for civic buildings / precincts and is likely underutilised. All external windows and doors have roller shutters. The lobby contains the fire indicator panel and provides some relief from prevailing winds – separated by automatic sliding doors. The building has an extensive foyer area that provides access to most areas of the facilities (clubrooms, function rooms, offices, activity room, toilets etc. Combined these internal spaces provide more than enough circulation space, but looks and feels clinical – visually unappealing with no seating, no drinking fountain or art.
Foyer	128	
Meeting rooms		
Administration office	19	This office is used by the SNA with one desk, couch and book shelf. SNA indicate that it is too small. The windows face the netball courts and is too far away to be considered as effective passive surveillance. The office is currently used for operations, which includes game day registrations. Currently, people come inside to pay fees but there is an opportunity to redirect this via the external window. To do this, the garden bed will needed to be reduced, the area needs to be sheltered and the window needs to be changed. Office spaces are an allowable space in the City's Standards, but is not a minimum requirement of both SSA's.
Meeting room	30	Currently used by the SLRUC as an office / storeroom, noting it is more of a storeroom. Originally planned to be a meeting room, the SLRUC have indicated that they rarely use it as an office. There is an opportunity to swap office spaces if the storage can be accommodated elsewhere. Office spaces are an allowable space in the City's Standards, but as a meeting room it meets the Standards. A meeting room in the building is recommended by both SSA's.
Toilets - General		**Note: There are no gender inclusive toilets / amenities.**
Male toilet	30	3 urinals, 2 toilets (no ambulant) and 3 basins. Recommend to make one toilet ambulant and add a baby change table.

Room / area	Size (m^2)	Comments
Disabled toilet	8	This is a right hand facility, with a shower and baby change table.
Store 4	6	Provide duct access to the toilets, and acts as the comms room. Could be used to store City dry goods if vertical storage was installed. Recommend to install vertical storage to enhance circulation between service areas (duct).
Cleaners room	7	Reasonable size room, providing duct access to the toilets and the roof. It lacks vertical storage and cleaning utensil storage. Has a ceramic sink for a mop and bucket but no hand basin present. Recommend to install vertical storage to enhance circulation between service areas (duct and roof).
Female toilet	20	5 toilets (no ambulant) and 3 basins. Recommend to make one toilet ambulant and add a baby change table. On Saturdays when netball is on, there is a deficiency of female toilets, as such more female toilets are required.
Clubroom (multi-purpose area)		
Clubroom 1	166	This is used by the SNA and is an allowable space in the City's Standards and recommended by Netball WA. The room is a good size, that is directly serviced by the kitchen (one that is shared with the SLRUC) and has a small veranda that overlooks the oval. According to Netball Australia's guidelines a covered area that caters for 200 people is required, noting that it should be directly linked to the courts. The room has no relationship with the sporting activity of netball, as it is located approximately 50m away from the courts, with no visual outlook or direct external access. The room is noisy, due to the vinyl floors and limited acoustic treatments. Additionally, the SNA has trophies, a drink fridge, and furniture permanently set up in the room. There is evidence of water leaking from the kitchen through the Dutch door to the room. This slipping hazard needs to be rectified. The room has access to two storerooms as below. The external doors do not lock properly and need to be rectified.
Store 2	15	This primarily stores folding tables and chairs, a file cabinet (which could be in the office), many boxes, whiteboard, netball post covers (which should be in the external netball store – but it is not large enough) and the coffee machine. Ideally the ice machine should not be in here as it does reduce the capacity of the room, which also provides duct access to the changerooms. This room is largely than what the City's Standards prescribes.
Store 3	15	Has operational items neatly stored in containers on shelves. The doors swing into the clubroom which is ideal. This room is in line with the City's Standards.
Kitchen		
Kitchen	72	The kitchen is a large commercial kitchen with direct access to the function room, the SNA clubroom and to the fields. It is jointly used by both clubs with the SLRUC having priority. Sharing of any kitchen / kiosk while both activities are on presents operational challenges with areas not clearly defined (as part of the design). Ideally, the SNA should have a kiosk that services their clubroom and have a visual relationship with the courts. The SLRUC could then use this during times of activity. This room is in line with the City's Standards when considering the community centre component.
Kitchen store 1 and 2	6 each	Typically, a club storeroom is about $10m^2$, so this is a little undersized, but more notably they are narrow. This room is not identified in the City's Standards.

Room / area	Size (m^2)	Comments
Function Room (main hall)		
Function room	288	This is a good size function room, that could cater for greater than 220 people. It has carpet, with a small timber dance floor, with a permanent stage (which is unlikely to meet access standards – note this will be confirmed through the consultant's report). The room has several storerooms, with doors that swing in the function space – which maximises the storage space. Users can get direct access to the playing fields and playgrounds but the internal space is compromised by the SLRUC bar. By providing a new kiosk to the SNA, the bar can be removed as the SLRUC can use the kitchen. Then the storeroom can be converted back into a community storeroom. This room is in line with the City's Standards when considering it as a regional facility.
Store 7	21	Currently used as the furniture storeroom.
Store 5	10	Currently used as the umpires storeroom.
Store 6	20	Currently used as a bar. Refer to the above comment.
Clubroom 2	120	Similar comments to that of the SNA clubroom except it has more furniture and memorabilia. It also has a bar, which reduces the size of the clubroom. The room has access to two storerooms as below. The external doors do not lock properly, and need to be rectified. The main issue with the location of this room, is its disconnect to the kitchen. Ideally, a clubroom should have direct access to a kiosk. This needs to be considered in the concept planning.
Store 10	6	This is used as club storage – predominantly merchandise. Typically, a club storeroom is about $10m^2$, so this is a little undersized. This room is in line with City Standards.
Store 8	6	As above, noting that when combined it is above City Standards.
Program room		
Program room	164	The room is very large for the activities undertaken in the space. It is well serviced by the rooms below, and is the only room that has some overlook onto the court infrastructure. The room is noisy, due to the vinyl floors and limited acoustic treatments. This area also has a tea preparation area, that is underutilised. Based on the design / fit out, it is not designed to cater for arts and crafts and therefore superfluous to needs.
Store 11	18	This is used as the furniture store, but could be repurposed.
Unisex toilet	22	Has junior toilets and one UAT (right hand) like with a shower. Includes a baby change table.
Store 12 and 14	12 & 16	Used for the playgroup.
Kitchen	12	Domestic style kitchen suitable in servicing the program room.
Change rooms		
Umpires room 1	9	This provision is not sufficient to be classed as an umpires room; it is effectively a large UAT (left hand). Interestingly it has a double leaf door. Recommend to add a baby change table.

Room / area	Size (m^2)	Comments
Change room 3	54	Used by the SLRUC, this is located on the western side of the building – away from the playing fields. Is one of the large changerooms with approximately 20m of benches – which is sufficient space (assuming 60cm per person). It has three open showers, 2 toilets (none are ambulant) and 2 basins. Recommend to make one toilet ambulant and provide three enclosed shower cubicles.
Change room 1	24	Used by the SLRUC, this is located on the southern side of the building but is too small to be used appropriately. Is one of the small changerooms with approximately 10m of benches – which is not enough space (assuming 60cm per person). It has 2 open showers separated by a partition, 1 toilet (none are ambulant) and 1 basin. At a minimum the showers need to be enclosed or repurpose the changeroom. This changeroom also has the fire hose / reel located in it – which is only accessible when the changeroom is not locked.
Change room 2	24	Used by the SLRUC, this is located on the southern side of the building but is too small to be used appropriately. Is one of the small changerooms with approximately 10m of benches – which is not enough space (assuming 60cm per person). It has 2 open showers separated by a partition, 1 toilet (none are ambulant) and 1 basin. At a minimum the showers need to be enclosed or repurpose the changeroom.
Change room 4	54	Used by SLRUC, these are located on the western side of the building – away from the playing fields. Is one of the large changerooms with approximately 20m of benches – which is sufficient space (assuming 60cm per person). It has 3 open showers, 2 toilets (none are ambulant) and 2 basins. Recommend to make 1 toilet ambulant and provide 3 enclosed shower cubicles.
Umpires room 2	9	This provision is not sufficient to be classed as an umpires room; it is effectively a large UAT (right hand). Interestingly it has a double leaf door. Recommend to add a baby change table and make this a time locked public toilet.
External store		
Store 1	21	This is the SNA external store that is too small to service 13 clubs. Needs to be far greater, with at least $5m^2$ per club, and $30m^2$ for the SNA equating to $100m^2$ to enable storage of minor sports equipment
Bin store	14	The bin is accessed externally only and built into the building. The design has not considered fire, smell and other sanitary separations with direct open access in the greater roof cavity. It stores 10 recycling bins and 10 waste bins. Given users have to walk outside the building to access this area, it would recommended to create a separate bin store and repurpose this space.
Store 13	20	This is used by the SLRUC and is ample in size for their purposes.
Total	**1,482**	
Building surrounds		In addition to the external entry area, the building has an apron that consists predominantly of paving, that extends to the roof line on the north and east, with a wider path on the south – abutting the playspace.

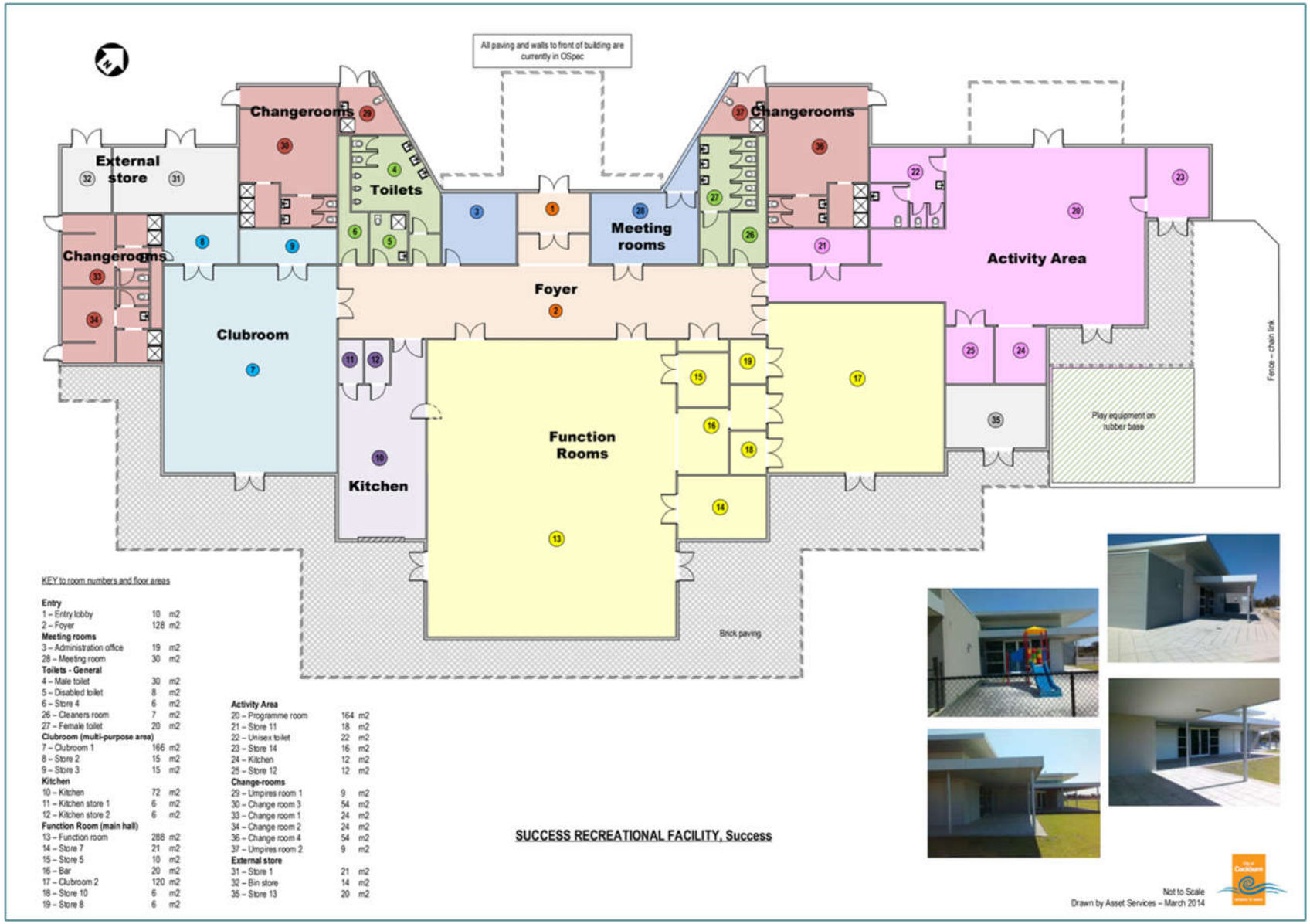


Figure 21: Current building plan

Table 3: Open space inventory

Zone / Embellishments	Dimensions / m² / Quantity	Comment
Total open space area	96,000m²	This is the area within the kerb line, not including the conservation areas, roads, and the eastern car park area.
Turfed area	47,764m²	This is the approximate area on the eastern side of the building, within the tree line. The reserve is big enough to cater for three rugby fields and have warm-up / training areas. However, it is likely more efficient lighting is required. The ground appeared to be fine under foot (no soggy or dry patches) and was being mowed at the time of this audit.
Sports fields		
Field 1	100m x 70m 4m boundary	Full size nearest and parallel to the building. This meets senior field requirements. Reportedly the goal posts are fixed for all fields.
Floodlights	Partial	The playing fields have five floodlight poles scattered around the site. It is unlikely that this covers the reserve, or the playing fields in an effective manner.
Field 2	100m x 70m 4m boundary	Full size middle field which is parallel to the building. This meets senior field requirements.
Floodlights	Partial	As above.
Field 3	94m x 68m 4m boundary	Smaller field, farthest from the building. This meets senior field requirements and is considered small, however it is not the smallest rugby field in the Perth metro area. Note: This area is also used by the school with an athletics track marked out.
Floodlights	Partial	As above.
Outdoor courts		
Netball courts	20	Courts are orientated in a north – south direction, with the four northern courts appearing to be developed at a later stage than the other courts. Drainage runs north-south between pairs of courts.
Floodlights	8	8 courts are floodlit. All courts should be floodlit.
Shelter / shade	2	Located on the eastern side of the courts, each shelter is approximately 115m².
Seating	Nil	No permanent seating is provided, but there are three tiers (each 30m in length) that provides a stepped approach to viewing. In addition, the limestone retaining wall provides additional opportunities.
Playspaces		
Playspaces (off-the-shelf)	m²	270m²

Zone / Embellishments	Dimensions / m² / Quantity	Comment
Large or small combination unit	Small	Slide and climbing features. Note that there is a toddler playspace associated with the building, that is fenced but accessible outside of playgroup hours.
Separate pieces	3	A birds nest swing, balance beams and climbing net.
Playspace lighting	No	
Nature / adventure playspaces	No	
Impact attenuation	Sand	
Shade (Roof, sail or natural)	Sail	Three sails. At 11am only about one third of the playspace was shaded.
Active recreation spaces		
Half-court basketball/multi-use games area	No	
Recreation spaces		
BBQ's	1	
Shaded picnic tables and benches	1	48m², which includes a picnic table.
Park benches	1	Located next to the playspace.
Bins		The courts have bins inside near the shelter, and four outside the main entry. One bin with doggy bags was observed adjacent to the loading bay. No other bins were seen on site. More bins should be considered.
Drink fountains	2	Provided on the western side of the building between the changerooms and SNA storeroom and one on the south-eastern corner of the toddler playspace. It is not considered to be an accessible drinking fountain, and only provides a bubbler. This needs to be accessible by all, include a water bottle filling tap and dog tipping bowl. More are required around a site of this size.
Stand-alone public toilets	No	
Internalised closed-circuit footpath (length and width)	No	Around the perimeter = 1.4km, around the fields and building = 965m, noting a missing section from the building to the path south of the playspace. Path width are between 2 – 2.2m.
Path lighting	No	A couple of poles are present neat the building. Path lighting is required to encourage the use of the area. In addition, park lights should be provided to enable dog walkers and casual users to access the fields when sport is not on.
Parking (marked bays)		

Zone / Embellishments	Dimensions / m² / Quantity	Comment
Marked car bays (regular / Accrod)	263	A boom gate is located at the south-east entry of the local road and off the Hammond Road entry;
Accrod car bays	3	
Bus / loading / service bays	Yes	A service bay separates the building and the courts and is used to access the bin store. This is at a lower level than the path on either side.
Electric charging stations	No	
Motor cycle bays	No	
Bike racks	6 hoops	
Other		
Scoreboard	1	There is one permanent scoreboard located next to the SLRUC storage shed.
Small storage shed	2	The SLRUC has one small storage shed that houses the scrum machine, and the other one is the equipment shed.
Fencing		The school site is fenced from the City's lot. The City needs to check the joint use agreement, as the initial concept plan indicates shared use.

5.1 Summary

The following summaries the considerations relating to the design and embellishments at Success Reserve.

Building

- There are not enough toilets to cater for the facility of this size, especially in consideration of the gender demographic using the outdoor courts and playing fields.
- There are not enough changerooms to service Success Reserve, noting that all changerooms are used by the SLRUC. The two located on the southern side of the building are too small to be used appropriately. The large ones are located on the opposite to the playing fields. The two smaller changerooms could be joined to create one or could be developed into an umpire changeroom. In total, four change rooms are required for the fields, and two for the courts, plus umpires.
- The umpires changerooms are effectively a large UAT, and are not appropriate to be considered suitable for this purpose.
- Within the building, the SLRUC have ample internal storage space (55m² not including the office), with the SNA having suitable space (30m²). Externally, the SLRUC have suitable storage space within the building (20m²) plus the separate storage block of 35m², but the SNA only has 21m² (and the 13 clubs that use the venue as a base) and has a clear under provision.
- The kitchen while large (27m²) is problematic, as it is difficult (due to the design, location and relationships with other rooms) for the two clubs to operate at the same time, notwithstanding the implications associated with booking of the function rooms by another party. One additional kiosk is required.
- The bar area in the function room – which is a community space – is not in keeping with a community centre space. Should the additional kiosk be provided, then the SLRUC can move this function into the kitchen.
- Clubrooms are of a good size (both exceeding 100m²), but there is an opportunity to consider a reallocation modification of spaces to enhance relationships.
- The office spaces could be swapped over, to accommodate the administration requirements better.
- There are no dedicated first aid rooms.
- The program room is a good size (166m²) room the is self-contained with access to the outdoor play area. There is significant amount of circulation space that is not needed. The tea preparation area is not required.
- The overall design and siting of the building is poor especially when considering the known requirements for netball. The distance and isolation of the clubroom from the main activity space needs to be improved. It is clear that the realignment of the building was completed without consideration of functional relationships and operational requirements for all users.
- The bin store needs to be separated from the building or relocated and design with separation measures in an appropriate space.
- All function and activity rooms need to be acoustically treated.
- All rooms have evidence of leaking roofs and access issues (doors hard to lock and open).
- All rooms with the exception of the smaller changerooms are well lit, noting that they are not LED's and have natural light.

Open space

- The rugby fields are all within international parameters, noting that field 3 is considered small. The scenario planning will look at ways to enhance the size of field 3, through orientation, location or other means. The fields could also provide an area for casual sport play by providing other goals (even if only small sided).

- Lighting of broader grass space is need to maximise training opportunities and to share load across the grassed area, not just on the marked playing fields.
- The number of courts are considered to be adequate at this point in time with the option of another four courts being provided on the DFES site should the need arise in the future. The key elements that are required to improve functionality is to have all courts floodlit, have bins and viewing areas on the western side of the facility.
- The internalised path needs to be completed between the building and the path south of the playspace. This will provide a complete closed circuit track. It would be ideal if units of 50m could be marked along the path.
- Lighting for public use (non-sporting) should be considered at this site, so the community can use it during darker times of the days. This includes the grass areas, or a portion of the grassed areas for dog walkers and casual recreation users, playspace and the lighting of the paths in and around the site. This is critical in the City's ability to encourage use and improve personal safety.
- Water drinking fountain need to be provided in strategic locations – inside the netball courts boundary, next to the playspace / picnic area, on the east side of the playing fields and at the current location next to the toddler playground. These need to be accessible by all and should include a water bottle filling tap and dog tipping bowl.
- More bins are required with doggie bags.
- More park benches along the footpaths would be beneficial.
- There are too many bike racks, which are unlikely to be used as more people more towards electric scooters. While no change is recommended for this Master Plan, a reduction is envisaged into the future.
- The City mentioned fencing along the southern boundary between the schools fence and the footpath to minimise foot traffic. While this is not considered to be a functional enhancement, it could be provided.
- The City has indicated the desire to provide a 3-on-3 basketball court. The Master Plan will look to incorporate this.
- For safety and security purposes, the transformer should have a fence around it. This is important given the amount of foot traffic between the building and courts. While there is a path, it was evident that users were walking through this space – the shortest direct route.
- The access road / service bay that separates the building and the courts should be raised along its length, to the same level as the footpaths. This would remove the kerbs, making the transition between the building and courts more pedestrian friendly (removing trip / fall hazards) while enhancing visual connectivity between the areas. This could be used on Saturdays (the main competition day) by the SNA.

6. Engagement outcomes

In line with the City's Community Engagement Policy (2021) and Community Engagement Framework (2019), engagement with the key stakeholder has been undertaken to inform the Master Plan. The following provides a summary of outcomes that will be used in the development of the Master Plan. Note: A number of organisations / groups did not respond to multiple requests as per the engagement activities, as such are not referenced in the Masterplan.

6.1 City of Cockburn

The City has advised that:

- Council has allocated $25,000 to install a basketball 'half court' pad at Success Reserve. The location of this will need to be included in the Master Plan. Whilst the budget refers to half court, there is no specific size requirements for this piece of infrastructure.
- The SLRUC have raised the following:
    - Pitch undulations – pitch closest to the clubrooms are not level and have undulations throughout.
    - Requested a raised platform for filming matches. In the past the club has accessed the roof of the building to do this, which have not been approved due to safety issues.
    - The club is seeking to host the WA Rugby Union Grand Finals. In order to do this they require three full sized pitches (reportedly only two are full size). They are seeking funds from the City to have the uprights moved. The current goal posts are made from steel and are likely concreted into the ground. All new posts are made using aluminium and would enable the City to have sleeves that accommodate regular season games and additional sleeves to accommodate grand finals.
    - They have requested to utilise the area under the powerlines for overflow parking. At present this is supported by the City with a range of measures in place. In previous years, for big event days, the City has provided funds to support a shuttle bus services from the Transperth parking to the fields which the club organised
- There is a signed agreement from 2013, and another unsigned version from 2016. All other sporting groups and the clubs abide either by the City's general terms and conditions for seasonal hire or Facility User Agreements. The agreement at this site needs to be reviewed
- According to the City, the memberships of the sporting clubs that use the facility are as follows:

Table 4: Club membership numbers

Club	Winter seniors	Winter juniors	Summer seniors	Summer juniors
SNA	262	938	32	135
SLRUC	130	234	50	50
Umpires	15	45		

- Online bookings have increased, especially for large facilities such as Success, Treeby and Frankland. The City needs to determine actual hours of use, as clubs and other community groups have blanket bookings.
- The program room is on a separate alarm and is self-contained. It does get used for kids parties.
- The City uses Halytech system for floodlight control.
- The building has identified a number of issues that need to be remediated, including:
    - The building has 13 different roof structures which is causing a significant amount of leaking issues throughout. From the Iluka Bond profile to rusting of the structure, the roof

needs to be redesigned. The City provided the following cost estimates regarding the management of the roof:
    - Annual Reactive Maintenance Costs – $5,000 in reactive works.
    - Renewal Costs (previous or projected) are not included in the City's asset management plan.
    - Approximately $11,500 is spent on fixing the damage as a result of the roof leaking.
    - It is anticipated that the cost to keep "band aiding" the roof into the future is $12,500 per year.
  - The fire reel in the changeroom needs to be reviewed as it is inaccessible when the changeroom is locked.
  - Security is an issue, as can be seen with the amount of roller shutters on the building. CCTV is present. The door locking mechanisms need to be improved but some of the doors are emergency exits which means that latches to secure the doors are problematic.
- In regards to asset condition ratings, the City uses a componentised approach where they categorise assets by group then type based on the functional area of a room e.g. Main Hall (Functional Area), Finishes (Group), Paint Internal (Type). The ratings follow the standard of:
  - 1= Excellent
  - 2= Very Good
  - 3= Moderate
  - 4=Poor
  - 5 =Very Poor
- The majority of the building components were rated as very good, with a couple of notable issues as shown in Table 5.

Table 5: Asset condition for the building

Room / area	Component	Asset description	Asset type	Rating
Activity Area	Fitout	Doors - Internal	Internal	3
Activity Area	Finish	Wall Finish - Internal	Tile	3
Changerooms	Finish	Paint - Internal		3
External	Fitout	Doors - Roller	Roller Shutter	3
External	Fitout	General Fittings		3
Kitchen	Finish	Floor Finish	Paint	4
Multi-Purpose	Finish	Ceiling Finish	Lin / Gyprock	3
Multi-Purpose	Finish	Ceiling Finish	Suspend	4
Stores	Fitout	General Fittings		3
Stores	Finish	Paint - Internal		3
Stores	Finish	Ceiling Finish	Lin / Gyprock	3
Stores	Finish	Floor Finish	Paint	3
Meeting Room	Finish	Ceiling Finish	Lin / Gyprock	3
Meeting Room	Finish	Floor Finish	Vinyl	3
External	Roof	Height Safety System		
External	Security services	Security And Communication	Access	3
Kitchen	Fitout	Kitchen Facility	Whitegoods	3
Main Hall	Finish	Floor Finish	Vinyl	3
Main Hall	Finish	Floor Finish	Paint	4
Stores	Finish	Wall Finish - Internal	Plaster	3

- A UAT with a time lock would be beneficial on the eastern side of the field to service the school who use field 3.
- The City reported that the trigger for the redevelopment of the building would be between 2030-2035 or 20-25 years of age, making it more palatable for a major redevelopment.

- The City has a focus on improving ecological corridors within the municipality. This includes minimising development in areas that are able to be improved, or through the application of suitable design practices, that enhance flora and fauna as shown at the new car park near Cockburn ARC.
- The maintenance schedule for the playing fields are as follows:
    - Weekly mowing of the playing surface and fortnightly mowing of the surrounds.
    - Fertiliser is distributed on a quarterly basis.
    - Leaf tissue analysis was also undertaken in March.
    - Turf renovation program – Hollow tyne and core, with sweep was conducted in spring 2022.
- The ground suffers from sting nematodes, which were transferred from the school. The City is managing the issue, but is one that will be ongoing for years to come.
- The boom gates were installed as a mechanism to calm traffic, however other measures may be needed. Trees and natural landscaping is preferred over bollards.
- From a traffic point of view, the City issues an average of 40 infringements per year with peaks during sports seasons. These are expected to increase as a result of a new Parking Operations team and improved staffing levels.
- The clubs need to meet licensing requirements, and those for public events. The user agreements for each user group needs to be reviewed, and updated to reflect current operational needs of the City.
- In regards to the DFES site, the City does not want to take on any responsibility for this site until DFES has tested for PFAS and determined if any remedial action will be required by DWER. The testing would involve sampling neighbours groundwater bores to determine the concentration of PFAS and the extent/size of the plume. Furthermore, DFES do not know how their 172 Contaminated Sites will be addressed in respect to PFAS. The costs are likely to be several hundred thousand dollars.
- The City runs occasion events on at Success Reserve with the most recent being a Beeliar Sun Sets event.

Figure 22: Beeliar Sun Sets event in 2024. Source: City of Cockburn

6.2 Department of Local Government, Sport and Cultural Industries (DLGSC)

- Currently, the Community Sport Recreation Facilities Fund (CSRFF) is a $22.5 million fund. Any project would need to meet the objectives of increasing participation, inclusion and access for all, multifunctional use and mitigate risk to users. In principle, DLGSC would support any improvements to existing infrastructure or new infrastructure on the basis of sound evidence such as a needs analysis, feasibility study and / or business case.

6.3 Department of Fire and Emergency Services

OPG has attempted to liaise with DFES in regards to issues with the site include possible contamination (PFAS - per- and poly-fluoroalkyl substances), asbestos and some environmental factors that may need to be resolved before future development, and the timing for these resolutions. Responses from DFES included:

- The Metro South Coastal region (incl. CESM) are no longer able to provide advice or comment with respect to the future uses for this site.
- The site being referred to is under Management Order to DFES.
- Unfortunately, DFES is not funded to undertake PFAS testing as we cannot use ESL funding for these activities. We will be discussing this site with DWER and seeking support for Contaminated Site Management Funds. No further progress since we last conversed.
- DFES do not know how their 172 Contaminated Sites will be addressed in respect to PFAS, with Success being 89 of 172 sites, rated as standard for priority for further investigation

6.4 Netball WA

Netball WA providing the following:

- An extract from the Active Exchange report for the City, which outlines current members as 1,891 against an estimated demand of 3,879 for the area, resulting in a gap of 1,988. The data also forecasts that the project gap is 3,014 in 2030.
- They have recently added a mixed competition in Spring with small success last year.
- The winter competition runs from the end of April/start of May through to mid-September, then spring starts in October and goes through till December.
- They would have training requirements at the courts from as early as February with clubs beginning trials and preseason training.

6.5 Western Australian Football Commission

The Western Australian Football Commission (WAFC) provided the following with regards to the South Fremantle District Umpires.

- In 2022, there were 95 registered umpires, in which 65 attended training regularly at Success Reserve each Wednesday.
- Training starts in March until end of September and commences at 5.30pm until 7.00pm.
- The facility offers the South Fremantle Umpires a high-quality space for training, indoors and outdoors. It is modern, spacious and comfortable with toilets and storage space available, ideal for

a group this size. Training uses both the ovals (for skills and fitness) and function room (for teaching and reviewing vision). The venue has excellent parking for parents to drop off/pick up.

- Post training, the umpires have also been holding some specific workshops to upskill their coaches. There are adequate chairs and tables for use, and the umpires are always aware of tidying up and packing away to ensure a clean facility.
- The umpires use the storage room for their footballs, markers, bibs, apparel, promotional pull-ups and other training gear.
- The South Fremantle Umpires also utilise the function room for any fundraiser events and their end of year presentation night.
- There are very few constraints for umpire training, although the addition of male and female changerooms would assist as the umpire group grows and diversifies.
- Outside, they would like one set goal posts to the southern end for training purposes.
- The group is ideally suited at Success and would like to remain a part of the facility for the foreseeable future.

6.6 Rugby WA

Rugby WA were contacted via email and phone on multiple occasion with no response being received.

6.7 Success Primary School

An email was sent to the Principal, requesting the items listed below, with no responding being provided.

- Is there a joint use arrangement for parking. This may be a part of a broader facilities arrangement that may involve the oval and courts. As such, could you confirm what is currently under the joint use arrangement?
- Additionally, does the school use the main oval (the part on City land) every day (I assume it is between 9am and 3pm, Monday to Friday while school is on).
- Are the courts accessible by the community after school, on weekends etc?
- Are there any plans to extend the school which may result in the loss of car parking?

Success Netball Association

A meeting was held with the President and Vice President, with the outputs confirmed below.

Club

- The association complete the spreadsheet as request, and will be used in the following section.
- Teams currently play on Friday nights and Saturday (until 1pm). On Saturday all of the courts are used for SNA competition from 7.30 am to the completion of the final game approx 2.30 pm. Members are usually at the courts until 3.00 pm. They can only use courts 1-8 after 5.30 pm due to limited floodlighting provision.
- At this stage, there are 13 clubs that train at the venue, which is a different model some other associations were clubs train at schools or other LGA facilities. As such, there is not enough storage for all clubs and the association itself.
- The association would like to expand the number of people in the office to three. The association indicated that the current office is suitable for this if additional storage is provided. The office can double up as a registration room, if the window closest to the external entrance can be converted into a slider. This will minimise the need for people to enter the building.
- Like most clubs, the associations do not have enough volunteers.

- The SNA has recently completed a members survey through a third party. The summary report dated March 2023, indicates the following:
    - 63% of respondents have been a member for greater than five years, with a further 27% being at least two years.
    - 71% of respondents valued the facilities with only 53% valuing the social aspects. Greater than 89% valued the participation opportunities and the competition.
    - One comment was about the facilities, which stated 'that the club rooms would be better if they could be viewed from courts' and another 'we need lights' and 'better facilities'.
    - 78% wanted to see the SNA have access to better facilities / improved facilities in the next four years with 63% indicating that facility development / maintenance and upgrade should be a priority within the same timeframe.
    - In response to the question - are the current facilities catering for your club needs, 10% said no, 34% said partially and 21% unsure.

Courts

- Floodlighting to enable match play is a priority for all courts. The club uses all courts, and has indicated that 20 is sufficient for their needs.
- The surface is considered poor in areas, with cracking, bubbling and depressions in a number of areas. Drainage is also an issue, with the central grates often missing and water pooling.
- External storage is required for equipment directly related to the courts. Ideally, this should be located proximal to the courts (potentially where the BBQ area is).
- The shelters are good, but the roof span is not long enough to protect from the rain. A suggestion would be to have a vertical panel at the western end of the shelters to assist, probably to a depth on no more than 1m – to avoid the blocking views from the grassed area at the rear of the shelter.
- The grass area to the rear of the shelter is subsided due to water runoff from the shelter and potential settling from the retaining wall. This will need to be remediated.
- Some internal bins are required for the northern and western courts.
- An internal water fountain would be beneficial to encourage hydration, especially on the hotter days.
- There are issues with people using the courts as a dog park, with the club needing to pick up often. Signage is recommended as a minimum.
- The fencing along the western edges of all courts needs to be fixed, removing the trees that are growing through the fence. These have been identified as a hazard, along with the amount of leaf litter caused by the trees between the courts and the old fire station. If there is no requirement to keep them, they need to be removed. Alternatively, shade cloth or the like could be installed to assist.
- The footpath that runs east-west between the courts and the conversation area needs to be lit. At night time, it is dark and poses a risk for users.
- Ideally, more shade and seating is to be provided on the western courts and potentially along the remaining edge of the eastern courts.

Building

- There are not enough toilets, especially for females when the facility is catering for both netball and rugby.
- Water pressure in the change rooms is poor. The temperature of the water is lukewarm, with players not even using the cold water tap.
- Locks and door latches need to be fixed. They keep breaking, a not able to be locked properly etc.
- Security will need to be improved potentially with CCTV.
- The association does not have access to change rooms, which they should. The original two change rooms are not sufficient for a club of this size and compared to many other associations have a significant undersupply of change rooms (toilets and showers). The association need two changerooms dedicated to netball. This could be split into a shared shower and toilet area with

changerooms that could be combined into one large change room. This should cater for the club's long-term needs.

- The umpires change rooms need to be larger for netball due to the sheer number of umpires on games day. While many go home straight after the match, access to facility would be beneficial – like other associations have.
- The association has done a great job in the sorting and management of the internal storage areas; however some additional storage will be required. Should the external storage be provided, then the internal storage would need minor additions. The ice machine in the storage area means that the full capacity of the storage room is compromised – as such this must be rectified.
- A first aid room will be required, ideally proximal to the courts. This could be combined with the external storage area which could also house a small office for registration – minimising the need to modify the existing office. Additionally, this building (if built where the BBQs are), could include a chilled water station, the BBQ and picnic area.
- A kitchen on the northern side of the building is required. It would need to be smaller (about two thirds the size) with a large hot plate, so the club can cook inside rather than on a BBQ. The club would then have no need to store a BBQ on site. On carnival day, the kitchen has 4-6 people operating in it. Two servery's are required. One into the function room and one to the outdoor area. An access door is required to the club room, but not a servery.
- The extended brick area needs to have a cover over it, so the club can use it throughout the year.
- Function room and club room is suitable to the association's needs. However, the access between the kiosk and clubroom needs to be blocked off – for security and also to keep the water within the wet area of the kiosk. At the moment it runs in the club room which has damaged the floor and puts people at risk from slipping.
- It is questionable if the bin store needs to be contained within the building. The space could be used to extend the storage, change rooms other the like.
- The water fountain is in a poor location, and of poor quality. It does not have a bottle filling tap, a dog bowl (people bring their dogs down) and is not accessible.
- A kiosk is required with a direct relationship with the courts. There is the potential to locate one where the furniture store and external storage area is, which will service both the club room and outdoor area. The association would then not require the other kitchen which could be used by the rugby club or repurposed if the rugby club get a new one.

Other

- There is not enough car parking. While over flow parking (not a sealed one) would be suitable for rugby at the eastern side of the fields, the courts are at the other end.
- The verge space to the north of the fields could cater for at least 20 cars if converted into car parking.
- The City needs to stop fining people when parking within the POS reserve as they are not obstructing anything.
- The little driveway to the bin store should be shortened / removed if the bin store is relocated. If it stays, then the association should be allowed to park there as it serves no other purpose except on bin pick up days.
- The power switchboards at the south-eastern corner of the courts, needs to have a fence around it to minimise human interference.
- There is a safety issue with people crossing the driveway and the roundabout out the front of the building. The roundabout seems to serve limited purpose, and should be modified. Additionally, there is a lot of space (seating / hardstand areas) out the front of the building. This could be used to extend the building, or add more car parks. Bus drop off bays are rarely used.
- The association indicated a desire to have one indoor court. I explained that while it may be possible, it would likely result in a loss of courts as the courts will be a self-standing building that will require all toilets, changerooms, storage etc….This will need to be discussed with the City.

The association prioritised their infrastructure requirements (1= highest priority), which is shown below.

Table 6: Success Netball Association infrastructure priority list

Infrastructure item	Priority
Lighting – 100 lux minimum to all courts	1
Surface remediation / renovation	2
First aid and umpire room	3
Two full size change rooms	4
External storage	5
Internal storage	6
Car parking (even if only overflow)	7
More shade and seating	8
New kitchen / kiosk	9

6.8 Southern Lions Rugby Union Club

A meeting was held with the Club President, with the outputs confirmed below.

Club

- The club has approximately 400 playing members plus family and friends in winter, and 125 playing members plus family and friends in Summer.
- The club currently has 3 senior (male), 2 (female) and 1 Masters (over 35, “Silver Lions”) teams with a range of junior teams (U6 to U18).
- The girls teams play on Fridays.
- The club has All-Abilities team, approx. 12 touch teams (Cockburn Roar Touch comp).
- Harmony 9’s rugby league teams train at the venue. These are external teams.
- Rugby Academy for our members.
- They use the facility for 12 months of the year – at least Tuesday, Wednesday, Thursday and Saturday for games and comps.
- They play at top level of Perth rugby union and want to win the competition.
- The club current hires additional lighting, which is not to standard for night time competitions.
- Like most clubs, the SLRUC do not have enough volunteers.

Fields

- Floodlighting to enable match play and training is a priority. The club uses all of the grass areas (not just the marked playing area) so uniformity needs to be provided across the site.
- Field 1 and 2 are used the most for match play, with all three used for training, on carnival days (which is 2-3 times per year) and other events.
- Field 3 is not full size, but is unlikely to fit within the existing footprint. The club provided the following diagram (Figure 23) for consideration.
- The surface is considered poor, especially the northern end of field 1. A review of the maintenance schedule would be warranted.
- More external storage is required. Another shed the size of the larger shed would be sufficient.
- Toilets at the eastern end of the field would be beneficial.
- Spectator stands would be beneficial.
- They have a desire for a gym.
- They would like to host state night games.

Figure 23: Field space extension proposal

Building

- There are not enough toilets, especially for females when the facility is catering for both netball and rugby.
- Water pressure in the change rooms is poor. The temperature of the water is lukewarm, with players not even using the cold water tap.
- Locks and door latches need to be fixed. They keep breaking, are not able to be locked properly etc.
- The two large change rooms are adequate in terms of size, if two more could be provided of the same size then that will cater for the club's long-term needs. Ventilation in the changerooms is very poor.
- The referees change rooms are suitable. Most of the time they go home straight after the match, or use the small change rooms if there are more than 3.
- The office is suitable, but is mainly used as a storage space. Additional internal storage is required, in lieu of a first aid room and the like. With an additional external room (mentioned above), this would only store operational equipment and other items.
- A first aid room is not required, as they set up outside under the building awning and a gazebo. They would not use the permanent one.
- A kitchen on the southern side of the building is required. It would need to be smaller (about two thirds the size) with a large hot plate, so the club can cook inside rather than on a BBQ. The club would then have no need to store a BBQ on site. On carnival day, the kitchen has 4-6 people operating in it. Two serveries are required. One into the function room and one to the outdoor area. An access door is required to the club room, but not a servery.
- The extended brick area needs to have a cover over it, so the club can use it throughout the year.
- Function room is suitable.

Other

- There is not enough car parking. Over flow parking (not a sealed one) would be suitable.

- The verge space to the north of the fields could cater for at least 20 cars if converted into car parking. This is the car park space immediately beside Field 1 allocated to buses and permit only parking.
- The City needs to stop fining people when parking within the POS reserve as they are not obstructing anything.

The club has discussed with the City over the years since we moved in 2010 about some of the items above. As yet, there has been limited upgrades to the facility, except the external storage shed they built and replacement of light fittings with minor Council contribution of $4k each. The association prioritised their infrastructure requirements (1 = highest priority), which is shown in Table 7.

Table 7: SLRUC infrastructure priority list

Infrastructure item	Priority
Lighting (100lux minimum to the whole grass area)	1
New kitchen	2
Car parking (even if only overflow)	3
External storage	4
Internal storage (assuming kitchen has gone ahead)	5
Two additional full size change rooms	6
Turf remediation / renovation	7
Cover area over the paving	8
Seated stands for watching games	9

The club was requested to provide information regarding members, player and team numbers. This was not provided.

6.9 Success Playgroup

The following information was provided through a questionnaire.

- Success Playgroup is a volunteer run playgroup that operates on a Tuesday and Wednesday morning during school terms from 9.00am – 11.00am.
- As a playgroup they cater for children 5 years of age and under, and they currently have 20 families (members) with numbers growing noting that all members live in the City. The Success Playgroup have waiting lists and are turning people away, but they have indicated they will have capacity to meet future demands for the program / service.
- Regarding the current facilities at Success Reserve the Success Playgroup cite rent / hire and storage costs as a constraint on their operations.

6.10 Folklore Ensamble Dukat

The following information was provided through a questionnaire.

- The Folklore Ensamble Dukat is a Serbian folklore dancing group, that uses the community building two days a week. Their members / participants range from 4 years old to 65 years old, which are separated into the three groups – ages 4 to 10, 11 to 18 and adults (all ages). Approximately 90% live of their members live in the City.
- For now, the facility is convenient but if they grow / double in size they will not have the required space for dancing. The main issues with the facility is the lack (at times) of hand soap and hand

towels in the toilets. The ceiling leaks in winter right above power points which were reported last winter. The door is a major issue, since the locks were changed approximately 6 months ago, it is hard for them to know when participants are arriving due to the loud music they play. They acknowledge the reason for this; however it makes it difficult for them to use.

6.11 Summary

Based on the consultation, the following items are a priority.

- The City has committed to providing a 3x3 basketball pad and would like to incorporate a time lock public toilet. The roof was the main issue with the building, with 13 different structures spanning over the facility. They would like to remove and redevelop as part of the works.
- The City should consider taking a proactive approach with regards to the DFES site, and seek to engage specialists to undertake all of the environmental assessments culminating in a management plan to proof up the site for future use.
- The Success Playgroup indicated that capacity was an issue whereas the Folklore Ensamble Dukat reported that it is adequate at this point in time.
- Sports floodlighting is the number one priority for both sports, followed by external storage and surface remediation / renovation (number of fields for rugby). The SNA identified a first aid and umpire room as their third priority, whereas the SLRUC identified car parking as theirs.

In addition to the feedback in this section, the SNA requested a clubroom larger than what is currently provided (166m²), which is larger than the City's standards. To determine if the request was reasonable, a review of other netball associations function rooms was undertaken. It found that the success netball had one of the largest clubroom across the facilities that were reviewed, and that they had a higher ratio of square metres to members, as shown in the table below. This indicates the SNA are well provided for in respect to clubroom space.

Table 8: Ratio of members per square metre for clubrooms

Association	Estimated number of members	Clubroom size (m²)	Member per m²
Success Netball Association	1,891	166	0.088
Wanneroo Districts Netball Association	7,812	145	0.019
Mandurah Netball Association	1,627	120	0.074
Rockingham District Netball Association	1,995	109	0.055

7. Participation

7.1 SNA

The SNA provided the following participation data dated 29th March 2023, noting the following:

- The SNA don't have access to information prior to 2021 due to the changeover of the MyNetball program to Play HQ in Spring 2021.
- The SNA assumes that the Net Set and Go for 2018-2020 includes the spring numbers under the winter figures.
- For the current year, the SNA has a total of 982 player members which are all females (Table 9).
- There are a further 268 non-players which include coaches, administration, kiosk operators and social and life members.
- Over the last six years the SNA saw an increase in both junior and senior members from 2018 to 2022, with 2022 showing a decline from the previous year (Figure 24). However, this is still higher than the numbers seen in 2018 to 2021.

Table 9: Success Netball Association player and member numbers - Current Year

	Boys	Girls	Males	Females	Total
Juniors		626			**626**
NetSetGo		302			**302**
Adults				168	**168**
Walking Netball				49	**49**
Non-players			5	263	**268**
Total	**0**	**928**	**5**	**480**	**1,413**

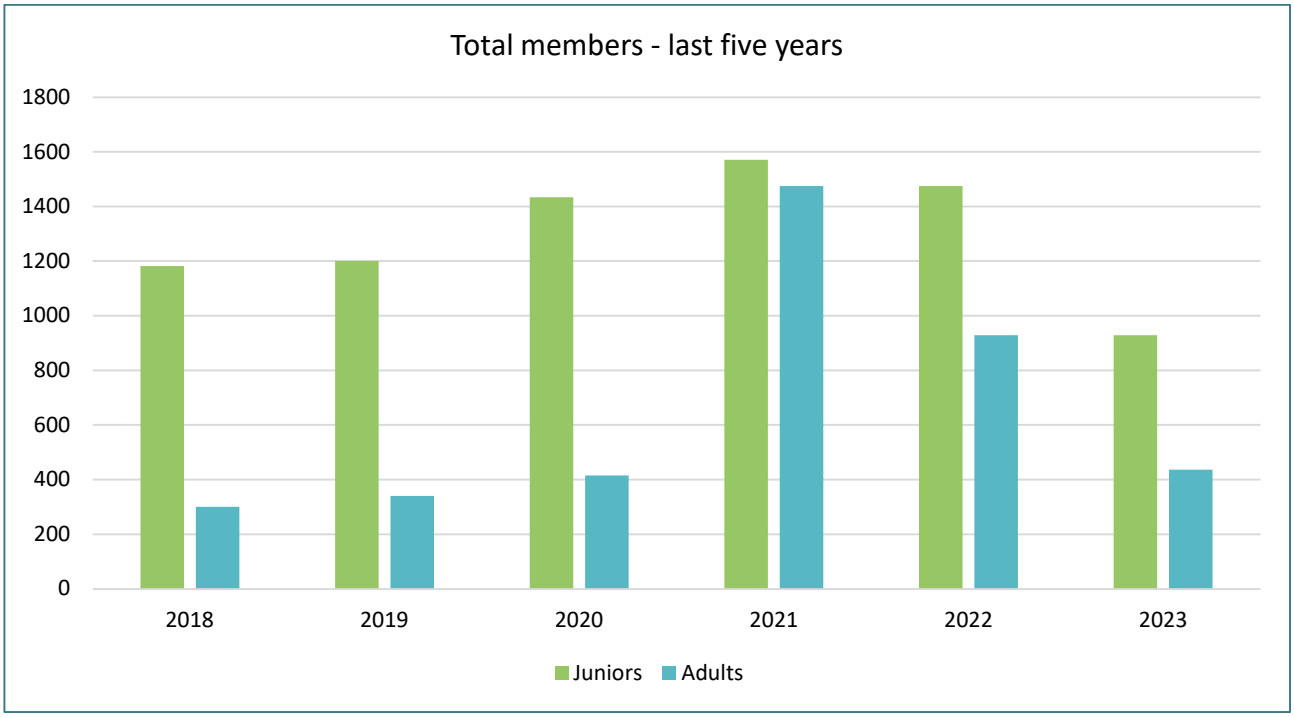


Figure 24: Total members - last five years

- In 2023, the SNA expects to see 110 junior teams and 50 seniors play, and in some cases train at Success Reserve (Table 10). This shows that for competitions, a minimum of 15 courts is needed at any one time and that the SNA will be able to cater for growth in the future.
- Table 11 provides the attendance for the winter and spring programs. This demonstrates the growth in participation over the six year period.
- The SNA uses the club room between 4pm-8pm weekdays, and for 8 hours on Saturdays (7am-3pm) for a combined total of 28 hours.
- They use the kitchen for 5 hours on a Friday afternoon between 3pm-8pm and 8 hours on Saturdays (7am-3pm) for a combined total of 13 hours.

Table 10: Success Netball Association Team numbers - expected

	Girls	Females	Total
Junior (12U's)	30		**30**
Junior (13U's)	30		**30**
Junior (14U's)	20		**20**
Youth (16U's)	30		**30**
Youth (20U's)		20	**20**
Adults (Seniors)		10	**10**
Masters		10	**10**
All abilities		10	**10**
Total	**110**	**50**	**150**

Table 11: Winter and spring program attendances

	Junior	Senior	NetSetGo	Walking netball*	No Limits*	Non Players-Coaches	Non Players-Other	Non Players-Umpire	Board/Sub Committee
Winter									
2018	502	183	476			34	7	18	5
2019	553	210	439			42	18	19	5
2020	615	248	596			24	30	11	5
2021	585	338	288			49	9	14	5
2022	637	291	290			182	95	83	23
2023	626	168	302	49		119	64	58	27
Spring									
2018	204	53							
2019	208	46							
2020	223	97							
2021	357	141	341						
2022	324	80	224	21	62	77			
2023									

*Intro for winter and spring 2022

Based on these findings, there is no immediate need for four additional courts, but based on projected growth in the region, more will be required in the future. There is a need to provide more suitable facilities for the SNA, and its associated clubs.

8. Facility utilisation

The following section provides an overview of facility utilisation for Success Reserve. The information looks at the total amount of hours a facility is used through an average week, that best reflects the seasonal use for sport and other activities, as provided by the City. The booking and participation data are used to identify capacity and classify it, in accordance with the relevant industry standard (capacity index) for Success Reserve.

8.1 Sporting open space

The capacity of a sporting open space depends on the characteristics of the specific site, such as the surface suitability, the nature and impact of activity it allows, the provision of surface rest / recovery periods, and the amount of use it facilitates (in terms of participants and hours used). Broadly, this provides guidance in regards to future sporting space development, changes in maintenance and management practices or repurposing the space from one sport to another (e.g.: shifting, through negotiation of clubs – such as using another reserve for training or the need to reassign clubs). The capacity for each sporting open space will be analysed using the Table 12 below, with the results shown in Table 13. Note: As the club did not provide specific data, a number of assumptions have been made which are included in the table.

Table 12: Usage and Capacity 'Classification' Index

	Rating			Capacity Classification	
	1. Low	**2. Moderate**	**3. High**	**Overall Score**	**Classification**
Hours of use (weekly)	0-15	15-25	26+	0-3	Low
Participant numbers (Weekly)	0-75	75-199	200+	4-6	Moderate
Nature of impact (Sport type)	Cricket, Softball,	Field Hockey, Athletics, Baseball	Rugby, Australian Football, Soccer	7-9	High

Table 13: Sporting open space capacity

Actual hours	Field 1	Field 2	Field 3
Assumed hours (15 hours training / 8 hours games)	23	23	23
Hours of use (score)	Moderate – 2	Moderate – 2	Moderate – 2
Player training / playing (average)	100 juniors 75 seniors	100 juniors 75 seniors	50 juniors
No. of teams (Appendix 5)	6 juniors (each half) 3 seniors	6 juniors (each half) 3 senior (Fridays)	3 juniors
Participant numbers (score)	Moderate – 2	Moderate – 2	Low – 1
Nature of sport impact (score)	High – 3	High – 3	High – 3
Overall score	9	9	6
Capacity classification	**High**	**High**	**Moderate**

Based on the data provided and the capacity 'classification' index, two of the three fields are rated high, with field 3 (the smaller field) rated as moderate. However this is based on the assumption that the facility is actually being used during the booking time, and that it is not simply a 'blanket' booking – where a group books out a facility for the day, but does not use it for all or part of the booked times.

It also identifies key user groups that occupy the space throughout the same period, noting that it does detail the exact type of activity, the intensity of the activity, the number of people using the community facility during the booking or the exact number of people in each section of the field. For example, a sport club may book out a sports field for eight hours every second Saturday, where the first hour is spent line marking and setting up (very low intensity, and may involve two people), the next 30 minutes the players arrive and warm-up (low intensity), followed by match play (high intensity), this is repeated with the final hour spent packing up. Looking at the booking data provided, it is likely that these fields are low to moderate.

8.2 Courts

The capacity of sports courts are determined by the hours of use by the total hours of use against the hours available for bookings. Typically, there are two time zones that are analysis – Monday to Friday between the hours of 8am and 3pm (when school is active) and after school / weekends (when clubs and social sport is active). The following table provides the capacity classification of relevant sports courts.

Table 14: Capacity classification for courts (hours per day)

Court type	Day time (8am-3pm)			Evenings (3pm+)			Weekends		
	Low	Mod	High	Low	Mod	High	Low	Mod	High
Indoor courts (multiuse)	<2	2-3	>4	<2	3	>4	>4	4-5	>6
Outdoor courts (multiuse)	<1	2-3	>4	<2	3	>4	<2	3	>4

Note: It is assumed that outdoor facilities are floodlit to a minimum standard for training.

The SNA provided a copy of their court schedule (Appendix 5) that has been assessed and ranked against the capacity classification as shown in Table 15.

Table 15: Utilisation ranking of courts - weekdays

Court No.	Total weekly hours	Average per day	Rating	Court No.	Total weekly hours	Average per day	Rating
1	22	4.4	High	11	4.5	0.9	Low
2	19	3.8	Mod-high	12	4.5	0.9	Low
3	20.5	4.1	High	13	6	1.2	Low
4	17.5	3.5	Mod-high	14	6	1.2	Low
5	20.5	4.1	High	15	6	1.2	Low
6	18	3.6	Mod-high	16	6	1.2	Low
7	20.5	4.1	High	17	6.5	1.3	Low
8	17.5	3.5	Mod-high	18	4.5	0.9	Low
9	4.5	0.9	Low	19	4	0.8	Low
10	4.5	0.9	Low	20	1.5	0.3	Low

It should be noted that all courts are used on Saturdays for no less than 6 hours (7.30am to 3pm), and are classed has high use. The courts are not used on Sundays or weekdays before 3pm and are classed as low during those periods. The findings are:

- Courts 1-8 are rated as high. This directly relates to these courts having floodlighting and the proximity to the viewing shelters and building.
- For courts 1-8, there is still some capacity on courts 2, 4, 6 and 8 on Thursday evenings from 6.30pm, and courts 3-8 on Friday nights.
- All other courts have significant after hours capacity, but cannot be used without floodlights.

8.3 Buildings

The capacity of building can also be 'classified' by the hours of use by the total hours of use against the hours available for bookings, but it will not have as much of a significant effect on capability. On average facilities like that at Success Reserve can be available for hire / use from 7.00am to 10.00pm each day with the total bookable hours for a space in one week being 105 hours. Whilst understanding the differing nature of use for each building (i.e. single vs. multiple space, and the purpose of hire) is critical in regards to functional capacity, this review will only look at a generalised capacity classification, as shown below.

Table 16: Capacity classification for buildings (hours)

	Day time (8am-3pm)	Evenings (3pm+)	Weekends
Low	<1 hour	<2 hours	<3 hours
Moderate	1-2 hours	2-3 hours	3-4 hours
High	>3 hours	>4 hours	<5hours
Hours being used	0	3-4	<5 (every second Saturday)
Capacity classification	**Low**	**Moderate**	**High**

As the building caters for winter sports, it is likely each clubroom would be used in line with sporting field and court activities and will be used more throughout the winter season, with limited community use (hire). Similar to sporting open spaces, this assumes that spaces like the clubrooms are actually being used to its capacity for the duration of the booking. Often with sport, clubrooms and the like, are booked out and not used as intended or in the case of a leased facility – has limited community access. The findings are:

- The SNA uses their clubroom for 28 hours a week. 8 hours on a Saturday (high), and 4-8pm on weekdays (high). All other times, the clubroom is not used.
- The SLRUC uses their clubroom in a similar fashion, but less hours every second Saturday.
- The Success Playgroup only use the activity room two morning a week, as such is rated low.
- The function room is used by the SLRUC every second Saturday, and is booked for other events through the year. However, average weekly use has not been provided.

It is clear from the data above that the weekday use of the building (clubrooms, function room and activity room) is low, as are Sundays and every second Saturday. Therefore an opportunity exists whereby the community could have access, should a shortfall of facilities exist in the region. Furthermore, the function room may not get used every night of the week which could provide a venue during the peaks times often sought by community groups. Blanket bookings should not be considered for any community building.

9. Scenario planning

Based on the findings of previous sections, a scenario planning exercise was undertaken with City to identify potential options at Success Reserve. By considering multiple scenarios, it will assist the City in its endeavour to develop innovative and flexible solutions that enhance the functionality, usability, and sustainability at the site. It assisted in identifying potential gaps or areas that may require modification or adaptation to accommodate the specific needs of each scenario while outlining the relevant changes, challenges, and opportunities that might arise. The following summarise the options.

9.1 Community building

An accommodation schedule was developed to reflect community building components required for each sport and community group, while maintaining or enhancing broader community benefit (Table 17). The accommodation schedule identifies the size / dimensions, quantity and / or a description of the infrastructure requirements for functional components. It should be noted that the accommodation schedule is the baseline for options and will likely be modified as the project progresses.

There are a range of options for the City to consider as summarised below, noting that each option will have a number of variations, and come with many pros and cons which will be explored further in developing the concept plans.

1. A new pavilion (DFES site), and remodelling of the existing facility – noting that extensions may not be required.
2. Extend and remodel the existing building, most likely to the west.
3. A new small separate building (netball storage, kiosk and first aid) located proximal to the courts, then extend and remodel the existing building.
4. A separate changeroom building somewhere on site (rugby) with storage and first aid, remodel and extensions of the existing building.
5. Relocation of group to another site, or swapping of areas within the existing building. For instance, the swapping the playgroup with the rugby club, swap rugby with netball and moving netball into the playgroup space.

Option 2 - Extend and remodel the existing building was agreed to be the most suitable option for concept development.

Table 17: Community building accommodation schedule

Ref	Building	Existing		Proposed		Comments
		Size (m²)	Quantity	Size (m²)	Quantity	
Community						
1	Entry lobby	10	1	10	1	
2	Foyer	128	1	**128**	1	Significant amount of foyer space, that has limited use, but due to design unlikely to be absorbed into anything more functional.
4	Male toilet	30	1	30	1	This area is too small, and needs to be expanded.
27	Female toilet	20	1	20	1	This area is very small (by a long way) and needs to be expanded.
5	Universal access toilet	8	1	8	1	Will need to have another added with a shower.
26	Cleaners room	7	1	7	1	
13	Function room	288	1	288	1	
10	Kitchen	72	1	72	1	
14	Storeroom 7 - Furniture store	21	1	21	1	
15	Storeroom 5 - WAFC umpires	10	1	10	1	If WAFC is being relocated this is to become a community storeroom.
16	Bar	20	1	20	1	This room need to be a community storeroom.
Rugby						
28	Office	30	1	30	1	Called a meeting on the plan, this is more of a storeroom and could be used for something else.
17	Clubroom 2	120	1	120	1	This size is adequate.
18	Store 10 – club store room	6	1	6	1	Combined with the storage in the office space, this is more than adequate.
19	Store 8 – club store room	6	1	6	1	
35	Store 13 – external club store room	20	1	20	1	Combined with the outdoor storage, the club has more than enough.
33	Change room 1	**24**	1	55 (new)	1	Change room 1 and 2 could be combined to make one room but would require modifications.
34	Change room 2	**24**	1	55 (new)	1	Both change room 1 and 2 would be suitable as umpire change rooms, however the showers and toilets would need to be modified.
30	Change room 3	54	1	54	1	No change – likely to be the away clubs.
36	Change room 4	54	1	54	1	No change – likely to be the away clubs.
29 / 37	Umpire change room	9	2	20	1	One umpire facility is needed for rugby. Change room 2 could be used with internal modifications.
Netball						
3	Administration office	19	1	40	1	This is too small for the Association. Potential to swap rugby with netball. Needs to be double the size, or a combination of areas.
7	Clubroom	166	1	166	1	This size is adequate, and more than most associations.
8	Store 2 – internal store	15	1	15	1	The club needs 30m² of internal storage.
9	Store 3 – internal store	15	1	15	1	
31	Store 1 – external club store	21	1	60	1	This is too small for 13 clubs. The association requires 20, with 40 to be distributed amongst the other 13 clubs.
	Change room 1 (new)			60	1	Various combinations could be deployed. Two standard change rooms, but with more toilets. One large dry change area with a large wet area.
	Change room 2 (new)			60	1	
	Female toilets (new)			30	1	Female toilets only.
	UAT with shower			15	1	UAT with a shower.
	Umpire room			20		Both change room 1 and 2 would be suitable as umpire change rooms, however the showers and toilets would need to be modified.
	First aid room			20		Needs to have room for two first aid tables.
	Kiosk including food store			25		
Occasional child care						
20	Program room	164		**164**		No change, but the foyer space, storeroom 11 and tea preparation area could be used for another purpose – provided secondary exit can be provided.
21	Store 11 – furniture store	18		**18**		Not really use and could be repurposed.
22	Unisex toilet	22		22		Likely to be retained, but is not a true unisex toilet, as it is one room. Could be modified to become gender neutral.
23	Store 14 – playground internal/external store room	16		16		No change
24	Kitchen	12		12		No change, but dependent on final design could be repurposed.
25	Store 12 – Playgroup store room	12		12		

9.2 Open space

To meet the needs of each sport, and with a view to enhance community use, the following components relating to the open space needs to be included in the site master plan, as far as practicable.

- Two, ideally three, full size senior rugby union fields with the following dimensions:
  - Playing surface – 100m x 70m (noting that in can be between 94-100m x 68-70m).
  - In-goal area – not less than 6m, ideally 10m.
  - Run-off area – 5m
- Two arrangements are shown in figures 25 and 26, which will be tested in concept planning phase.

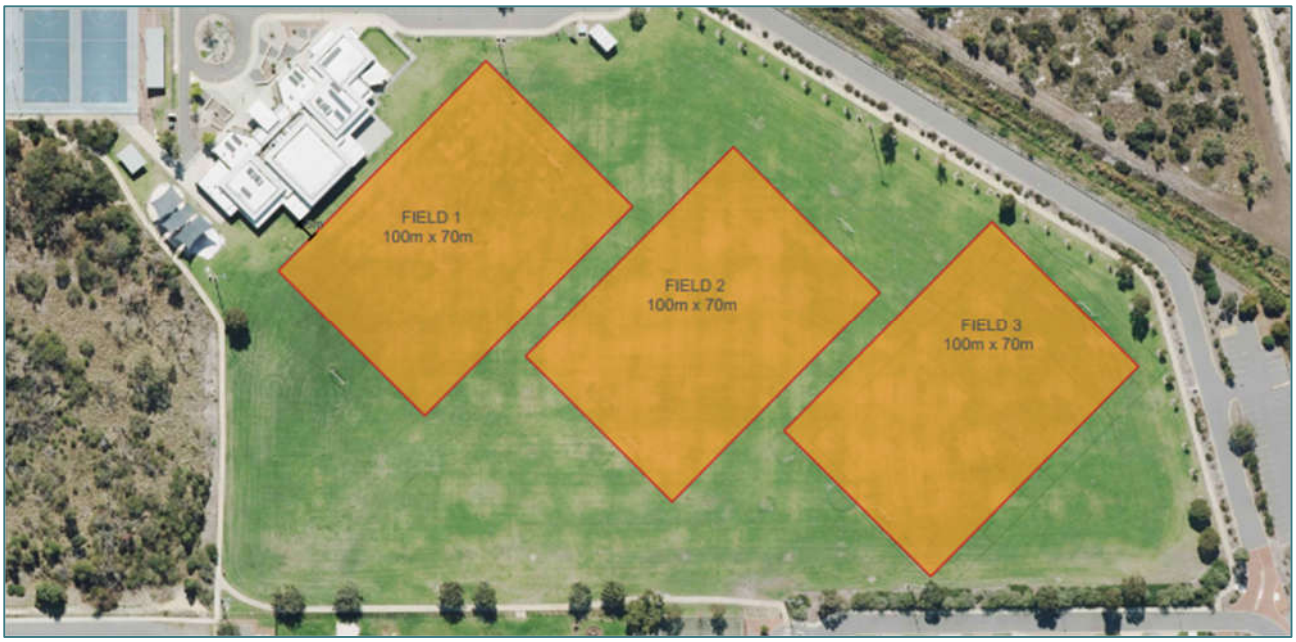


Figure 25: North-east to South-west orientation

Figure 26: North-south orientation

- In goal area fencing may be required, depending on design.
- Floodlighting of the reserve, not just the playing fields, in line with AS 2560.1:2018 - Sports Lighting Part 1: General Principles, AS 2560.2:2021 - Sports Lighting Part 2: Specific Applications and AS 4282:2019 – Control of the obtrusive effects of outdoor lighting.
- Lighting of all netball courts to minimum 100lux in line with the above standards.
- Lighting is recommend to be installed along the footpaths around the perimeter of the site. Should it not be feasible to do in one installation, then conduits could be laid to allow for path lighting at a future stage in line with Australian Standards (AS/NZS 1158 3.1 2020). This includes lighting of the current path between the conservation area and netball courts.
- Include the provision of a half-court basketball facility within the site.
- Consider the future provision of four netball courts, and additional parking at the DFES site – noting this is dependent on the City's preferred community building option.
- Car parking – explore the following:
    - Converting the bus bay parking area into dedicated car parking bays.
    - Formalising existing parallel parking areas.
    - Remodel / extend the car parking noting this would need traffic flow modifications.
    - Provide a temporary / event day car park under the power lines – directly east of the eastern car park. This should not be a permanent hard stand facility, and needs to be designed with drainage, treatment of contaminants and biophilic design as far as practicable.
    - Make use of the current drop off area roundabout.
- Provide a fence around the transformer, to prevent people using that space as a rat run.
- Determine a suitable space for a separate bin store in case it cannot be located with the preferred community building option.
- Consideration of a UAT to be provided at the south east of the reserve to assist with larger events and transition between the eastern car park and the ground. This could include storage and drinking fountain. This area could also cater for outdoor exercise equipment, 3x3 basketball pad or the like.
- No change to the playspace or BBQ area are likely to occur.

10. Building concept plan

Following on from the outcomes of the scenario planning stage, the preferred building concept plan has been finalised (Figure 27). A concept plan provides an illustrative floor plan, drawn to scale, that clearly articulates the intent of the functional infrastructure components, demonstrating their interaction within a given site and reflects the required functional relationship between spaces within a building and its activities.

The concept plan for the community building has been informed by industry benchmarks, outcomes of consultation and is in line with City standards. In summary, it includes:

- The community function room and kitchen is retained. Access to what was the netball clubroom has been removed in this concept plan, but could be retained in lieu of providing a new kitchen area for the program / activity room.
- The relocation of the program / activity room and fenced toddler play area next to the existing playground. This area is currently where the netball clubroom and small change rooms are located. This provides a greater opportunity for users and families to interact with collocated play spaces and the grassed areas.
- Four new change rooms, club kiosk, umpire room and first aid room will be located adjacent to the existing rugby clubroom. This provides the SLRUC with collocated facilities with more appropriate access to the playing fields. The existing clubroom and access to the function room from the new kiosk is retained. This design unlocks the former toddler playground and opens up the site.
- Almost all of the rooms for netball are new, with the office being repositioned within the layout. A new clubroom and kiosk is provided that has a more suitable relationship with the outdoor courts. The kiosk can be accessed from both the clubroom and outdoor area. New female changerooms, umpire room and first aid rooms are located where the current bin store and external storeroom is. This provides a more suitable number of toilets and showers for the netball. A new external storeroom is provided adjacent a significantly larger female toilet area.

In total, the concept shows an IGFA of 2,159m² which is 700m² larger than the existing building footprint, as shown in Table 18 below.

Table 18 : Area schedule – overall totals

	IGFA (m²)
Existing areas to be retained	418
Refurbished areas	100
New built area	1,641
Overall total	**2,159**
Existing building total	1,459
Difference	700

Refer to Appendix 6 for the A3 version of the concept plan. This version provides the itemised room schedule (names and areas of each room) and identifies the walls and doors in the current building that would need to be removed modified.

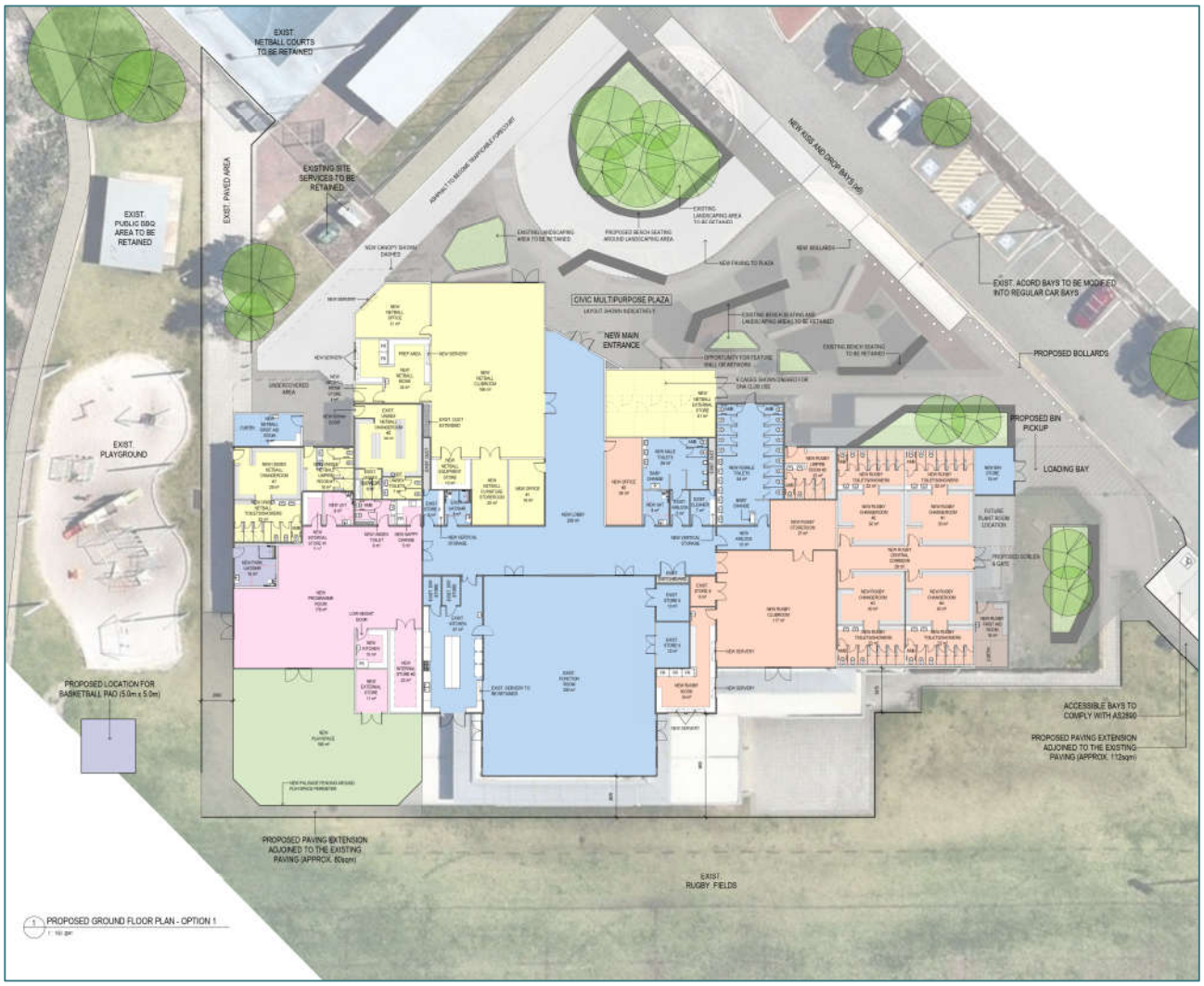


Figure 27: Building concept plan (Hodge Collard Preston, 2024)

The concept plan above would allow for a staged approach in construction as follows:

- Stage 1: Construct the netball areas (yellow) and internal toilets. This would enable all user groups to use their respective clubrooms. The activity room would not be impacted unless the City chooses to construct the new activity room at the same time. Note: This would provide some benefits, but would require the current user groups of the activity room to be relocated. During this period, the City would need to provide temporary toilets for netball and rugby, with the latter only having access to the two smaller changerooms.
- Stage 2: Construct the new activity room, modify the existing kitchen.
- Stage 3: Construct the new rugby areas. It may be possible for rugby have access to their club room through this stage, but they will not have access to change rooms. As such, the City should provide temporary changerooms.
- Stage 4: Complete building surrounds and civic area.

11. Site master plan

The following site master plan provides an illustrative drawing of Success Reserve, including all proposed embellishments, playing field orientation, car parking and the preferred community building concept plan from Section 10. The site master plan (Figure 28) has been informed by industry benchmarks, outcomes of consultation and is in line with City standards. In summary, it includes:

- No change with regard to the number and size of existing rugby fields. The investigation has demonstrated that the site cannot accommodate three full size fields with the 5m run-off for each. It will result in balls being kicked onto the local roads, the conservation area and the roof.
- Four future netball courts in the north-west corner. This provides the association with 24 courts.
- Pedestrian footpath lighting is shown along the conservation area and southern footpath.
- Sports floodlighting is shown for all netball courts and the whole reserve (grassed area).
- 180 new dedicated car parking bays at several locations. This includes compliant ACROD bays located adjacent to the community building. Additionally, there are 79 temporary overflow parking bays located under the western power lines.
- New 3x3 basketball pad, outdoor exercise area, a set of Australian rules football goal posts for umpire training.
- A new civic plaza and small drop off area will replace the existing roundabout. This will provide a direct connection between the building and the courts. It will include planting and a trafficable forecourt to ensure the area is at one level – improving accessibility. The existing seats are retained and would serve as an outdoor space to congregate.

Refer to Appendix 7 for the A3 version of the site master plan. This version provides a range of notations outline sizes, quantities and descriptions for proposed infrastructure.

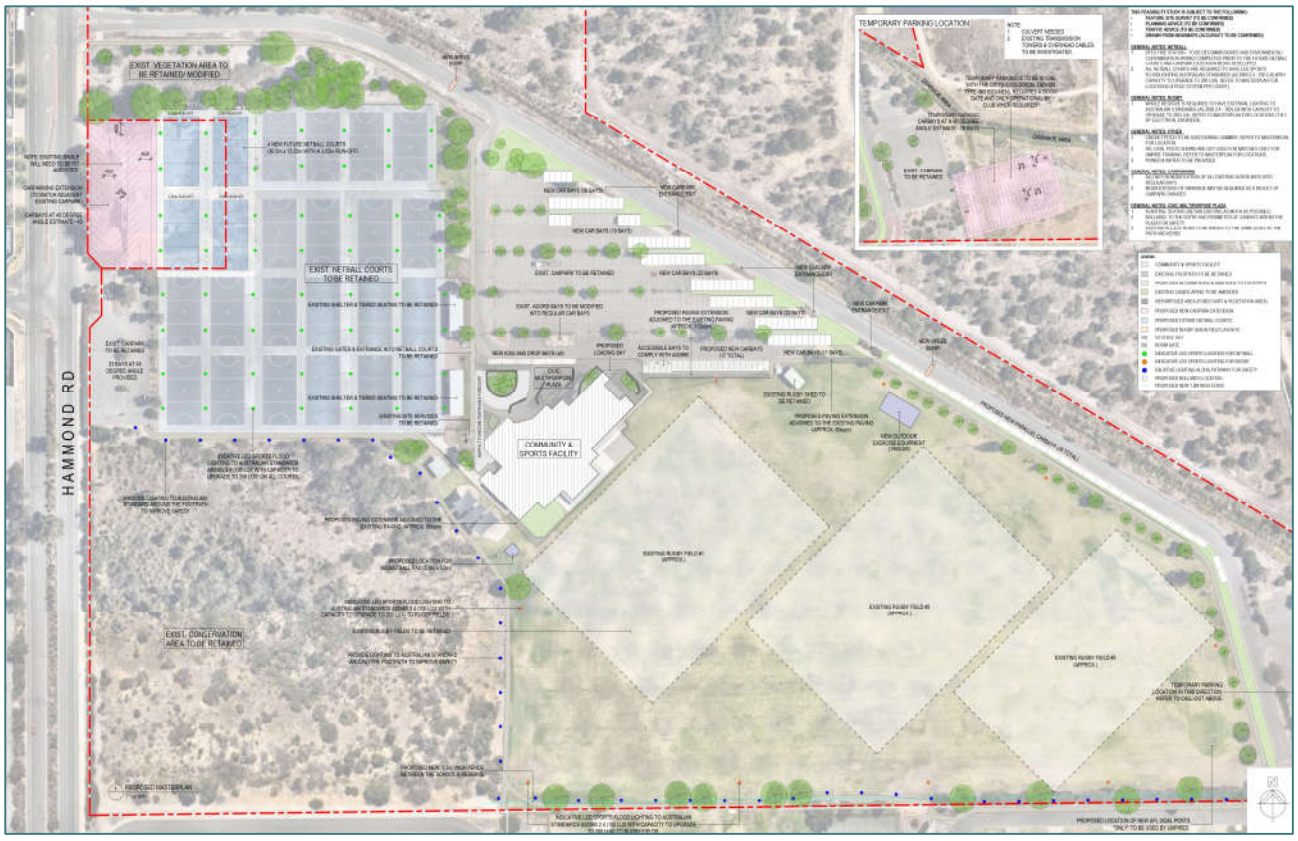


Figure 28: Site master plan (Hodge Collard Preston, 2024)

12. Opinion of probable costs

An opinion of probable costs (OPC) has been developed for the concept plan and site master plan as shown in the table below. The costs are based on 2023-24 figures, assumes all construction to be completed in the same year. Appendix 8 provides a parametric breakdown of probable costs. Additionally, the City requested for this probable costs to be broken down in accordance with the recommendations listed in the implementation plan (Section 13), with Appendix 9 providing the detail.

Table 19: Capital build estimate summary (DCWC, 2022)

Infrastructure item	Cost (ex GST)
Community building	$12,490,000.00
Site master plan	$13,930,000.00
Total	**$26,420,000.00**

It should be noted that the actual cost of development is significantly higher than would have been the case pre-Covid-19, largely due to uncertainty in the current market and increased costs associated with construction (sourcing / cost of materials, lead times, labour shortages, etc.). Furthermore, it should be noted that at such an early stage of a project, an OPC delivers a rough order of magnitude (ROM), estimated to have an accuracy of +/- 40-50%, where detailed investigations into ground conditions and designs have not yet been undertaken. These include Geotechnical testing, site and feature surveys, electrical capacity reports or any design detail. As the project progresses, the ROM estimates start to become more concise, as shown in the following example:

- Conceptual estimate - 30% to +30% - usually provided when specialists are involved in the design – electrical, hydraulic, mechanical, irrigation, etc.
- Definitive estimate - 20% to +20% - usually provided at the end of schematic design (buildings) and during the detailed design phase for landscape projects.
- Control estimates - 10% to +10% - during construction.

As such, the costs contained within the OPC should be used to guide an initial budget that must be refined as the project progresses.

13. Project implementation

The staging of works is critical in the allocation of funds and resources. The project infrastructure plan below provides an overview of the recommendations contained within the Master Plan. These have been broken down into the priority for delivery.

Table 20: Project infrastructure plan

Infrastructure item	Description	Priority	Costs (ex GST)
Community building (renewal / minor upgrades)	Items that are listed in the access audit report need to be addressed. Priorities should be given to those that are required to meet compliance. The City needs to address the roof issue as a matter of urgency. Given the likelihood of the new building being provided no earlier that 2032 – investment is needed.	Ongoing / as required	Ongoing
Outdoor court sports floodlighting	Of equal importance, lighting of all netball courts should be seen as a priority. This would enable more courts to be used for training or night matches throughout the week. It does enable the City to manage the use of courts more efficiently.	1	$4,858,000
DFES site planning and investigation	This is a precursor to priority 10. The City should progress, in liaison with DFES, an investigation into the environmental / contamination concerns of the site. Specifically, it must detail possible contamination (PFAS - per- and poly-fluoroalkyl substances), asbestos and any environmental factors that may need to be resolved before future development.	2	Variable depending on scope of investigation
Australian rules football goal posts	Install a set of goal posts as identified in the Section 11. This is a small win and will aid the umpires that train at this venue.	3	$396,000
3x3 basketball pad / path connections	This project is already identified by the City has a project for implementation. The important consideration is that of providing a 3x3 basketball pad.	3	
Southern fence extension	Requested by the City to usher school traffic to the southern side of the reserve.	3	
Path lighting	Lighting needs to be installed along the path between the courts / building and conservation area and along the southern path. This area is dark with no residual light from other areas and is needed to improve personal safety.	4	$316,000
Temporary overflow parking (if required)	A temporary parking area has been identified along the existing eastern carpark. The City should progress the design of this to test options.	5	$368,000
Reserve sports floodlighting	Floodlighting to the whole reserve is a priority. The importance of lighting all usable turf areas and not just the playing fields, cannot be understated. Doing so provides additional areas for training which enables the City, and the club, to manage the area more efficiently.	6	$1,366,000

Infrastructure item	Description	Priority	Costs (ex GST)
	Importantly, it also provides the City with the potential opportunity to convert the ground to other sports in the future. This will also assist in lighting of events at night time.		
Existing car park upgrade – including formalising parallel parking	Car parking was seen as an issue for the clubs. The existing car parking could be remodelled / extended by restricted traffic movement through entry only areas and exit only areas. The City should seek to formalise parallel car bays along the local road and against the building. This will assist the City in meeting the requirements for ACROD bays as identified in the access audit report. Note: This would involve closing the current roundabout. As such, the City should seek to modify this new civic area as identified in the Section 11.	7	$1,233,000
Outdoor exercise area	Install outdoor fitness equipment. It would service the site well and encourage use of the site by the community beyond the main sporting clubs.	8	$256,000
Playspace upgrade	As per the access audit report, the City should consider some accessible play elements or accessible flooring to appropriate areas within the playspace. The ideal time to do this would be in line with the asset renewal project. This Master Plan should be referenced for the justification of the upgrade.	9	$250,000
Four new netball courts	This is linked to the outcomes of priority 2. Install four new netball courts, including sports floodlighting to meet future demand. It is noted that these are not needed for another 10-15 years. A critical factor (dependency) for this infrastructure is that of site remediation.	10	$4,067,000
Hammond Road car park extension	In conjunction with the new netball courts, construct a new car park similar to that of the existing Hammond Road car park area. This is linked to the outcomes of priority 2.	10	
Community building (new)	The provision of a new / upgraded building as identified in Section 10. The most expensive outcome of this Master Plan, but one that is considered to be the most important. The existing building does not efficiently meet the needs of the community or sporting groups and should be upgraded as soon as practicable. There are not enough suitable gender inclusive change rooms, toilets (especially female toilets), external storage for netball, umpire and first aid rooms for both codes. The relationship between the netball courts and clubroom is very poor and needs to be rectified. The relationship between the changerooms and the fields are poor.	11	$12,142,000

Note: A sum of $978,000 is included for various landscaping items. These include items such as softscapes (e.g.: tree removal and planting, turf remediation, irrigation), hardscapes (e.g.: pavements, paths, kerbing), miscellaneous items and sundries associated with some of the line items above. Until a detailed design is taken for a particular line item, these could not be attributed approximately.

13.1 Next steps

- Disseminate the Master Plan to ensure that the strategic intent and future project objectives is fully understood by all stakeholders. This may need to incorporate a more extensive stakeholder consultation process to test, verify or challenge the outputs of this Master Plan.
- The City to add all projects as outlined in the project infrastructure plan on the LTFP. This must include funding provided for renewal, upgrades and maintenance for works that need to be completed prior to the final solution being achieved.
- Initiator planning – This is project specific planning led by Recreation Services or other teams where relevant. This is typically undertaken 12 months prior to design and seeks to confirm the following:
    - The extent of all facility infrastructure, as identified in the Master Plan.
    - Community and stakeholder consultation to confirm the appropriate level of infrastructure required to facilitate future needs and occupation.
    - Undertake additional technical studies required to proof the land up for development, as identified in the Master Plan or where a need has been determine hereafter.
    - Prioritise staging of projects (e.g. using a staged approach to upgrade different elements dependant on priority).
    - Asset management and maintenance strategies.
    - Based on community feedback, and other subsequent reports, the City will need to develop design briefs and specifications for each infrastructure item for the purpose of procurement.
    - Where necessary, undertake a risk analysis to ascertain the likely risks and potential mitigation measures in an effort to address them.
- The City should consider taking a proactive approach with regards to the DFES site, and seek to engage specialists to undertake all of the environmental assessments culminating in a management plan to proof up the site for future use.
- Determine the appropriate governance and management model to be employed, including leasing, licensing and booking arrangements for the proposed areas / zones within the building and reserve.

14. Appendices

Appendix 1: Traffic and parking review report

Stantec

Technical Memorandum

Traffic and Parking Review: Success Regional Sport and Community Facility – No. 359 Hammond Road, Success

28 March 2023

Prepared for:

City of Cockburn

Prepared by:

Stantec WA

Project Ref: 304900878
Revision: A

Revision	Description	Author		Quality Check		Independent Review	
A	For Issue		DR		BS		SJL

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Ray Cook

TRAFFIC AND PARKING REVIEW: SUCCESS RESERVE – NO. 359 HAMMOND ROAD, SUCCESS

Technical Memorandum

1.0 INTRODUCTION

1.1 BACKGROUND

Stantec was commissioned by the Otium Planning Group to conduct a traffic and parking review for a proposed expansion to the existing Success Reserve Sporting Complex.

This technical memorandum aims to document the outcome of the review, including the car parking demand estimation, existing parking available on site, adjacent road network performances and any potential traffic related concerns.

The proposed expansion Site ("the Site") is located at No. 359 Hammond Road, Success, as illustrated in **Figure 1-1.** The Site is bounded by Hammond Road to the west, Columbus Loop and Blackford Turn to the south.

The Site consists of the existing Success Reserve Sporting Complex, which includes the following:

- 2 rugby fields;
- Indoor netball centre;
- Club room; and
- 392 car parking bays.

Figure 1-1 Site Aerial Image

1.2 TRAFFIC VOLUMES

Stantec contacted the City of Cockburn, however, no traffic volumes were available within close proximity to the Site. Daily traffic volume data was obtained from the Main Roads Traffic Map and shown below in **Table 1-1.**

Table 1-1 Traffic Volumes

Road Name	Date	Average Daily	AM Peak	PM Peak	Saturday Peak	HV%
Hammond Road (South of Beeliar Drive)	2021	10,597	1,144	1,150	769	6.8%
Hammond Road (North of Russel Road)	2020	10,140	998	1,124	726	7.2%

1.3 CRASH ASSESSMENT

A crash assessment was undertaken; however, no crashes were recorded within close proximity to the Site.

2.0 PROPOSED DEVELOPMENT

The City of Cockburn had previously considered two potential locations for the expansion proposal as shown in **Figure 2-1**:

- A northern site located to the north of the existing netball courts on the opposite side of the internal access road within fenced bushland; and
- A southern site located to the east of the reserve underneath the Western Power lines.

However, further consultations on multiple fields suggest that the northern site is not a feasible location and has been excluded. The proposed locations for the new netball courts are shown below in **Figure 2-1**.

Figure 2-1 Proposed Development (southern site)

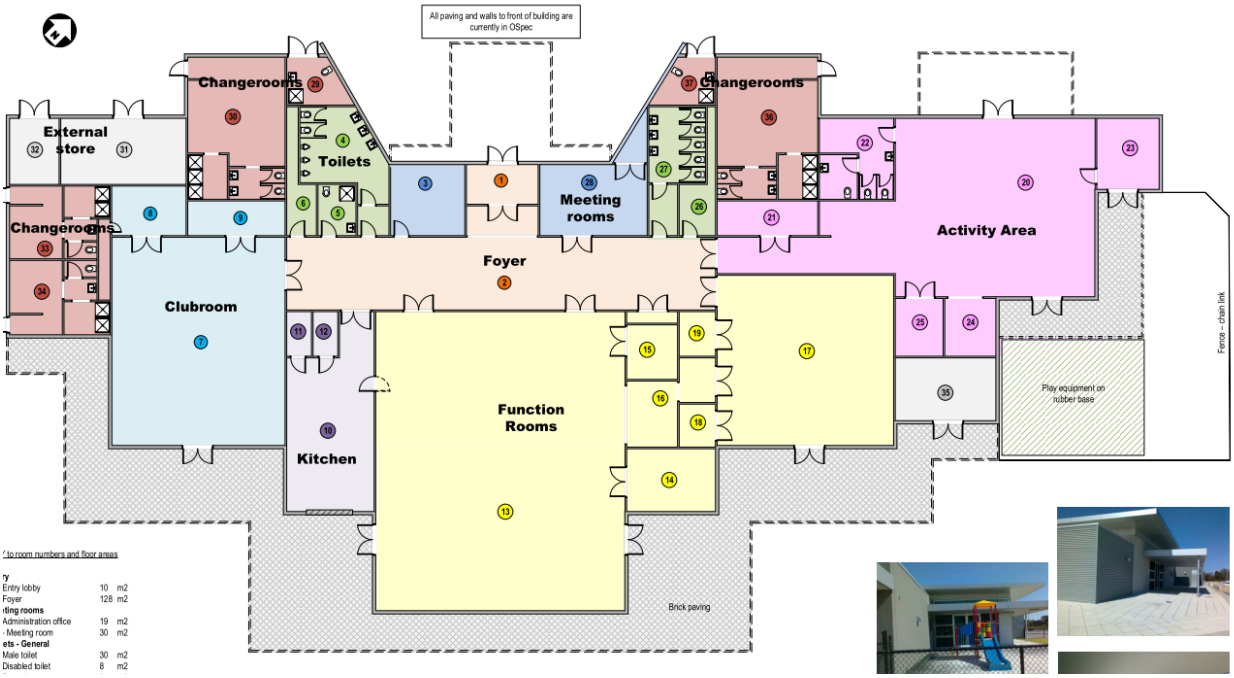
Source: City of Cockburn (2023)

As part of this Development Approval, the following proposal was considered and analysed:

- Four (4) new netball courts
- Refurbished recreation facility.centre (shown in **Figure 2-2**)

The proposed recreation facility/centre upgrade is likely to attract more usage of the facilities as compared to the existing facilities.

Figure 2-2 Success Recreational Facility Upgrade



3.0 CAR PARKING DEMAND AND PROVISION

3.1 EXISTING PARKING DEMAND

Stantec was informed that the Success Regional Sporting Complex is currently utilised by different groups throughout the regular week. The peak period occurs on Saturday (from 10 a.m.) where both existing netball courts and rugby fields are booked and utilised by Success Netball Association and Southern Lions Rugby Union Football Club as of the writing of this report.

According to the information provided, it is noted that approximately 1000 people (including players, family members and spectators) would attend the Site during the peak periods. This would translate to approximately 300 to 350 vehicles on Site with the assumption of 2-3 person per vehicle. The existing situation suggested that demand for parking has resulted in significant parking issues on Site and discouraged the use of other on-site facilities during the peak period.

3.2 EXISTING ON-SITE CAR PARKING PROVISION

The Site currently provides 392 car parking bays within the Site as per below and shown in **Figure 3-1**:

- 33 parking bays along Hammond Road;
- 90 car parking bays nearby Blackford Turn; and
- 269 parking bays within the Site area.

Figure 3-1 Existing Car Parking Provision

Source: City of Cockburn (2023)

3.3 FUTURE PARKING DEMAND

The *City of Cockburn Town Planning Scheme No. 3* does not formally set out parking requirements for recreational areas. Hence, Stantec undertook a desktop study into the existing car parking provision ratios of the sporting facilities within the jurisdiction of various local governments.

The parking demand calculations include the additional (4) netball courts and recreation facility upgrades, which would generate the following parking demand as shown in **Table 3-1**.

Table 3-1 Parking Demand Calculations

Facility	Number of People	Remarks	Parking Demand
Rugby Field			
Field 1	47	Includes 22 players and 3 umpires	
Field 2	47	Includes 22 players and 3 umpires	
Spectators	100	50 spectators per field	
Sub-total	**194**	50% cars carry two people 50% cars carry one	146 bays
Netball Indoor Centre		Mainly used for evenings and weekends	
Staff/reception	10	includes umpires	
20 courts @ 10 per team x 2	400	Does not account for incoming/outgoing players for matches.	
Spectators	100	5 spectators per court	
Sub-total	**510**	70% cars carry two people 30% cars carry one	332 bays
Club Room			
Clubroom 1	83	166sqm. This provides 2sqm per person.	
Clubroom 2	60	120sqm. This provides 2sqm per person.	
Function Room	144	288sqm. This provides 2sqm per person.	
Activity Area	82	164sqm. This provides 2sqm per person.	
Meeting Rooms & Admin	5	49sqm	
Kitchen	5	Kitchen Staff	
Umpire room (x2)	6	This accounts for the incoming/outgoing teams for matches.	
Change Room (x 4)	88	This accounts for the incoming/outgoing teams for matches.	
Sub-total	**473**	70% cars carry two people 50% cars carry one	355 bays
TOTAL	**1177**		833 bays
Reduced Parking Demand		30% reduction factor (unlikely that all formats would coincide with peak hour demand)	**580 bays**

As it is highly unlikely that all facilities within the Site will be utilised at the same instance every week. Hence, a reduction factor of 30% has been applied to the total parking demand. This reduction factor also includes the potential public transport usage or pick-up / drop-off activities.

The reduced parking demand of the proposed development is calculated to be approximately **580 parking bays.** Although a reduction factor has been applied to the parking demand calculation, this assessment is still considered to be very robust as the calculation only considered private vehicle mode of transport with a maximum of 2 persons per car. A higher car occupancy rate or pick-up/drop-off rate is likely to be expected.

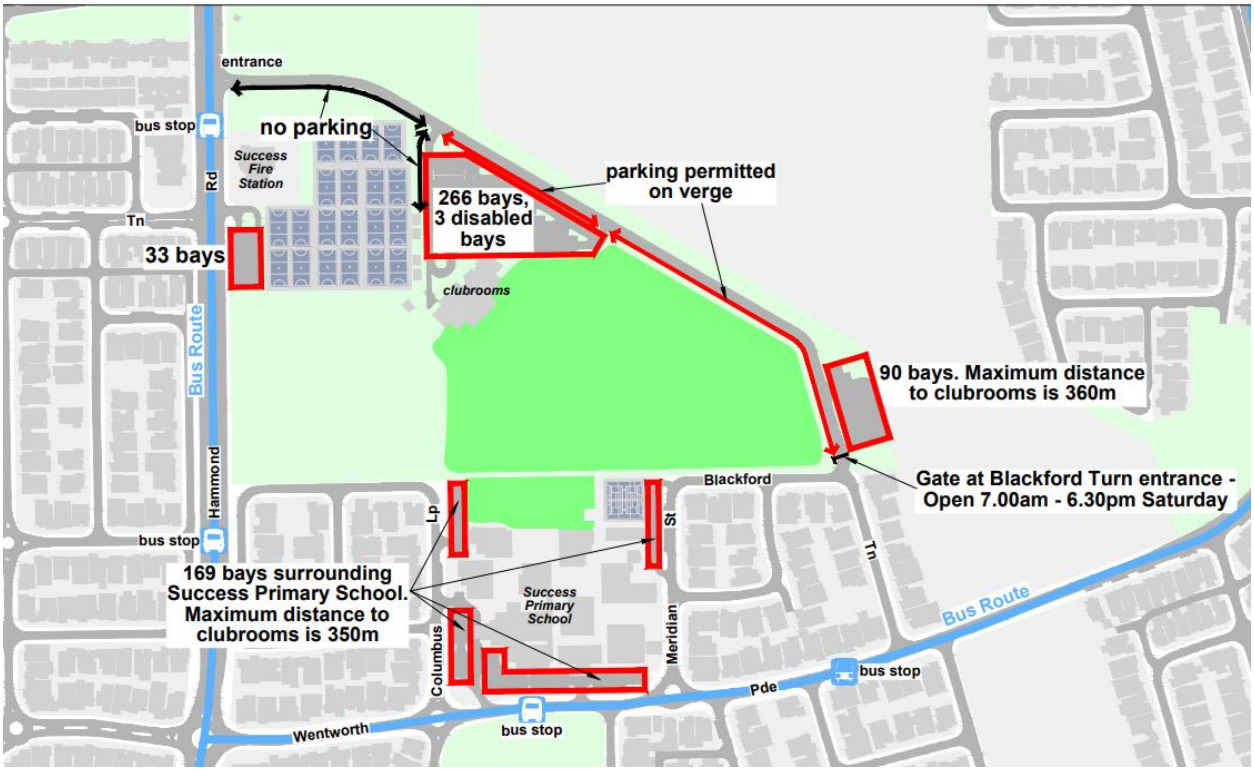
The 4 new netball courts are unlikely to generate a significant amount of traffic in comparison to the whole Site. The new reduced parking demand for both netball courts and rugby fields are calculated to be approximately 335 bays, in line with the existing parking demand of the Site.

3.4 PARKING PROVISION

As the calculation suggested, if multiple sporting events and facilities are used and running simultaneously, the existing 392 car parking bays provided on-site will not be sufficient to cater for the parking demand.

It is noted however that the Success Primary School located approximately 200m south of the Site (shown in **Figure 3-2**) has an ample parking provision (approximately 169 bays) which are generally not occupied during the afterhours or weekends. These parking bays are approximately 350m walking distance to the clubrooms. These additionally car parking bays could be utilised to accommodate the potential parking shortfall of the Site, with the agreement of the school management.

Figure 3-2 Parking Provision in the vicinity of the Site



However, it is suspected that these parking bays are not well utilised as the access to the car parks are rather indirect from the Success Regional Sporting Complex's accesses. Therefore, it is suggested that way finding signs be installed from the main entrance at the Site to assist in guiding visitors to the additional bays at the school.

4.0 NEARBY PUBLIC TRANSPORT FACILITIES

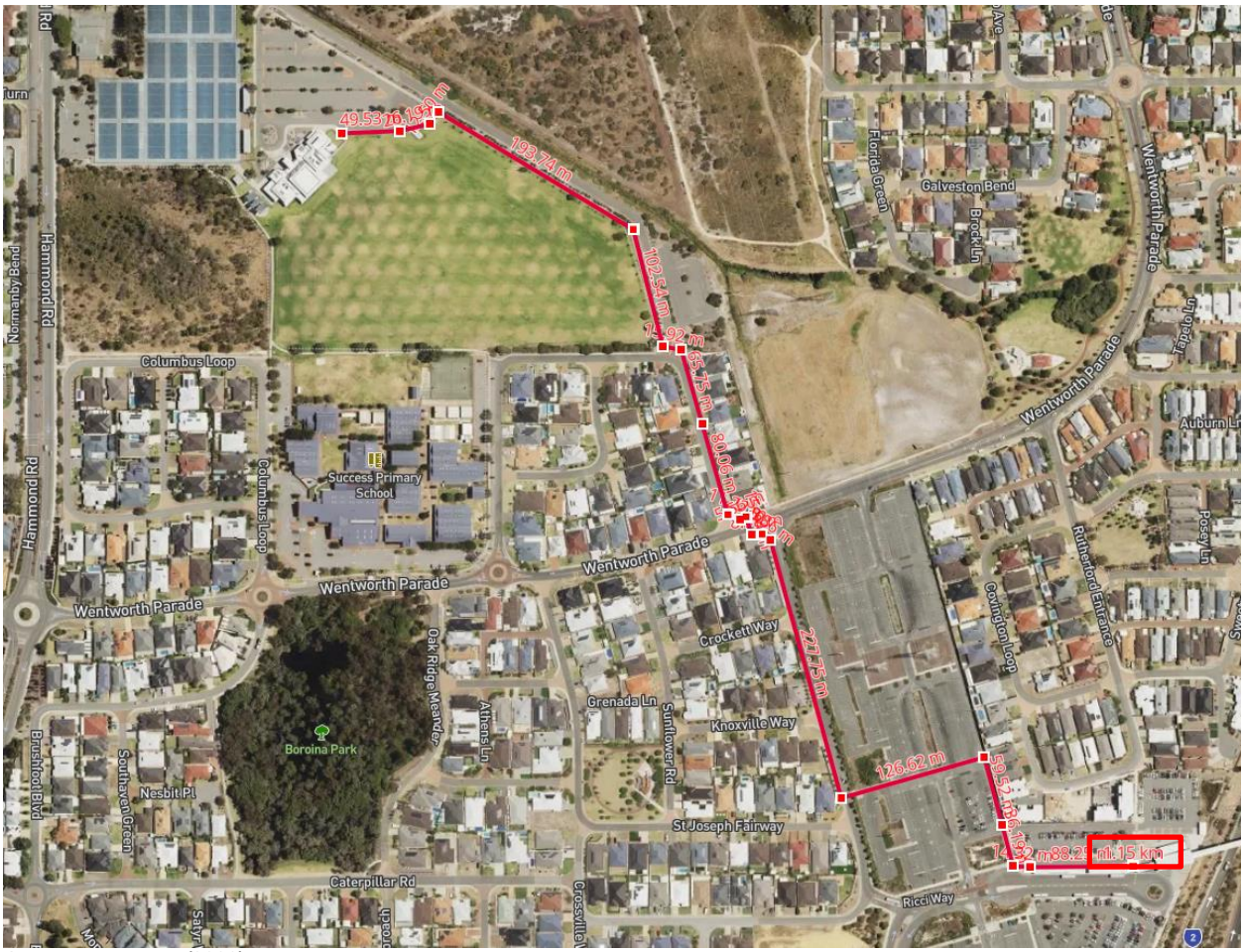
The nearest bus stops to the Site are located directly opposite the Site along Hammond Road, as shown in **Figure 4-1**. Bus route 525 operates from these stops and travels to the nearby Aubin Grove Train Station, which is located approximately 350m from the Site. The Aubin Grove Station is located approximately 900m southeast of the Site (1.1km walking distance). The frequency of the bus services are 30 minutes and 1 hour on a weekday and on Saturday respectively.

The Aubin Grove Station is serviced by Mandurah Line train services, connecting to the wider network within the Perth Metro area. Due to the great accessibility and availability of public transport services in the vicinity of the Site, it is likely that some patrons are currently using public transport to travel to and from the Site.

Figure 4-1 Public Transport Facilities

Source: MetroMap (2023)

Figure 4-2 Walking Distance from Aubin Grove Train Station



Source: Metromap (2023)

5.0 ANALYSIS OF TRANSPORT NETWORK

1.1 BACKGROUND TRAFFIC

The traffic volume along Hammond Road has been adopted from Main Roads WA Traffic Map conservatively to ensure the assessment is robust. The existing turning volumes at the site access are not available as of the writing of this report.

According to MRWA Traffic Map, the Saturday peak hour has been identified as 11:00a.m. to 12:00p.m. This is inline with the site peak activity as suggested by the City.

1.2 DEVELOPMENT TRAFFIC

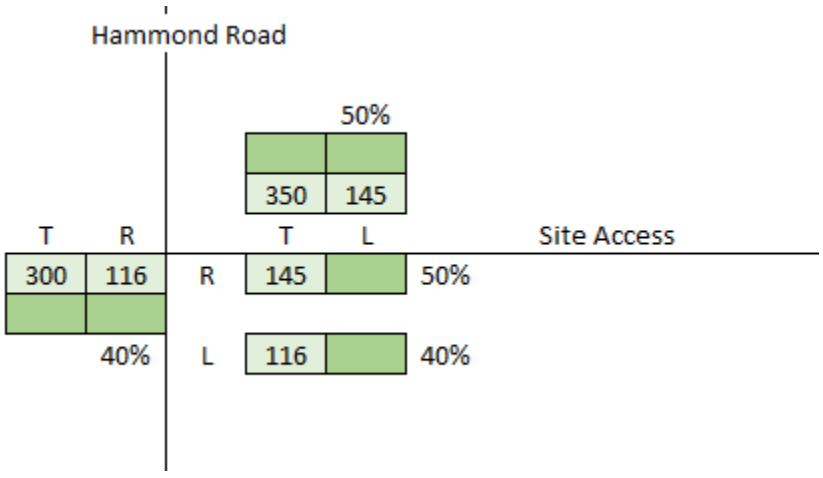
The traffic generation of the Site during the peak period (Saturday) has been calculated based on the parking demand. Due to the nature of a sporting complex, vehicles would generally park for more than 1 hour, which would translate to a single movement per vehicle per hour.

In reference to the car parking demand calculated in **Table 3-1,** this would translate to approximately 580 trips generation during the peak hour in the worst-case scenario. This is approximately 90% of the two-way through traffic along Hammond Road.

1.3 TRAFFIC DISTRIBUTION

For robust assessment, it is assumed that all traffic generation will enter and exit via Hammond Road access, with 50% inbound and outbound split. The traffic distribution at the intersection of Hammond Road and Site access is illustrated in **Figure 5-1.**

Figure 5-1 Traffic Distribution



1.4 SIDRA ANALYSIS

1.4.1 Intersection Performance

SIDRA intersection analysis was undertaken for the intersection of Hammond Road and the Site access. SIDRA calculates the performance of the intersection based on input parameters, including geometry and traffic volumes. As an output SIDRA provides values for the Degree of Saturation (DOS), queue lengths, delays, level of service, and 95th Percentile Queue. These parameters are defined as follows:

- **Degree of Saturation (DOS)**: is the ratio of the arrival traffic flow to the capacity of the approach during the same period. The theoretical intersection capacity is exceeded for an un-signalized intersection where DOS > 0.80;
- **95% Queue**: is the statistical estimate of the queue length up to or below which 95% of all observed queues would be expected;
- **Average Delay**: is the average of all travel time delays for vehicles through the intersection. An unsignalised intersection can be considered to be operating at capacity where the average delay exceeds 40 seconds for any movement; and
- **Level of Service (LOS)**: is the qualitative measure describing operational conditions within a traffic stream and the perception by motorists and/or passengers. The different levels of service can generally be described as shown in **Table 1-1**.

Table 1-1 Level of Service (LoS) Performance Criteria

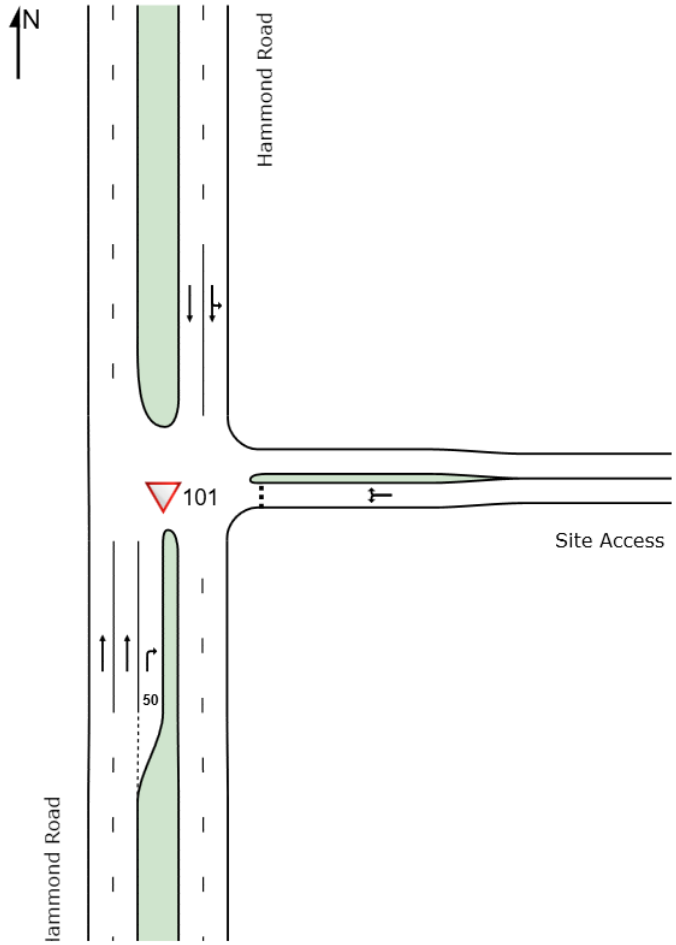
LOS	Description	Signalised Intersection	Unsignalised Intersection
A	Free-flow operations (best condition)	≤10 sec	≤10 sec
B	Reasonable free-flow operations	10-20 sec	10-15 sec
C	At or near free-flow operations	20-35 sec	15-25 sec
D	Decreasing free-flow levels	35-55 sec	25-35 sec
E	Operations at capacity	55-80 sec	35-50 sec
F	A breakdown in vehicular flow (worst condition)	≥80 sec	≥50 sec

A LOS exceeding these values indicates that the road section is exceeding its practical capacity. Above these values, users of the intersection are likely to experience unsatisfactory queueing and delays during the peak hour periods.

1.4.2 Intersection Layout

The SIDRA intersection layout of the existing Site access is shown in **Figure 5-2.**

Figure 5-2 SIDRA intersection layout



1.4.3 Intersection Performance

The SIDRA analysis suggested that the worst movement (right-turn out from Site Access) is still within the acceptable Level of Service and delay (LoS E and 36.2 seconds) even when tested with the worst-case scenario, In reality, either the turning volume or the through traffic along Hammond Road would be much lower than the analysed value. SIDRA analysis site report is shown below:

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] %	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] m	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed km/h
South: Hammond Road														
2	T1	300	6.0	316	6.0	0.085	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	60.0
3	R2	116	1.0	122	1.0	0.148	8.3	LOS A	0.6	4.2	0.53	0.75	0.53	48.1
Approach		416	4.6	438	4.6	0.148	2.3	NA	0.6	4.2	0.15	0.21	0.15	57.0
East: Site Access														
4	L2	116	1.0	122	1.0	0.742	17.8	LOS C	6.5	45.7	0.51	0.96	1.31	35.2
6	R2	145	1.0	153	1.0	0.742	36.2	LOS E	6.5	45.7	0.51	0.96	1.31	35.1
Approach		261	1.0	275	1.0	0.742	28.0	LOS D	6.5	45.7	0.51	0.96	1.31	35.1
North: Hammond Road														
7	L2	145	1.0	153	1.0	0.140	5.6	LOS A	0.0	0.0	0.00	0.35	0.00	53.4
8	T1	350	6.0	368	6.0	0.140	0.0	LOS A	0.0	0.0	0.00	0.10	0.00	59.0
Approach		495	4.5	521	4.5	0.140	1.7	NA	0.0	0.0	0.00	0.17	0.00	57.7
All Vehicles		1172	3.8	1234	3.8	0.742	7.8	NA	6.5	45.7	0.17	0.36	0.34	51.5

1.5 SUMMARY

Overall, the proposed clubhouse facility upgrade and additional netball courts within the Success Reserve Sporting Complex is unlikely to result in any significant impact to the road network performance in the vicinity of the Site. The estimated parking demand of approximately 580 bays could be accommodated within the Site and with the nearby Success Primary School car parking bays, which would add up to approximately 561 bays.

However, the existing parking concern is likely to be due to site patrons who are not aware of the parking availability at the primary school car park. To ensure the parking bays are efficiently occupied, this information should be relayed to the attendees via way finding signs, traffic controller or brochures.

It is not feasible to provide all parking bays on site based on the peak demand as this may result in needing an additional 150 parking bays. The additional parking bays are likely to be left unoccupied outside of the peak periods. The SIDRA analysis also suggested that the Hammond Road access is likely to perform within acceptable LoS during the peak hours.

Appendix 2: Electrical compliance report

FOCUSWA CONSULTING

ELECTRICAL COMPLIANCE REPORT

OTIUM PLANNING GROUP

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REVISION REGISTER

Rev	Date	Revision Details	Signatures		
			Originator	Reviewed	Approved
A	28/03/23	Issued for Information	C.Lougheed	P. Jeffs	FWA

1 EXECUTIVE SUMMARY

The existing electrical infrastructure is estimated to be in region of 14years old and presents in good condition.

The existing Western Power supply to the site is sufficient to accommodate the proposed Netball sports lighting, given that the new lighting design for all courts will be less than the existing load, which currently only services courts 1- 8.

No modifications or upgrades to the existing site main switchboard will be required to accommodate the proposed Netball sports lighting and Focus Consulting WA has identified that the existing submain cable and associated circuit protection for the Netball DB are sufficient for the proposed Netball sports lighting.

Focus Consulting WA has identified some observations and provided recommendations for the existing Netball DB, based on this information and the overall proposed works as outlined in the concept documentation by CWC, Focus Consulting WA has determined that the existing Netball DB should be replaced with new during the proposed Netball sports lighting works.

The probable order of the cost for the replacement of the Netball DB to include the Halytech lighting control equipment is anticipated to be $25,000 - $30,000 plus GST.

TABLE OF CONTENTS

2 INTRODUCTION

2.1 General

Focus Consulting WA has been engaged by Otium Planning Group to undertake a visual audit from ground level of the existing electrical installation at the Success Regional Sports and Community Facility, located at 359 Hammond Road, Success, WA.

2.2 Purpose

This report has been prepared to provide an overview of the existing electrical infrastructure at Success Regional Sports and Community Facility. This report will provide an assessment of any deficiencies or limitations in the existing electrical infrastructure and provide recommendations for any upgrades, modifications, or new installations that may be required to ensure the site's electrical capacity is sufficient to meet the demands of the proposed master plan.

2.3 Information Source

The information contained within this report is based on a visual inspection of the site held on 2nd of March 2023 and with discussions held with Otium Planning Group.

Focus Consulting WA has undertaken a visual survey only, therefore the condition of underground installations is unknown, and therefore cannot be detailed within this report.

Other information sources include:

- Nearmaps, Google maps and Google street view images
- Onsite visual inspection

2.4 Referenced Standards

- AS 1680 – Lighting for Road and Public Space
- AS 3000 – Electrical Installations – The Wiring Rules
- AS 3008 – Electrical Installations – The Selection of Cables
- Western Australia Electrical Requirements (WAER)
- Western Australian Services and Installation Requirements (WASIR)

2.5 Terminology

The following abbreviations are used throughout this document:

- RMU: Ring Main Unit
- PoS: Point of Supply
- SMSB: Site Main Switchboard
- DB: Distribution Board
- MCB: Miniature Circuit Breaker
- RCD: Residual Current Device
- RCBO: Residual Current Breaker with Over-Current
- MD: Maximum demand
- SPD: Service Protective Device

3 PROJECT SITE

3.1 Location

The existing site is located at 359 Hammond Road, Success WA. The sports and community facility consists of a single lot and the existing site currently consists of the following:

- Illuminated Rugby fields
- Community facility building
- 20 Netball courts (existing lighting to courts 1-8 only)
- External carpark
- Internal road
- Large areas in abeyance for future expansion

The existing site is indicated within the confines of the red demarcation line in the image below:

Image 1 - Existing Site

4 ELECTRICAL SERVICES AUDIT

This report should be read conjunction with electrical sketch drawing, SK.01, which indicates the approximate location of the electrical switchboards and items referenced herein.

4.1 Western Power Point of Supply (PoS)

The existing site electrical supply is provided via a Western Power transformer, situated central to the site and near to the existing community facility and playing courts. Based off legacy documentation provided, the transformer is a 'sole use' arrangement, whereby the capacity of the transformer is dedicated to services on the lot and not shared by any neighboring sites.

The capacity of the existing transformer is unknown and there are no visible markings to indicate the rating of the transformer, however the transformer is likely to have a minimum output capacity of 630kVA (~870Amps, three-phase).

The incoming underground high-voltage (HV) supply to the existing transformer could not be visually identified on site, however the indicative location of the underground HV service is indicated below and on SK.01. The position is based on the location of the existing Western Power Ring Main Unit (RMU), transformer and Dial Before You Dig electrical drawings. The HV service is likely provided with an easement, which may have building restrictions.

Image 2 - Existing Western Power transformer & RMU

Image 3 - Indicative location of existing underground high voltage cable

4.2 Site Main Switchboard (SMSB)

The SMSB which services the entire site is located adjacent to the existing playing courts, near the existing community facility and contiguous to the transformer in accordance with Western Power requirements. Focus Consulting WA have obtained the original manufacturers shop drawings for the SMSB.

According to the legacy shop drawings, the SMSB was constructed in 2008; hence the switchboard is 14 years old. Electrical switchboards have a nominal serviceable life span of 25-30 years. The switchboard presents in good condition; therefore, this switchboard can be considered suitable for continued use.

The shop drawings indicate that the SMSB has a fault rating of 25kA and is rated to a maximum of 700Amps, three-phase.

The service protective device (SPD) has a maximum load rating of 1250Amps, three-phase and is currently set to 200Amps, three-phase. The SPD setting restricts the site capacity to 200Amps, three-phase.

The incoming submain cables from the existing Western Power transformer to the existing SMSB are 4x1core 630mm^2 CU/XLPE/PVC. The incoming submains have a maximum rated current carrying capacity of 723Amps before installation methods and derating factors are considered.

Based on the SMSB rating and incoming submains, the SMSB can supply a load not exceeding 700Amps, three-phase. It should be noted that the existing SPD settings can be adjusted upto 700Amps if this capacity is ever required.

The SMSB contains the followings equipment:

- Western Power service protective device (SPD
- Western Power CT meter
- 48 pole general lighting and power chassis which supplies local lighting, power to bore cubicle and street lighting. Due to insufficient labelling, many final circuits could not be identified.
- Main switch for 48 pole lighting and power chassis
- Main switch for DB-N (DB-Netball)
- Main switch for DB-T1 (Rugby lighting DB)
- Main switch for DB-T2 (Rugby lighting DB)
- Main switch for DB-C (community facility BMSB)
- External lighting controls

The existing 48 pole general chassis currently has 26 poles in use and 23 poles remain as spare for future use.

The outgoing submains from the SMSB are provided with the following circuit protection and cable characteristics:

Distribution Board	**Circuit Protection**	**Outgoing cable size**	**Cable rating** *excluding de-rating
House Services (48 pole chassis)	General Electric FE250 set to overload at 200Amps	4x1core 70mm^2 CU/XLPE/PVC – Earth size unknown	272Amps, three-phase
DB-N	General Electric FE160 set to overload at 100Amps	4x1core 50mm^2 CU/XLPE/PVC – Earth size unknown	190Amps, three-phase
DB-T1	General Electric FE160 set to overload at 100Amps	4x1core 50mm^2 CU/XLPE/PVC – Earth size unknown	190Amps, three-phase
DB-T2	General Electric FE160 set to overload at 100Amps	4x1core 95mm^2 CU/XLPE/PVC – Earth size unknown	277Amps, three-phase
DB-C	General Electric FG400 set to overload at 330Amps	4x1core 240mm^2 CU/XLPE/PVC – Earth size unknown	492Amps, three-phase

The SMSB is also provided with two spare mounting positions and busbar arrangements to facilitate future main switches; FE160 and FG400 frame size devices.

Observations

During Focus Consulting WA's onsite investigation, it was noted that one of the existing site door stays on the SMSB was bent, meaning that the door was very difficult to open and close. Focus Consulting WA recommend that the existing door stay is replaced with new.

In addition, Focus Consulting WA recommend that the following is provided to the SMSB:

- New compliance plate to indicate; incoming cable size, fault rating, load rating etc
- Copies of original shop drawings (refer appendix)
- Copy of site plan (legacy site plan E.02 by BCA consultants)
- Updated circuit schedule for 48pole chassis

Image 4 - Existing Site Main Switchboard

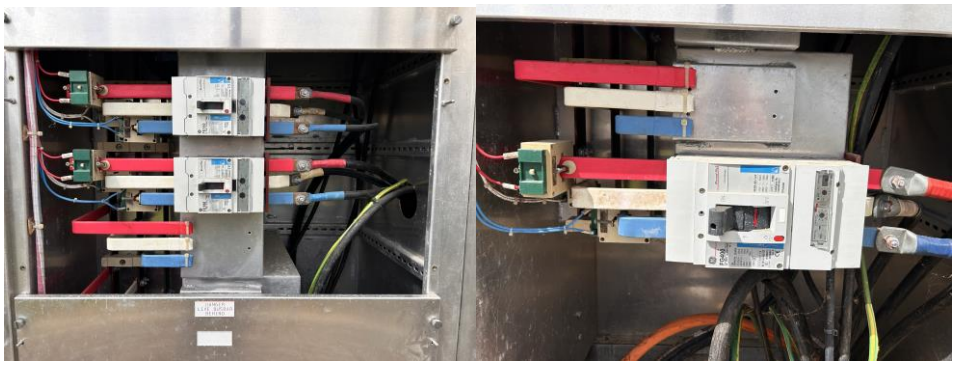

Image 5 - Existing SMSB with Spare Space (FE160 & FG400)

4.3 Existing Netball DB (DB-N)

The existing netball distribution board (DB) is a free-standing DB, mounted to a concrete plinth.

There is an enclosure secured to rear of the DB, that is locked. The enclosure is likely to contain sports lighting control equipment for the existing netball sports lighting, to courts 1-8.

This DB contains the followings equipment:

- 1 x 125Amps rated main switch (three-phase)
- 1 x 48 pole three-phase lighting chassis
- 8 x 16Amp rated, single phase RCBO's (netball sports lighting)
- 1 x 10Amp rated MCB (control circuit)
- 8 x single channel contactors (netball sports lighting)
- 8 x light switches for manual operation of netball sports lighting

The existing 48pole lighting chassis currently has 9 final circuit protective devices connected, therefore there are currently 39 poles remaining.

The existing surface mounted enclosure secured to the rear of the distribution board could not be accessed during the onsite inspection, therefore the contents could not be verified, however Focus Consulting WA understand that the enclosure contains a digital control system to operate the sports lighting.

The existing circuits to the netball courts are labelled as follows:

- R1 – Court 2
- R2 – Court 4
- W1 – Court 1
- W2 – Court 3
- B1 – Court 6
- B2 – Court 8
- R3 – Court 5
- R4 – Court 7

Refer to SK.01 for court numbering details.

Image 6 - Existing Netball Distribution Board

Observations

1. Due to the existing ground gradient, the door to the existing Netball distribution board cannot be fully opened to facilitate access. As a result, the existing arrangement does not comply with AS 3000 accessibility requirements: section 2.10.2.2. Focus Consulting WA recommend that the DB is rotated 180 degrees to permit access.

2. The Netball DB is not provided with a top mounted weather shield. Weather shields are not required in accordance with relevant switchboard standards; however, they restrict direct sunlight and allow rain to run off the top of the board; thereby increasing the longevity of the distribution board.

3. The Netball DB is not provided with an anti-condensation heater. Anti-condensation heaters are not required in accordance with relevant switchboard standards; however, they reduce moisture build up inside the distribution board and are therefore typically recommended for all external switchboards to protect internal components.

4. The distribution boards ingress protection (IP) rating may be compromised by the installation of the control enclosure secured at the rear of the DB. Focus Consulting WA recommend that the two enclosures are inspected thoroughly and adequately sealed.

These observations and recommendations should be read in conjunction with the Netball Masterplan section.

4.4 Existing Site Maximum Demand

Historical metering data has not been obtained from Western Power, however the existing maximum demand for the site is anticipated to be:

Existing Site Maximum Demand					
Description	**Area (m^2)**	**Quantity**	**VA/m^2**	**Total VA (Watts)**	**Current**
Existing Community Facility	1560	1	80.00	124,800	113.63
Existing Netball Sports Lighting	N/A	N/A	N/A	N/A	33.00
Existing Rugby Sports Lighting	N/A	N/A	N/A	N/A	66.00
				Total	**273 Amps Three Phase**

The above table indicates that the maximum demand is estimated to be 273Amps, three-phase, however it should be noted however that the existing SPD is set at 200Amps, three-phase which indicates that the actual site demand is less than 200Amps, three-phase and is likely to due to usage diversity and the community facility having much less maximum demand than anticipated.

Based on the SPD setting, only 22% of the transformer's capacity is being utilised, therefore no Western Power upgrades will be required to complete the proposed Netball sports lighting.

4.5 Netball Masterplan

4.5.1 Maximum Demand

The existing floodlight wattage ratings of the existing Netball sports lighting to courts 1-8 is unknown, however the overall load of these lamps is expected to be greater than the proposed LED floodlights outlined within the lighting designs completed by CWC. For the purposes of this review, an allowance of 1500Watts per floodlights shall be assumed, therefore the existing maximum demand to Netball courts 1-8 is:

EXISTING NETBALL LIGHTING – Courts 1-8			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 1	1	1,500	2.09
Pole 2	1	1,500	2.09
Pole 3	1	1,500	2.09
Pole 4	1	1,500	2.09
Pole 5	2	1,500	4.17
Pole 6	2	1,500	4.17
Pole 7	2	1,500	4.17
Pole 8	2	1,500	4.17
Pole 9	1	1,500	2.09
Pole 10	1	1,500	2.09
Pole 11	1	1,500	2.09
Pole 12	1	1,500	2.09
		Total	**33 Amps Three Phase**

Focus Consulting WA have reviewed proposed Netball masterplan concept lighting layouts and report completed by Collaborative World Consultants (CWC).

The information provided by CWC outlined two proposed options for new lighting to existing netball courts 13, 14, 15, 16 ,17 ,18 ,19 & 20 – currently provided without lighting.

Based on Option A, the additional load required is:

NETBALL LIGHTING – Option A (Courts 13, 14, 15, 16 ,17 ,18 ,19 & 20)			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 1	2	600	1.67
Pole 2	3	600	2.50
Pole 3	2	600	1.67
Pole 4	2	600	1.67
Pole 5	3	600	2.50
Pole 6	2	600	1.67
		Total	**12 Amps Three Phase**

Based on Option B, the additional load required is:

NETBALL LIGHTING – Option B (Courts 13, 14, 15, 16 ,17 ,18 ,19 & 20)			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 1	1	480	0.67
Pole 2	1	480	0.67
Pole 3	1	480	0.67
Pole 4	1	480	0.67
Pole 5	2	480	1.34
Pole 6	2	480	1.34
Pole 7	2	480	1.34
Pole 8	2	480	1.34
Pole 9	1	480	0.67
Pole 10	1	480	0.67
Pole 11	1	480	0.67
Pole 12	1	480	0.67
		Total	**11 Amps Per Phase**

The maximum demand for existing netball courts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 is as follows:

NETBALL LIGHTING – Option A (Courts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12)			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 3	3	600	2.50
Pole 6	3	600	2.50
Pole 7	2	600	1.67
Pole 9	5	600	4.17
Pole 10	3	600	2.50
Pole 11	3	600	2.50
		Total	**16 Amps Three Phase**

NOTE: Pole numbers in the above table are as per sketch drawing 'E.03_A' prepared by CWC.

Based on Option B, the additional load required is:

NETBALL LIGHTING - Option B (Courts 1, 2, 3, 4, 5, 6, 7, 8)			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 1	1	480	0.67
Pole 2	1	480	0.67
Pole 3	1	480	0.67
Pole 4	1	480	0.67
Pole 5	2	480	1.34
Pole 6	2	480	1.34
Pole 7	2	480	1.34
Pole 8	2	480	1.34
Pole 9	1	480	0.67
Pole 10	1	480	0.67
Pole 11	1	480	0.67
Pole 12	1	480	0.67
		Total	**11 Amps Three Phase**

4.5.2 Maximum Demand Summary

Proposed lighting options A for netball courts 1-12 and 13-20 indicate the highest maximum demand, therefore the combined load breakdown for these two options is outlined as follows:

NETBALL LIGHTING - Options A (Courts 1-20)			
Description	**Quantity**	**Rating (Watts)**	**Current (Three-Phase)**
Pole 1	2	600	1.67
Pole 2	3	600	2.50
Pole 3	4	600	3.34
Pole 4	2	600	1.67
Pole 5	3	600	2.51
Pole 6	5	600	4.19
Pole 7	3	600	2.52
Pole 8	2	600	1.68
Pole 9	5	600	4.21
Pole 10	3	600	2.53
Pole 11	3	600	2.53
		Total	**29 Amps Three Phase**

Based on the proposed maximum demand, the overall demand is anticipated to decrease from 33 Amps three phase to 29 Amps three phase, which is an overall decrease of 12%.

As outlined in section 4.2 of this report, the existing submain to the Netball DB has a current carrying capacity of 190Amps, three-phase before derating factors. The proposed maximum demand indicates that the existing submain from the site main switchboard to Netball DB will be suitable for the proposed masterplan lighting design to the netball courts due to zero increase in capacity required.

4.5.3 Existing Netball Distribution Board

The masterplan netball lighting report completed by CWC indicates that the existing Netball DB will need to be modified to accommodate a new Halytech SMS controller and a cable theft detection system.

As previously outlined, the Netball DB currently has physical spare capacity for additional final circuits and some spare space for additional contactors, however the existing enclosure secured to the back of the Netball will likely need to be modified to accommodate the new equipment recommended by CWC and it is unknown if this enclosure is suitable to reuse.

The concept design completed by CWC also indicates that new outgoing underground conduits will be required from the new Netball DB to service the new lighting installation, this will require the existing Netball DB to be removed and a new concrete footing installed around the new underground conduits, to avoid any new physical penetrations into the board and potentially compromising the IP rating.

Based on the unknown capacity of the existing enclosure secured to the back of the DB and the new concrete footing/conduits required as well as the observations identified in section 4.3 of this report, Focus Consulting WA recommends that the existing Netball DB is replaced with a new enclosure that incorporates the proposed lighting control equipment and

additional items outlined within the observations section 4.3 of this report. A new Netball DB will likely provide a serviceable life span of 25-30 years.

End of Report.

5 APPENDIX – EXISTING PART SITE PLAN & SMSB SHOP DRAWINGS

PART SITE PLAN - NOT TO SCALE

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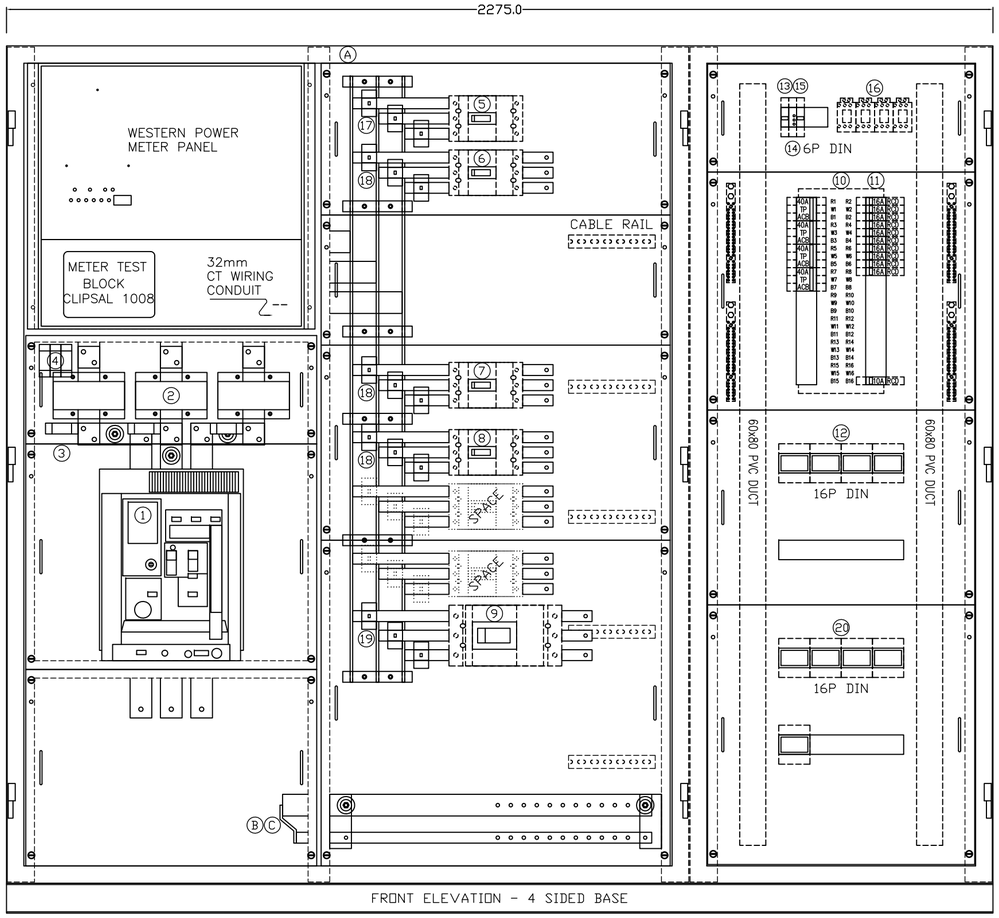
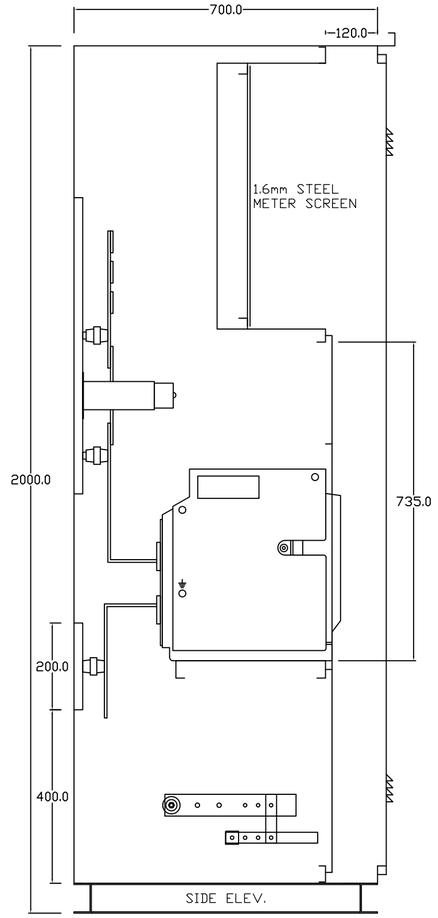
SUCCESS REGIONAL SPORTING AND COMMUNITY FACILITY
359 HAMMOND ROAD, SUCCESS WA
ELECTRICAL SERVICES
SITE SERVICES LOCATION PLAN

DRAWN CL	DESIGNED FOCUS WA	DRAWING No. SK.01
CHECKED CL	SCALE N.T.S @ A1	
APPROVED CL	DATE 28/03/23	
FOCUS CONSULTING WA PROJ No. 2223-038		REV. A

SITE MAIN SWITCHBOARD

CONSTRUCTION ISSUE





C	MEN (ON MEN LINK)	6mm	BLACK/WHITE
B	MEN BEHIND (ON ESCUTCHEON)	6mm	BLACK/WHITE
A	SITE MAIN SWITCHBOARD	10mm	BLACK/WHITE
20	KWH METERS		
15	TIMECLOCK OVERRIDE	6mm	BLACK/WHITE
14	TIMECLOCK	6mm	BLACK/WHITE
13	PE OVERRIDE	6mm	BLACK/WHITE
12	3 PHASE RCD PROTECTION (RWB-1,3,5,7)	6mm	BLACK/WHITE
10	HOUSE SERVICES CHASSIS	6mm	BLACK/WHITE
9	DB-C MAIN SWITCH	6mm	BLACK/WHITE
8	DB-N MAIN SWITCH	6mm	BLACK/WHITE
7	DB-S MAIN SWITCH	6mm	BLACK/WHITE
6	DB-F MAIN SWITCH	6mm	BLACK/WHITE
5	HOUSE SERVICES MAIN SWITCH	6mm	BLACK/WHITE
2	WESTERN POWER CT'S BEHIND	6mm	BLACK/WHITE
1	SERVICE PROTECTION DEVICE (SPD) CAUTION: THIS DEVICE WILL ISOLATE SUPPLY TO ENTIRE INSTALLATION, INCLUDING ESSENTIAL SERVICES	6mm	RED/WHITE
ITEM	LABEL TEXT	TXT SIZE	TXT/BACKGROUND

20	KWH METERS	CIRCUTOR CT KWH METER AMk-ITF	5
19	CURRENT TRANSFORMERS	IPD TA30 400:5 CT TA30-400/5	3
18	CURRENT TRANSFORMERS	IPD TA30 150:4 CT TA30-150/5	9
17	CURRENT TRANSFORMERS	IPD TA30 200:5 CT TA30-200/5	3
16	SEC & EXT LTG. CONTACTOR	ALSTOM LS GMC-9 N/O CONTACTOR	3
15	TIMECLOCK OVERRIDE	SCHNEIDER 15013 63A 1P DIN ISO	1
14	TIMECLOCK	LEGRAND 03700 DIN 7 DAY TIMECLOCK	1
13	PE OVERRIDE	SCHNEIDER 15013 63A 1P DIN ISO	1
12	3 PHASE RCD PROTECTION	IPD GE 40A 30mA RCD MODULE BPC440/030	4
11	DIN MCB	IPD GE 40A 3P DIN MCB G103C40 IPD GE 16A 1P DIN RCD/MCB DME100C16/030 IPD GE 16A 1P DIN MCB G101C16	4 16 1
10	HOUSE SERVICES CHASSIS	IPD GE 48P 250A DIN CHASSIS GE48S250	1
9	DB-C MAIN SWITCH	IPD GE FNG 400/350A MCCB FGN400	1
8	DB-N MAIN SWITCH	IPD GE FEN 125 MCCB FEN36TA125JF	1
7	DB-S MAIN SWITCH	IPD GE FEN 80 MCCB FEN36TA080JF	1
6	DB-F MAIN SWITCH	IPD GE FEN 100 MCCB FEN36TA100JF	1
5	HOUSE SERVICES MAIN SWITCH	IPD GE FEN 200 MCCB FEN36TD200KF	1
4	POTENTIAL FUSES	IPD SC32H/32 DIN MOUNT FUSES	3
3	BACKUP FUSES	IPD SC32BH/32 BAR MOUNT FUSES	3
2	WESTERN POWER CT'S	IPD T TYPE CT'S TCT800	3
1	SERVICE PROTECTION DEVICE	IPD GE M-PACT 1250/650A WACB LOCKABLE 405111+406030	1
ITEM	DESCRIPTION	TYPE	QTY

MANUFACTURING NOTES: SMSB	CONFIRM	DETAILS:
CUBICLE EX 2.5mm MARINE GRADE ALUMINUM		
ESCUTCHEONS EX 1.5mm MARINE GRADE ALUMINUM		
BASE 80x40x6mm ALUMINUM C CHANNEL (TOE OUT)4 SIDED		
FIT DOOR WITH CP LIFT OFF HINGES, 3 POINT LOCKING AND DOOR RESTRAINT		
SELECTRIX LOCK KEYED TO WESTERN POWER MASTER KEY		
LSP KEYED NOT TO MATCH WITH DB SECTION ALL LSP TO BE KEYED ALIKE		
VENTS WITH INSECT SCREENS TO DOOR		
FIT ESCUTCHEONS WITH CP KNURLED SCREWS,		
"D" HANDLES AND LOCATE WITH 6mm CP LOCATION PINS		
PROVIDE LEGEND CARD HOLDERS 1 PER CHASSIS FITTED TO DOORS		
OVERALL DIMENSIONS: 2275x2000x700mm CONTRACTOR TO CONFIRM SIZES		
IP-56, FORM 2, 25kA		
FINISH: ORBITAL SANDED		
COLOUR: N/A		

ALL BUSBAR JOINTS TO BE MANUFACTURED UTILIZING ZINC PLATED NUTS, BOLTS, & HEAVY DUTY FLAT WASHERS

ALL INSTRUMENT WIRING TO BE 4.0mm & 2.5mm CU PVC

DRG. No.	REFERENCE DRAWINGS	REV	DATE	REVISION	DRN	CKD	REV	DATE	REVISION	DRN	CKD
							3	28-10-08	ISSUED FOR APPROVAL	C. S	W. P
							2c	26-08-08	CONSTRUCTION ISSUE	C. S	W. P
							1	22-08-08	REVISED	C. S	W. P
-	-	4c	30-10-08	CONSTRUCTION ISSUE	C. S	W. P	0	14-08-08	ISSUED FOR APPROVAL	C. S	W. P

0 100 200 300 400 500 600 700 800 900 1000
SCALE

NILSEN

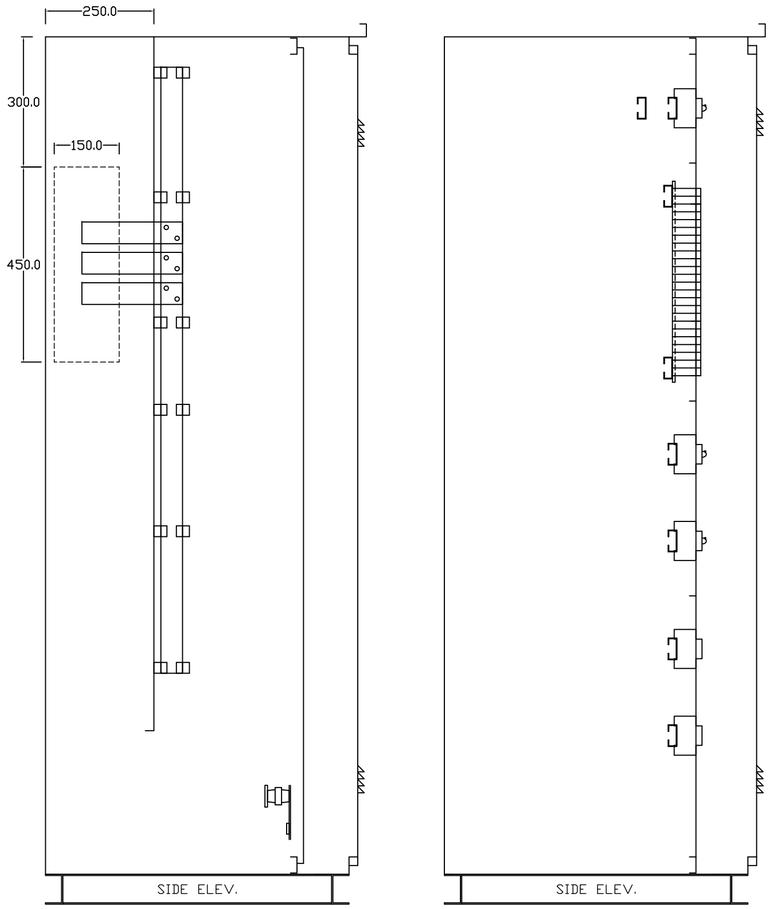
PGS INDUSTRIES

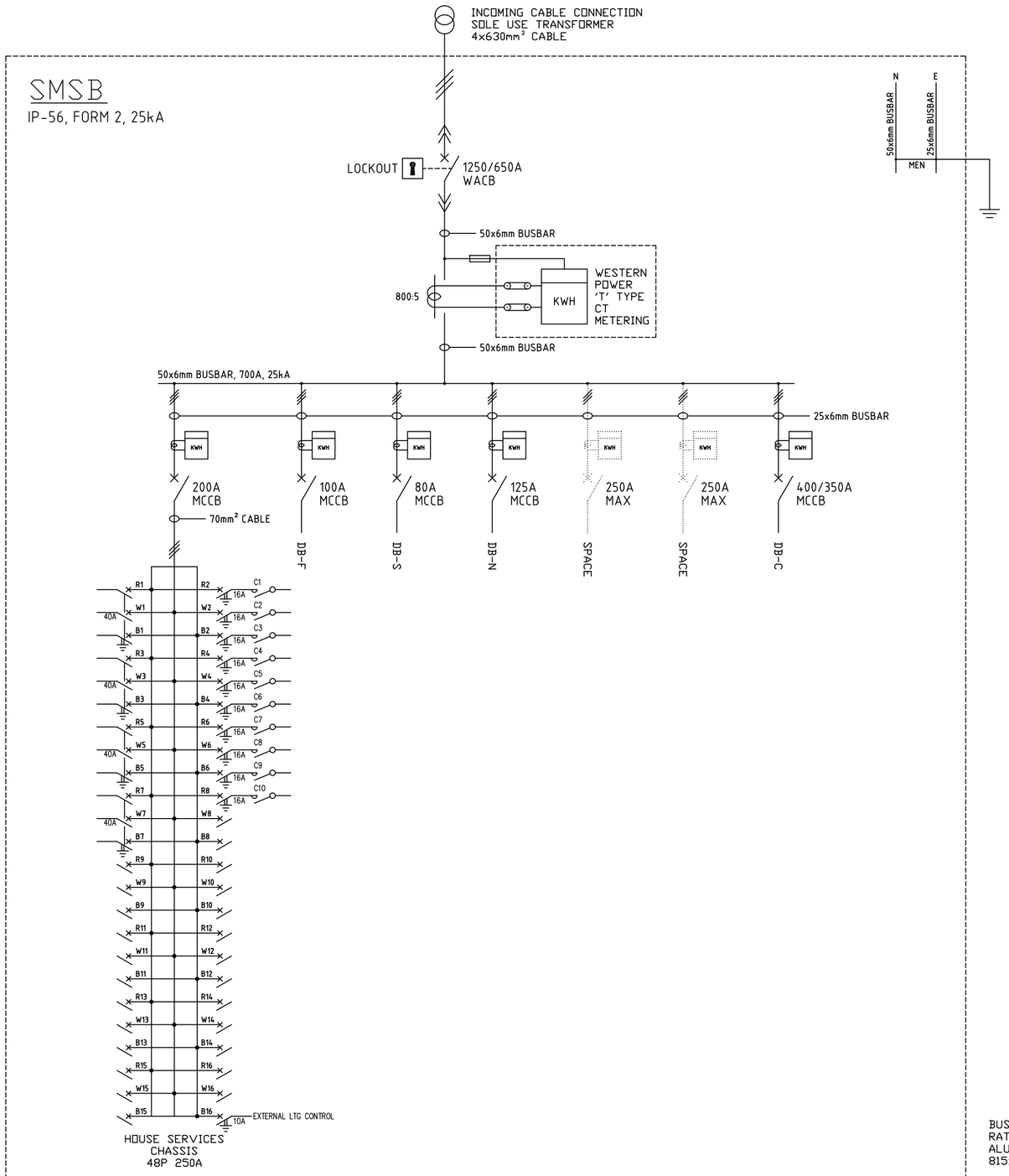
CLIENT	NILSEN ELECTRIC	SCALE 1: 10	DATE 30-10-08
PROJECT	HAMMOND RD SPORTS FACILITY -	DESIGNED C. S / DRAWN C. S / CHECKED W. P	
TITLE	SWITCHBOARD CONSTRUCTION DRAWING	DRAWING No. 6475	SHEET 1 / REV 4c

POSTAL - P.O BOX 1139 WANGARA WA. 6947
OFFICE - UNIT 8 /49 DELLAMARTA RD. WANGARA WA
PHONE (08) 9302 1154 FAX (08) 9302 1254

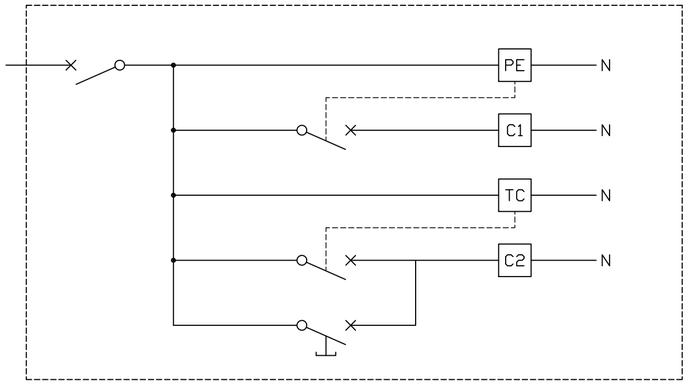
SITE MAIN SWITCHBOARD

CONSTRUCTION ISSUE





BUSBAR: 50x6mm
RATING IN STILL AIR: 815A
ALUMINUM CUBICLE DERATING FACTOR: 0.86
815x0.86= 700.9A



EXTERNAL SECURITY & LIGHTING CONTROL (SMSB)

DRG. No.	REFERENCE DRAWINGS	REV	DATE	REVISION	DRN	CKD
-	-	4c	30-10-08	CONSTRUCTION ISSUE	C. S	W. P

REV	DATE	REVISION	DRN	CKD
0	14-08-08	ISSUED FOR APPROVAL	C. S	W. P
1	22-08-08	REVISED	C. S	W. P
2c	26-08-08	CONSTRUCTION ISSUE	C. S	W. P
3	28-10-08	ISSUED FOR APPROVAL	C. S	W. P

0 100 200 300 400 500 600 700 800 900 1000
SCALE

NILSEN

PGS INDUSTRIES

POSTAL - P.O BOX 1139 WANGARA WA. 6947
OFFICE - UNIT 8 /49 DELLAMARTA RD. WANGARA WA
PHONE (08) 9302 1154 FAX (08) 9302 1254

CLIENT	NILSEN ELECTRIC
PROJECT	HAMMOND RD SPORTS FACILITY -
TITLE	SWITCHBOARD CONSTRUCTION DRAWING
SCALE	1: 10
DATE	30-10-08
DESIGNED	C. S
DRAWN	C. S
CHECKED	W. P
DRAWING No.	6475
SHEET	2
REV	4c

Appendix 3: Access audit report

Access Audit Report

OTIUM Planning Group PTY LTD

Success Regional Sport & Community Facility

359 Hammond Road, Success

15 August 2023

OHA O'Brien Harrop Access

TABLE OF CONTENTS

LIST OF APPENDICES

EXECUTIVE SUMMARY

The Success Regional Sport and Community Facility consists of a large playing field to the southeast of the facility, multiple netball courts to the northwest of the facility, and a carpark which includes 3 accessible parking bays to the north east of the facility. The facility was constructed within the last decade. The facility is located at the high point of the surrounding landscape with a gentle slope to the netball courts.

Otium Planning Group commissioned a disability access audit of the existing Clubrooms and surrounding areas including access from the carpark and access between the Clubrooms and playing fields to inform Concept Planning and Design.

Cognisant of the need for upgrade to contemporary standards and in view of the report findings that will inform the Concept Plan Design, the following priority areas will need to be addressed.

Accessible parking bays

The accessible parking bays are only 4.96m long which do not comply with AS2890.6 2009 and for this reason, it is recommended the accessible parking bays be remediated to achieve the required 5.4m length.

Drop-off areas

The drop-off areas are not appropriately marked or easily identified. Should these areas be intended as accessible drop of bays, there is insufficient space to load and unload visitors who use wheelchairs.

The kerb ramps for the drop-off points exceed the maximum required length for a kerb ramp, with no defined flat landing at the top of the kerb ramp. The warning tactile ground surface indicators (TGSIs) are worn and discoloured. There are also signs of water pooling at the base of the kerb ramps. The path of travel from the drop off areas to the building entrances may be challenging to navigate for a person who is blind or has low vision.

It is recommended that the City give consideration to the functional intent of the drop off areas and should one or both drop off areas be intended as an accessible drop off bay then a redesign will be required to meet AS2890.6 2009 requirements for a parallel accessible bay and AS1428.1 2009 Clause 6, 7 and 10 requirements for compliant kerb ramp/s. In addition, the accessible paths of travel from the accessible drop off bay to the principal entrance/s of the facility will need addressing.

Wayfinding

Directional signage for the purposes or wayfinding is not available in key areas such as at the arrival point from the carpark to the principal entrance and key destinations e.g., playing fields, netball courts or from the surrounding footpaths to key destinations. Existing directional signage does not contain information regarding the location /availability of sanitary facilities.

Recommendations within the body of the report refer to the provision of directional signage to key locations and sanitary facilities.

Access to netball courts

Due to the gradient and slope of the site, achieving direct compliant access from the carpark to the netball courts may be challenging. The City may need to investigate the feasibility of ascertaining compliant access in this area.

In the interim, it is recommended that directional signage be provided to inform visitors with disabilities of the accessible entrance to the south of the netball courts (i.e. opposite the BBQ area).

Outdoor facilities

The BBQ and picnic table(s) whilst located on hardstand with sufficient circulation space are not linked to the principal walkway by a connecting path. Should the barbecue/picnic facility be upgraded to include an accessible style barbecue and accessible picnic settings, ensure that a connecting path is provided to enhance accessible amenity at this precinct.

Similarly, should the adjacent children's playground be upgraded to include accessible and inclusive play elements that includes providing, for example, traversable rubber softfall provided under accessible equipment, such as the hammock swing, ensure that a connecting path is provided to the playground.

Drinking fountains are not an acceptable style as they do not have a bowl component to capture water. Replace the drinking fountains with accessible drinking fountains.

External sanitary facilities

Both Umpire's Rooms 1 and 2 are designated and signed as 'unisex accessible toilet', this is misinforming. The AS1428.1 2009 requirements for a unisex accessible toilet are not achieved, i.e., the required door and pan circulation space and fittings and fixtures are not compliant.

In the interim, it is recommended that the signage at Umpire Rooms 1 and 2 be removed and that clear directional signage be provided to the unisex accessible toilet located within the community centre.

Should the City wish to provide externally located unisex accessible toilets in the existing Umpire Rooms 1 and 2 locations, a full upgrade to AS1428.1 2009 will be required.

Internal sanitary facilities

The existing unisex accessible toilets (located opposite the Function Room and in the Community Activity Room) may be retained as door clear open width and internal circulation space meet AS1428.1 2009 requirements. However as identified within the body of the report, a number of fittings and fixtures require upgrade to the full requirements of AS1428.1 2009.

It is also recommended that signage for sanitary facilities be upgraded as identified within the body of the report

Doors

The majority of doors do not meet the minimum required 850mm clear open width as required by AS1428.1 2009 and many external doors have door thresholds with a vertical change of more than 5mm. These doors require remediation to meet standard requirements.

Switches and controls

The location of switches and controls vary with a majority located at the required height, however many controls (including intercoms, AC and security controls etc) are located within internal corners or at heights that may not be reached by people in a seated position. As recommended, any switches and controls on an accessible path of travel are to meet set out requirements as stipulated in AS1428.1 2009.

Hearing augmentation

At the time of the audit there was no evidence of of audio-visual systems within the Function Room, Clubrooms or Community Activity Room.

Where audio visual systems are provided within a Class 9B building hearing augmentation systems are required as per Part D3.7 of the Premises Standard. Should hearing augmentation be provided, ensure appropriate signage is provided in accordance with D3.6 of the Premises Standard.

Figure 1: Floor plan of the Success Recreational Facility

INTENT OF AUDIT

O'Brien Harrop Access was engaged by Wayne Stuart, senior consultant for Otium Planning Group Pty Ltd, to undertake an onsite accessibility audit of the Success Reserve Master Plan located at 359 Hammond Road Success. On 11th July 2023, Access Consultants Silvia Rossi and Khai Tam undertook a site visit of this single storey recreation and sports facility which includes the netball courts, playground and accessible carparking bays.

The intent of the disability access audit was to review the public and visitor areas of this community facility to:

- Identify the barriers to access for people with a disability to this building and associated amenity.
- Assess compliance with the current legislative requirements including the Premises Standard 2010 and referenced Australian Standards on Access and Mobility.
- Provide a report that includes advice and recommendations to address issues that do not meet the mandatory access requirements as well as issues that may not meet the intent of the Disability Discrimination Act 1992.
- Provide a risk management approach that assesses and addresses all documented barriers to access for people with a range of disabilities.

LEGISLATIVE COMPLIANCE

In general, the Premises Standard and referenced Australian Standards on Access and Mobility have been used as the basis for assessing this building as this would ensure any future works are contemporary and in line with current standards of practice. Where possible, compliance with contemporary legislative documents will provide the City of Cockburn with greater certainty against any complaint lodged under current state and federal disability legislation.

The disability access audit considered all areas that are mandatory under legislation, to meet the access requirements of people with disabilities including external access, car parking, drop off areas, crossings, application of tactile ground surface indicators, seating provisions including wheelchair seating considerations, BBQ /picnic facilities, playground facilities, drinking fountains, entrances, internal accessways, doorways and circulation space, statutory signage, hearing augmentation, glazing and application of luminance contrast requirements, kitchen facilities and accessible sanitary facilities.

DISABILITY DISCRIMINATION ACT

All organisations have a responsibility, under the federally legislated Disability Discrimination Act (1992) (DDA), to provide equitable access to goods and services and to premises used by the public. Premises are broadly defined and would include all areas within a building.

The DDA provides uniform protection against unfair and unfavourable treatment for people with a disability in Australia. It also makes it unlawful to discriminate against a person who is an associate, such as a carer, friend, or family member. The Act supports the principle that people with disability have the same fundamental rights as the rest of the community and this includes the opportunity to be employed, purchase goods and services, gain access to premises used by the public and the like. Equitable and dignified access must be provided, and a complaint can be made under the DDA if appropriate access is not provided.

Compliance with the Premises Standard and referenced Australian Standards addresses the mandatory requirements for the provision of access for people with a disability. Meeting the intent of the Disability Discrimination Act (1992) and therefore protecting the city against a complaint under the DDA may require consideration of provision of access to the following areas that fall out of the mandatory requirements of the Premises Standard, for example:

- The landscaped environment
- Access to play areas and provision of accessible play elements
- Access to netball courts and surrounding seating areas
- Picnic facilities, shelters, bench seating, drinking fountains and the like
- Gateways, and entrance processes
- Kiosk servery and food preparation areas
- Lounge seating
- Non-mandatory application of luminance contrast
- Non-mandatory provision of hearing augmentation
- Operation of some controls
- Wayfinding and associated informative, interpretive, or directional signage

REFERENCES

Information, advice and recommendations are based on the following documents:

- Disability (Access to Premises – Buildings) Standard 2010
- National Construction Code Series Volume One. Building Code of Australia 2019 Class 2 to Class 9 Buildings
- AS1428.1 2001 – Design for Access and Mobility – General Requirements for Access – New Building Works (Superseded)
- AS1428.1 2009 – Design for Access and Mobility – General Requirements for Access – New Building Works
- AS1428.2 1992 – Design for Access and Mobility – Enhanced and Additional Requirements – Buildings and Facilities

- AS1428.4.1 2009 – Design for Access and Mobility – Means to assist the orientation of people with a vision impairment - Tactile ground surface indicators
- AS1428.4.2 2018 Design for access and mobility. Part 4.2 Means to assist the orientation of people with vision impairment – Wayfinding signs
- AS2890.6 2009 – Parking Facilities – Off-street parking for people with disabilities
- The Advisory Note on streetscape, public outdoor areas, fixtures, fittings and furniture, Human Rights Commission, 8 February 2013
- International Best Practices in Universal Design. A Global Review (March 2006 / Revised August 2007). Produced by the Canadian Human Rights Commission
- Sport and Recreation *Access for All*. Produced by Sport and Recreation Victoria

The Premises Standard set out specific criteria for when existing buildings are required to comply with the Premises Standard. Should the City of Cockburn undertake any work at the Success Regional Sport and Community Facility and an application for building approval is required to be submitted, the requirements of the Premises Standard are triggered.

The Premises Standard will apply to both:

(a) The part of the building which is being modified or extended (referred to as the **new part**); and

(b) The continuous accessible path of travel from the principal pedestrian entrance to the **new part** (referred to as the **affected part**).

For example, if a new unisex accessible toilet was to be constructed in the clubrooms with the intended upgrade requiring building approval, the toilets would be required to meet the Deemed-to-Satisfy-provision of Part F2 of the Premises Standards. Further, it would be a mandatory requirement that the accessible path of travel from the principal pedestrian entrance to these toilets would also need to be upgraded to meet the requirements of the Premises Standard. This may include, but not be limited to, for example, widening of corridors and doors to the (new part), the sanitary facility.

READING THE REPORT

The disability access audit report is set out in table form that identifies:

Elements

The first column indicates the area assessed, whether that be a room, a space or location.

Findings

This column records any barrier to access, or an area of non-compliance with legislated documentation.

Where the building element demonstrates compliance with the appropriate codes or Australian Standards on access and mobility, or intent of the Disability Discrimination Act, comment has only been made in the body of the report where it is deemed to add weight to the information provided.

Some items have been assessed to have minor discrepancies to the relevant codes and standards and where it is the considered opinion of the consultants that, in the context of a bowling club, the shortfall will not restrict use by a person with a disability; these discrepancies have not been detailed.

Recommendation – Mandatory/*Enhancement*

The recommendation provides the reader with the scope of work to be undertaken that would be considered a mandatory requirement if the building or structure was constructed as new under the current Building Code of Australia and the Premises Standards.

Where a recommendation provides the reader with the scope of work to be undertaken in order to enhance the provided amenity, this is *italicised*.

Reference

Technical details on how the recommendations should be achieved must be gained from the referenced documents. References in the report generally refer to the relevant Clause of the document rather than any Diagram or Figure, however these will be referenced where required to add clarity. The references are noted in an abbreviated form, for example AS1428.1 2009 Clause 10.3.

Where remedial work is required it is imperative that technical information is gained from the relevant Clause and any Figure referenced within the Clause of the relevant Australian Standard, the BCA or the Access Code of the Premises Standards.

Note that in some instances the remediation works will bring a facility in closer alignment with contemporary expectations, but not the full rigours of contemporary codes and standards acknowledging the building or facility is existing and there may be structural constraints or the like.

Reference

Where a recommendation is not a mandatory requirement but provided in order to assist your understanding of those items that will assist your organisation meet the intent of the Disability Discrimination Act 1992 or Inclusive or Universal Design Principles, these may be identified by the reference "DDA" where there is no direct Australian Standards reference. Where available, reference will be made to an appropriate source document as listed above.

Priority

A priority rating (Low, Medium or High) has been documented based on the consultant's professional experiences of the likelihood and consequence of risk, with a resultant priority rating provided.

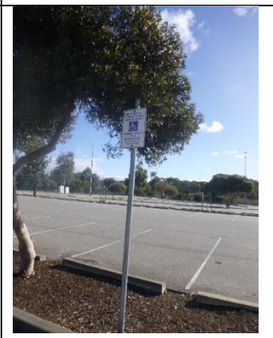
This risk assessment is based on the consultant's assumed knowledge of the way in which a facility operates (and information provided by the club manager etc), and clinical and technical experience as Occupational Therapists and Access Consultants with a knowledge of the way in which people with a disability may use a facility and the technical requirements of relevant codes and standards.

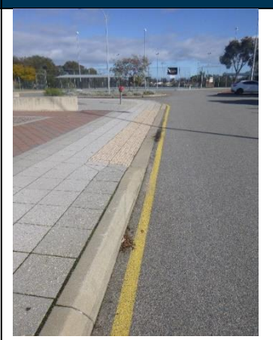
REPORT PREPARATION

Report title	Access Audit Report
Date report issued	15 August 2023
Report issued to	Wayne Stuart, OTIUM Planning Group PTY LTD
Report prepared by:	Silvia Rossi Occupational Therapist BSc (OT) Associate member ACAA No. 510
Report reviewed by:	Anita Harrop Occupational Therapist BAppSc (OT) (Hons) Accredited member ACAA No. 147

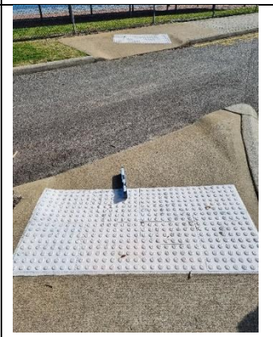
Access Review of Plans

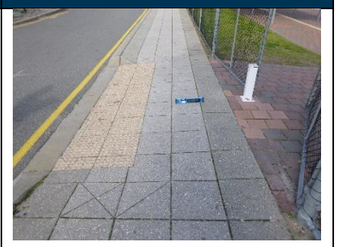
Success Reserve Masterplan
Success Regional Sport & Community Facility

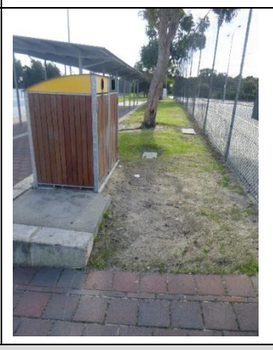
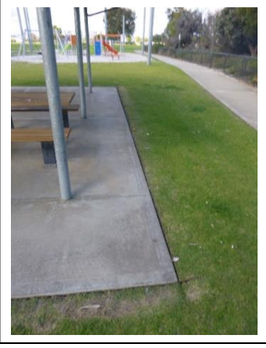
Element		Finding	OHA Recommendations	Reference	Priority	Photos
1.	**Accessible parking**					
1.1	Provision	Three (3) accessible angled parking spaces have been provided for a total of 248 carparking spaces.	Nil			
1.2	Dimensions for parking and shared spaces	At a length of 4.96m long and 2.4m wide, the dimensions for parking and shared spaces do not meet the 5.4 m length as required by AS2890.6 2009.	Increase the length of the accessible bays to 5.4m to meet the requirements of AS2890.6 2009	AS2890.6 2009 Clause 2.2.1 (a) (b) & Figure 2.3	Low	
1.3	Signage and international symbol of access	Signage at the head of the bay, line markings and the use of the international symbol of access are clear and meet requirements the of AS2890.6 2009 Clause 3.1.	Nil.			
1.4	Bollards in shared spaces	Set out of bollards in the shared areas meet requirements. Bollards are at an appropriate height with high visibility and reflective tape.	Nil.			
2.	**Drop off/pick up area opposite accessible parking**					
2.1	Kerb ramp	• At a length of 4300mm and with a gradient of 1:10, the sloped surface abutting the drop off area exceeds the maximum allowable length of a kerb ramp. • There are signs of water pooling at the base of the kerb ramp.	Reinstate a barrier kerb along the full length of the drop off bay. At the end of the drop off bay, construct a kerb ramp to ensure that the length of the kerb ramp does not exceed 1520mm and has a maximum allowable gradient of 1:8.	AS1428.1 2009 Clause 10.7.2 (b) AS1428.1 2009 Clause 7	High	

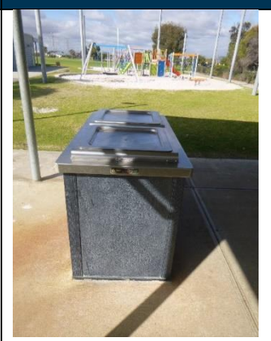
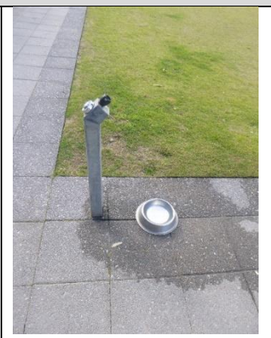
Element		Finding	OHA Recommendations	Reference	Priority	Photos
2.2	Warning TGSIs	Warning TGSIs are installed across the full length of the sloped surface and set 300mm back from the roadway. Based on previous testing undertaken by OHA, when tested against light grey pavers, beige tactiles when do not meet the minimum required 30% luminance contrast.	Ensure warning TGSIs on the kerb ramp (as recommended above) meet the required luminance contrast when tested against the surrounding paved surfaces.	AS1428.4.1 2009 Clause 2.2 & 2.3.1	High	
2.3	Top Landing	There is no flat landing at the top of the sloped surface.	When reconstructing the kerb ramp, ensure there is a flat landing with a gradient of not more than 1:40 in all directions and a length of no less than 1500mm.	AS1428.1 2009 Clause 10.8.3 & Figure 24(A)	High	
2.4	Dimensions for Drop-Off Bay and shared space	There are no line markings delineating the drop-off bay.	Should the City intend that the informal drop off area be as an accessible Drop off bay, construct a parallel bay AS2890.6 2009 requirement with line markings and bay dimensions, (i.e., length of 7800mm and a width of 3200mm). Allow an adjacent 1600mm wide unobstructed shared area that is either at the same level as the bay or on the raised pavement (the shared area must extend the full length of the bay (i.e., 7.8m in length).	AS2890.6 2009 Clause 2.2.2, Figure 2.4, 2.5 & 2.6	Medium	
2.5	Path of travel from drop off bay to the principal entrance	For a person who is blind or has low vision, the path of travel from the 'informal' drop off area to the building entrance requires navigation through a landscaped area that consists of low walls with concrete benches, trees/shrubs and mulch beds. The following non-compliances were also noted along the path of travel: • 20mm recessed pit lips. • Stormwater grates with slotted openings more than 13mm in width.	• Remediate the pit surrounds to achieve traversable surfaces to AS1428.1 2009 Clause 7 requirements. • Replace grates on the path of travel with compliant heelsafe style grates (with slotted openings that are less than 8mm wide as per AS1428.1 2009 Clause 7.5). • As low walls may not be detectable by a person who is vision impaired, consider enhancing way finding by applying contrasting elements to the path of travel.	AS1428.1 2009 Clause 7 and 7.5	High	  

Element		Finding	OHA Recommendations	Reference	Priority	Photos
3.	**Formal drop-off bay**					
3.1	Drop off bay dimensions	• At a width of 2.5m, the 'formal' drop off bay does not meet the 3.2mm width requirement for an accessible parallel bay. • The abutting sloped surface encroaches into the required 1.6mm shared area.	Wideniing the existing bay to achieve the required 3.2m width may encroach into and obstruct the roadway. In this instance consider the possibility of redesigning the bay by either; • Removing the sloped surface and cut into the forecourt pavement to achieve the required 3.2m wide accessible bay and the 1.6m wide shared space at the same level with step ramps provided at the top and rear of the bay as per AS2890.6 2009 Figure 2.5. Alternatively; • Remove the sloped surface, reinstate a barrier kerb and set back the barrier kerb to accommodate a 3.2m wide bay (without encroaching into the roadway) and provide an adjacent raised 1.6m wide shared area (for the full length of the bay), a kerb ramp will be required at the rear of the bay as per AS2890.6 2009 Figure 2.6. • Ensure the length of the accessible drop off bay meets the 7.8m requirement.	AS2890.6 2009 Clause 2.2.2, Figure 2.4, Figure 2.5 & Figure 2.6	High	
3.2	Sloped surface	A sloped surface with a gradient of 1:13 for a length of 2600mm abuts the full length of the drop off bay, this exceeds the maximum allowable length of 1520mm for a kerb ramp.	Refer to the above recommendations for an accessible drop off bay.	AS1428.1 2009 Clause 10.7.2 (b)	High	
3.3	Warning TGSIs	• TGSIs are installed across the full length of the path of travel and set 300mm from the roadway. • Based on previous testing undertaken by OHA, when tested against light grey pavers, beige tactiles do not meet the minimum required 30% luminance contrast.	Refer to the above recommendations, ensuring that warning TGSIs on the face of a newly constructed kerb ramp are installed across the full width of the face of the kerb ramp and set back 300mm from the roadway. Ensure warning TGSIs meet the required luminance contrast when tested against the surrounding surface/s.	AS1428.4.1 2009 Clause 2.2 & 2.3.1	High	

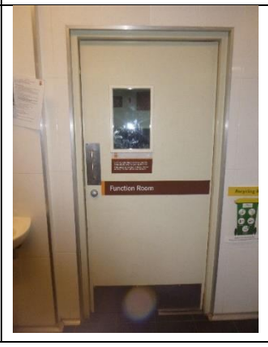
Element		Finding	OHA Recommendations	Reference	Priority	Photos
3.4	Kerb ramp landing	There is no flat landing at the top of the sloped surface.	When reconstructing the drop-off bay ensure: • A flat landing is provided at the top of the kerb ramp with a sharp and noticeable transition between the landing and the face of the kerb ramp. • Ensure falls or cross falls do not exceed 1:40 in any direction on the landing.	AS1428.1 2009 Clause 10.8.3 & Figure 24(A)	High	
3.5	Path of travel from drop off bay to the principal entrance	The grey bollards, columns and light posts along the path of travel do not have sufficient luminance contrast with the surrounding pavements.	Paint or install contrast strips on all bollards, columns and light posts to ensure sufficient luminance contrast to assist in wayfinding.	AS1428.1 2009 Clause 6	Medium	
4.	**Crossings between main drop off bay to netball courts**					
4.1	Kerb ramps	• The kerb ramps have significant crossfalls and are not in alignment. • There are large 50mm lips at the bottom of the kerb ramps.	Due to significant non-compliance, upgrade the kerb ramps to ensure each element meets the relevant clauses of AS1428.1 2009 and AS1428.4.1 2009.	AS1428.1 2009 Clause 10.7.1 & Figure 23 (A) Note [3]	High	
4.2	TGSI	The TGSIs are not installed perpendicular to the base of the kerb ramp (path of travel).	As above.	AS1428.4.1 2009 Clause 2.3.3	High	
4.3	Landing	• At both kerb ramps there is insufficient circulation space for a person using a wheelchair to turn 90° on the top landing.	As above.	AS1428.1 2009 Clause 10.8.3	High	

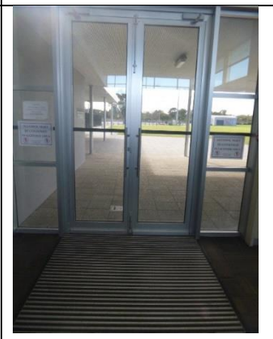
Element		Finding	OHA Recommendations	Reference	Priority	Photos
4.4	Kerb ramp to gate (netball courts)	The kerb ramp from the carpark gate to the netball courts has insufficient circulation space on the landing (i.e., the landing forward of the gate in the closed position is too short).	An overall assessment of the kerb ramp and pathway into the netball courts (refer Section 5.1) is required. Integrate a compliant kerb ramp (constructed to the full requirements of AS1428.1 2007 Clause 10.7) ensuring there is sufficient space on the landing (i.e., 1200mm where there is no change in direction). As an interim measure, provide directional signage at this entry gate that informs and directs people using wheelchairs or wheeled mobility devices to the accessible southern entry gate.	AS1428.1 2009 Clause 10.7 and 10.8	High	
5.	**Netball courts**					
5.1	Path of travel from carpark	• With an average gradient of 1:11 the 8m path of travel from the carpark gate to the ground court level exceeds the maximum allowable 1:14 gradient for a pedestrian ramp and maximum allowable 1:20 gradient for a walkway. • There is significant crossfall (on this path) at the 90° turn to each tiered seating level.	Given the steep gradients, achieving compliant access from the carpark gate will require an overall approach and redesign to achieve either a compliant ramp with a maximum 1:14 gradient or a walkway with a maximum 1:20 gradient (noting that a ramp requires handrails and kick rails on both sides which will restrict access to the tiered seating). In the interim, provide directional signage at the carpark gate that directs people with disability to the southern entrance.	AS1428.1 2009 Clause 10.1, 10.3, 10.8, & Figure 13	High	 
5.2	Wheelchair seating spaces	For visitors with disability entering the netball courts from the south gate, there is sufficient wheelchair seating space on ground level adjacent the tiered seating.	Provide directional signage for visitors with disability to the south entry gate.	AS1428.1 2009 Clause 18.1	High	

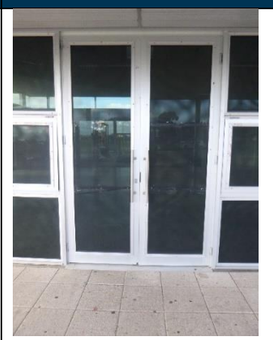
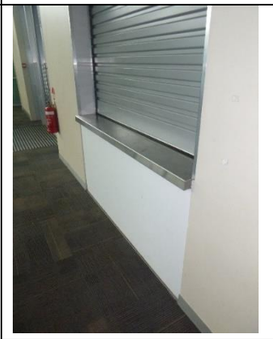
Element		Finding	OHA Recommendations	Reference	Priority	Photos
5.3	Tiered seating - Height	The tiered seating has an average height of 270mm. There is no accessible style bench seating with backrests and armrests available as an alternative to the tiered seating.	In addition to the tiered seating, provide accessible seating with the following: • Seat height at 400-450mm • Armrests height at 260 ± 40mm • Backrests height at 750 - 790mm	AS1428.2 1992 Clause 27.2 & Figure 32	Medium	
5.4	Tiered seating - Warning strips	There are no warning strips at edge of tiered seating. The limestone blocks provide good contrast against the red pavers.	N/A.			
5.5	Wastebin	The waste bin set off the path of travel and on sandy surface is not accessible.	Provide bins in an accessible location, set off and connected to the path of travel with firm, even and level surface with circulation space (1540x2070mm) forward of the waste bins.	AS 1428.2 1992 Clause 6.2	Low	
6.	**BBQ /picnic faciliy**					
6.1	Path of travel to BBQ picnic facility	There is no accessible connecting path to the BBQ picnic facility	Construct a connecting path a minimum 1200mm wide between the path surrounding the building to the BBQ facility hard stand. Ensure that the path is level with crossfalls that do not exceed the maximum allowable 1:40.	AS1428.1 2009 Clause 6 & Clause 7	Low 	

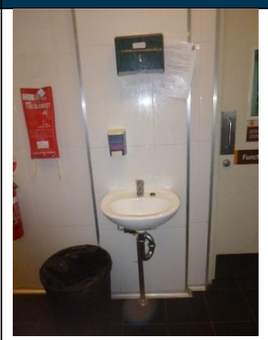
Element		Finding	OHA Recommendations	Reference	Priority	Photos
6.2	Barbeque	A standard style BBQ is provided with no knee and footplate clearances underneath.	*Should the City wish to upgrade the picnic amenity replace the barbecue with an accessible style barbeque ensuring there is sufficient circulation space (i.e., 1540 x 2070mm) forward of the barbecue for a person using a wheelchair to manoeuvre and approach the barbecue.*	AS1428.2 1992 Clause 24.1 & Figure 25	Low	
6.3	Picnic table	There is insufficient circulation space between the edge of the concrete slab and posts to enable a wheelchair user to access the picnic table.	*Install accessible picnic tables ensuring sufficient circulation space (1540 x 2070mm) at one end or side of the picnic table.*	AS1428.2 1992 Clause 24.1, 27.1, 27.2, Figure 25 & 32	Low	
7.	**Playground**					
7.1	Access to playground	The playground is set on sand surrounded by limestone edge wall.	*Given sand is not accessible, the City may consider providing accessible rubber softfall in all or part of the playground with accessible play equipment (such as the hammock swing). Should the playground be upgraded, to include accessible play equipment, construct a connecting path to the accessible playground.*	AS1428.1 2009 Clause 7	Low	
8.	**Drinking fountain**					
8.1	Bowl/water containment under	There is no water containment bowl under water outlet. There is an uncovered waste point in front of one of the drinking fountain.	*Replace drinking fountains with an accessible style drinking fountain that includes a bowl under the outlet to prevent spillage for a person in a wheelchair.* Ensure that the waste point is covered by a grate and surrounding surface is firm, even and level.	AS1428.2 1992 Clause 27.3 & Figure 33 AS 1428.2 1992 Clause 6.2	Medium 	

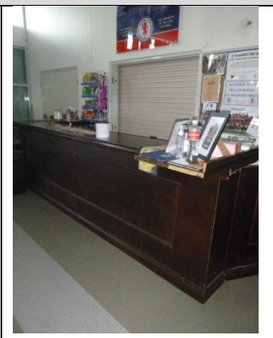
Element		Finding	OHA Recommendations	Reference	Priority	Photos
9.	**Principle entrance**					
9.1	Clear opening width	Two auto doors with a central airlock achieves the required minimum 850mm clear open door width and door circulation space. There is sufficient circulation space within the airlock for a person using a wheelchair to approach each door.	Nil.			
9.2	External door controls	The door controls comprise a card reader, keypad, camera and call button. The following are too high: • Camera - 1400mm • Call button & speaker - 1320mm	Reposition the door controls to between 900-1250mm high.	AS1428.1 2009 Clause 13.5.3, Figure 36 & Clause 13.5.4	Medium	
9.3	Door glazing	The visual indicators are obscured, transparent and only on one leaf of the double-glazed door.	Replace the visual indicator with a 75mm wide, solid and non-transparent strip for the full width of the glazing. Locate the strip 900-1000mm high and ensure 30% luminance contrast is achieved when the strip is viewed against the floor surfaces on the opposite side of the glazing.	AS1428.1 2009 Clause 6.6	High	
9.4	Internal switches and controls	The following are found to be non-compliant: • The alarm keypad located between the Fire Indicator Panel and the main entry doors, with 150-300mmm clearances to the internal corners. • The door roller controls, and door control button are located less than 500mm from the internal corner.	Relocate switches and controls to a height of 900-1100mm and not less than 500mm from the internal corners.	AS1428.1 2009 Clause 14.1 & Figure 37	Medium 	

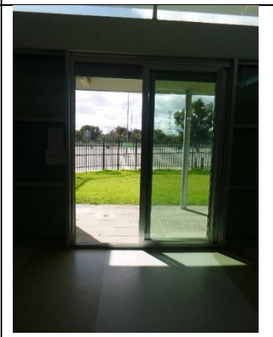
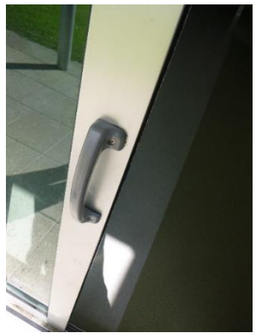
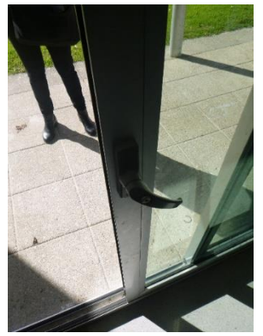
Element		Finding	OHA Recommendations	Reference	Priority	Photos
10.	**Internal doors**					
10.1	Clear open door width	The majority of doors (including the active leaf of double doors) have clear open widths that range between 800-840mm.	Remediate doors to achieve a minimum 850mm clear open width.	AS1428.1 2009 Clause 13.2	Medium	
10.2	Circulation space	Excluding doors to sanitary facilities (which are assessed under the sanitary facility section) and doors to utility spaces which are exempt under the DDA, the circulation spaces for all internal doors meet requirements.	Nil.			
10.3	Hardware	All doors have compliant style D handles. Noted on the SNA Office door a large locking snib obstructs the clearance around the D handle.	Relocate the locking snib mechanism away from the door handle.	AS1428.1 2009 Clause 13.5.2 (e)	Low	
10.4	Glazing	The internal glazed doors have a frosted privacy film between the height of 300mm to 1800mm these may be retained with the addition of a compliant visual indicator.	Install a solid and non-transparent visual indicator across the fill width of the glazed doors and fixed side panels. Ensure that the height is between 900mm - 1000mm and achieves a minimum 30% luminance when viewed against the floor surfaces on the opposite side.	AS1428.1 2009 Clause 6.6	Medium	
10.5	Glazing in joinery	It is acknowledged that the door from the kitchen to the function room may be used by hired staff for functions and catering purposes, and in this instance the door would be considered except. However, should this door be used by volunteers then the viewing panel with the following dimensions does not meet requirements for a person in a seated position; • 1330mm height to the bottom of the panel.	*For enhanced accessibility, ensure that the viewing panel is positioned with the required dimensions as per AS1428.2 1992 Clause 11.6.2 with the bottom edge set at 900-1000mm high.*	AS1428.2 1992 Clause 11.6.2	Low	

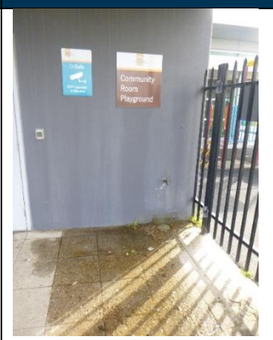
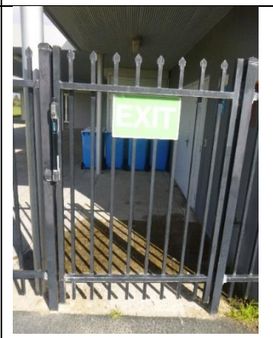
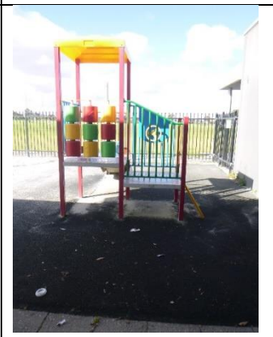
Element		Finding	OHA Recommendations	Reference	Priority	Photos
10.6	Door luminance contrast	The painted timber solid core door in a light cream colour and does not sufficiently contrast with the surrounding adjacent walls or door frames.	Remediate the door luminance contrast is accordance with AS1428.1 2009 Clause 13.1 requirements.	AS1428.1 2009 Clause 13.1	Medium	
11.	**External doors**					
11.1	Clear opening widths	External doors (including the active leaf of double doors) have clear open widths that range between 800-950mm.	Where doors are less than 850mm clear open width, remediate to achieve a minimum 850mm clear open width.	AS1428.1 2009 Clause 13.2	Medium	
11.2	Circulation space	All external doors meet requirements for door circulation space.	Nil.			
11.3	Hardware	All door have compliant D style handles at the required height.	Nil.			
11.4	Glazing	The majority of external glazed doors have the compliant visual indicators.	Nil.			
11.5	Luminance contrast	As the door handles and the door frames are of similar reflective silver material, there is insufficient luminance contrast between them.	Paint the handles to ensure sufficient luminance contrast between them.	AS1428.1 2009 Clause 13.1	Medium	

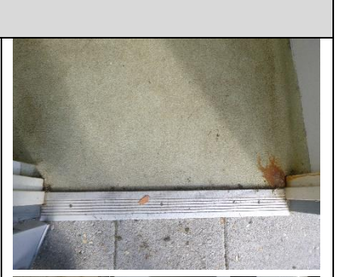
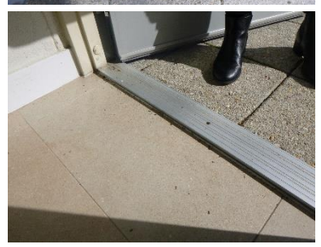
Element		Finding	OHA Recommendations	Reference	Priority	Photos
11.6	Opening force	All external doors, with the exception for the community room, are easily opened. The external door for the community room to the car park area requires significant force to open as well as to keep it in an opened position.	Adjust the door closer for the external door to the community room to ensure that the force required to operate the door does not exceed 20N.	AS1428.1 2009 Clause 13.5.2 (a) & (b)	High	
11.7	Threshold ramp	The majority of external door threshold ramps meet requirements with the exception of the door to the Success Netball Association Clubroom where there is a 20mm lip between the internal and external threshold ramps.	Remediate the threshold ramps to ensure that the change in level is not more than 3mm.	AS1428.1 2009 Clause 10.5 AS1428.1 2009 Clause 7.2	Low	
12.	**Kitchen /kiosk**					
12.1	Circulation space	There is sufficient space between the kitchen benches for a volunteer using a wheelchair to approach the benches.	Nil.		Low	
12.2	Kitchen bench height & depth	The kitchen benches are commercial style benches with minimal accessible features.	*The following inclusions may allow wheelchair users the ability to independently use the essential kitchen bench facilities with a side-on approach:* • *Provide at least one unobstructed section of bench a minimum 800mm wide underneath, clear to a height of 850 ±20mm, and with a maximum 550mm depth to allow a wheelchair user to pull underneath and undertake light kitchen duties.*		Low	
12.3	Servery bench and window	There are three serving windows: • Success Netball Association Clubroom • Function Room • External verandah All servery benches to these spaces are 900mm high and do not have any knee and leg clearance underneath.	*Extend servery bench to have at least a 600mm for knee and footplate clearance to ensure that anyone using a wheelchair can access the servery.*	AS1428.2 1992 Clause 24.1.1, 24.1.4 & Figure 25	Low 	

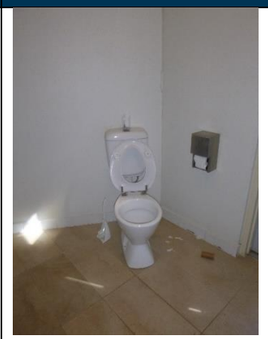
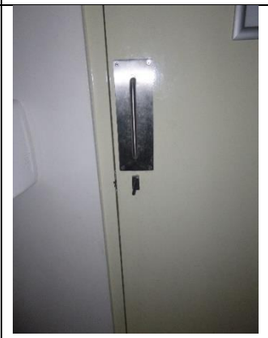
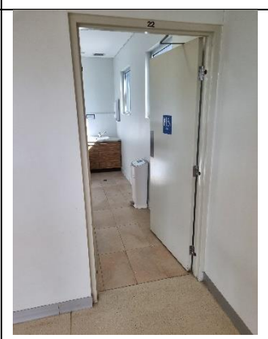
Element		Finding	OHA Recommendations	Reference	Priority	Photos
12.4	Washbasins	Washbasins in the kitchen and Community kitchen have compliant lever taps with circulation space forward of the basin to enable a side on approach to the basin. At the kiosk basin the: • The paper towel dispenser is installed to a height of 1630mm.	Relocate the dispenser to ensure the height is 1000 ± 100mm and no closer than 500mm from an internal corner.	AS1428.1 2009 Clause 15.4.3	Low	
13.	**Funtion room**					
13.1	Stage	A fixed stage in the Function Room is 320mm high with no (portable) ramp available to access the stage.	Given the stage is 320mm high it exceeds the maximum 190mm rise limitation for a step ramp. Consider providing a portable stage ramp that can be stored at the facility. Ensure the ramp meets requirements for a ramp i.e., does not exceed a 1:14 gradient and is fitted with handrails and kickrails. Refer to link below for examples of stage ramps https://sasdistribution.com.au/staging-101/stage-ramps/ Alternatively reduce the height of the stage to 190mm or below, this will allow for a step ramp to be used or remove the stage entirely for equitable use by all.	AS1428.1 2009 Clause 10.3	Low	
13.2	Floor mat	There are 2 large strips of floor mat with secured bevelled edge, meets requirements for a traversable abutment of surfaces.	Nil.			

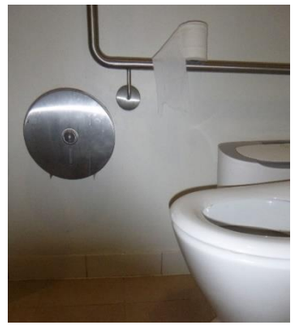
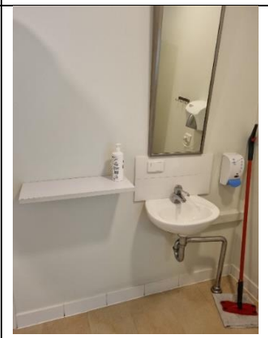
Element		Finding	OHA Recommendations	Reference	Priority	Photos
14.	**Southern Lions Rugby Union club room**					
14.1	Bar	The bar at a height of 1000mm does not have a lowered section for people in a seated position	*It is recognised that while a person in a wheelchair may not need to access the bar for drinks as they may be served directly, to enhance accessibility, it is recommended to have a section of the bar lowered to a height of 850 ±20mm, 800mm wide unobstructed section underneath, and with a maximum 550mm depth to allow a wheelchair user to pull underneath to reach any drinks served directly from the bar.*	AS1428.2 1992 Clause 24.1.4	Low	
15.	**Community Activity Room**					
15.1	Kitchen entry and internal circulation space.	• At 770mm the gap to enter the kitchen does not meet the required 1000mm for an accessible path of travel. • There is sufficient circulation space forward of the kitchen bench for a person using a wheelchair to approach the benches, turn and exit the space.	Widen the gap to have a clear open width of at least 850mm.	AS1428.1 2009 Clause 13.2	Medium	
15.2	Under bench knee and toe clearance	The following accessible features are noted: • D style handles on cupboards and drawers; • Lever taps The following elements are not accessible: • The hot water dispenser is set back too far and too high from the bench top • The microwave is positioned in the corner at a height of 1190mm	There is no mandatory requirement to provide lowered benches with knee space, and the like, in this communal kitchen & kitchenette. The following inclusions may allow wheelchair users the ability to independently use the essential kitchen bench facilities with a side-on approach: • Provide at least one unobstructed section of bench a minimum 800mm wide underneath, clear to a height of 850 ±20mm, and with a maximum 550mm depth to allow a wheelchair user to pull underneath and undertake light kitchen duties. • Consider lowering the hot water dispenser, so it sits closer to the benchtop. • Install a small sink/draining device under the dispenser to safely divert spillage away from a user.	AS1428.2 1992 Clause 24.1.4	Medium	 

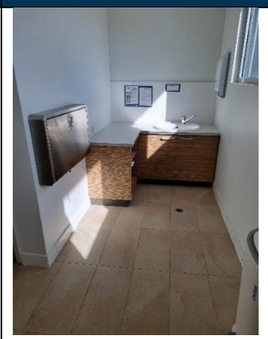
Element	Finding	OHA Recommendations	Reference	Priority	Photos
		• Alternatively, provide a zip tap 300mm from the front of the bench or a kettle. • Consider moving the microwave within the common reach zone (700mm-1200mm high) or alternatively, have locate the microwave on the benchtop or underbench.			
15.3 Sliding door clear open width, threshold ramp and glazing	The sliding door has a clear open width of 950mm meeting requirements. • The sliding door track creates a 50mm lip in the door threshold. • There are no visual indicators on the door glazing.	Remediate the track by recessing or lower the track to at a maximum height of 35mmm for installation of a threshold ramp. Apply a visual indicator to the door and fixed glazed panel to the full requirements of AS1428.1 2009 Clause 6.6.	AS1428.1 2009 Clause 13.2, 10.5 Figure 21, & 6.6	High 	
15.4 Sliding door hardware	While the external door D style handle meets requirements, the internal lever style door handle is angled downwards making it hard to grasp and not appropriate to push/pull the sliding door.	Replace the lever style door handle with a D style handle with the appropriate snib/locking mechanism meeting the requirements for AS1428.1 2009 clause 13.5.2 & 13.5.3	AS1428.1 2009 Clause 13.5.2	High 	
15.5 Playground gate	At 790mm, the clear open width of the gate to the car park does not meet the minimum 850mm clear open width requirement. The ground cover inside of the gate is grass and not accessible an accessible ground cover. There is evidence of water pooling at the gate to the undercover verandah. At a height of 1530mm the latches at both gates must be retained for child safety purposes.	Should the gate to the carpark be required as an entry gate to the facility, then at a minimum widen the gate to have a minimum clear opening width of 850mm. Install a footpath with a firm, even and level surface from the gate to the play area. Repair the causes for water pooling at the opposite gate.	AS1428.1 2009 Clause 7 & 13.2	Medium	

Element	Finding	OHA Recommendations	Reference	Priority	Photos
					
15.6 Exit signage	The exit sign to the verandah is discoloured and may be difficult to read.	*Replace or repaint exit sign.*		Medium	
15.7 Play equipment	Standard play equipment is provided with no accessible and inclusive play elements	*City may wish to consider providing accessible and inclusive play elements such as interactive playboards or musical instruments, or teepee set on traversable rubber softfall.*		Low	
16. Hearing augmentation					
16.1 Availability and signage	Noted at the time of the audit, no audio visual systems are provided in the function and community rooms.	Where audio visual systems are installed, hearing augmentation system must be provided in accordance with Part D3.7 of the Premises Standard which states: (1) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed: a. in a room in a Class 9b building; or	Premises Standards Part D3.6 and D3.7	Medium	

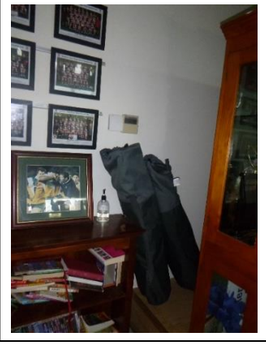
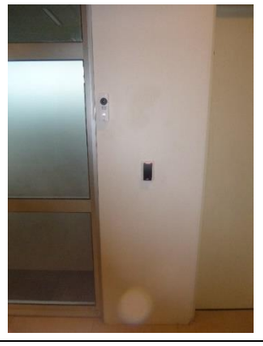
Element		Finding	OHA Recommendations	Reference	Priority	Photos
			b. In an auditorium, conference room, meeting room, room for judicatory purposes, or a room in a Class 9b building; or c. at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider. Ensure appropriate signage is provided in accordance with D3.6 of the Premises Standards which specifies signage, including the international symbol of deafness, that must be provided within a room containing a hearing augmentation system and identifies: the type of hearing augmentation in use; • the area covered within the room; and • if receivers are being used and where the receivers can be obtained.			
17.	**Change rooms**					
17.1	Door clear open widths and continuous accessible paths of travel	All doors to the change rooms have sufficient clear open widths of no less than 850mm but at the door threshold between the outdoor pavers and the internal floor surfaces, significant lips of between 20-30mm high are identified, posing trip hazards.	While it is not expected for the sports players to have severe ambulatory disabilities, injured players may require mobility aids to enter the space, as such, remediate the door threshold to achieve a smooth and traversable transition with a change in of no more than 5mm.	AS1428.1 Clause 13.2 & 7.3	Low	 
18.	**Sanitary facilities**					
18.1	Unisex accessible toilet (UAT) provision	One unisex accessible toilet is provided opposite the function room and one within the unisex toilets in the Community Room. The external Umpire 1 and 2 sanitary facilities whilst signed as unisex accessible toilets, do not meet AS1428.1 2009 requirements.	See below sections for relevant recommendations.	NCC 2019 Clause F2.4 (a)		

Element	Finding	OHA Recommendations	Reference	Priority	Photos
18.2 External Umpires 1 and 2	The washbasin in the umpire's room is positioned within the required door circulation space, with a distance to the door of only 1170mm. • There is insufficient pan circulation space. • A domestic style pan is provided with non-compliant set out. • There is insufficient space on the wall to the side of the pan to install a compliant grabrail.	Should the City wish to retain these sanitary facilities for umpires then remove the UAT signage and provide directional signage to the UAT located inside the building. However, should the City wish to reinstate the two amenities as unisex accessible toilets then redesign and construct to the full requirements of AS1428.1 2009 Clause 13, 14, 15 and 17.	AS1428.1 2009 Clause 13, 14, 15 and 17.	High	 
18.3 Doors to all unisex accessible toilets	All UAT doors achieve the following requirements: • A minimum 850mm clear open width; • The appropriate door hardware, in-use indicator and large snib catch. • All doors are self-closing. • Door handles are D type and do not require excessive force to operate them.	Nil			
18.4 UAT opposite Function Room	Door circulation space and internal circulation space for the pan and basin meet AS1428.1 2009 requirements	Nil.			
18.5 Community Activity Room UAT	The UAT is located within the unisex toilets. There is insufficient door circulation space at the entry door to the toilets. The UAT Door circulation space and internal circulation space for the pan and basin meet AS1428.1 2009 requirements.	Remediate the door to achieve the required door circulation space at the entry to the unisex toilets.	As1428.1 2009 Clause 13.3 and Figure 31	High	

Element	Finding	OHA Recommendations	Reference	Priority	Photos
18.6 UAT fittings and fixtures 18.6.1 Toilet roll holders	The toilet roll dispensers are too large (jumbo / multi roll dispensers) encroaches into the grabrail clearance zone and located too far from the front of the WC seat and the paper dispensing point too low to be accessible.	Replace the toilet roll holders with single or double (side by side) toilet roll holders and install within the specified zone.	AS1428.1 2009 Clause 15.2.6 & Figure 41	High	 
18.6.2 Backrest	There are no backrests above the pan.	Install backrests to UAT pans as per AS1428.1 2009 Clause 15.2.4.	AS1428.1 2009 Clause 15.2.4 & Figure 39	High	
18.6.3 Shelving	In the Community Room UAT a shelf is provided. No shelf is provided in the UAT opposite the Function Room.	Install shelving adjacent to all handbasins meeting the requirements of AS1428.1 2009 Clause 15.4.2.	AS1428.1 2009 Clause 15.4.2	High	
18.6.4 Mirror	Mirrors are a non-compliant angled style at a height of 1130 - 1160mm.	Replace the mirrors with a compliant non angled style mirror with the base not higher than 900mm.	AS1428.1 2009 Clause 15.4.1	High	
18.6.5 Hand dryers, paper towel and soap dispensers	Soap dispensers are less than 500mm from an internal corner. The operable component of dispensers and hand dryers are 1130 - 1150mm high.	Relocate paper towel and/or soap dispensers with the outlets/operative components to a height of 900-1000mm and no closer than 500mm from an internal corner.	AS1428.1 2009 Clause 15.4.3	High	
18.6.6 Clothes hanging device	Although clothes hooks are provided within the UATs and installed at the correct height of 1300mm, cook hooks are not located adjacent to the shower bench seating.	Install clothes hooks adjacent to the shower seat as per AS1428.1 2009 Clause 15.5.10 and Figure 47.	AS1428.1 2009 Clause 15.4.4, 15.5.10 & Figure 47	High	

Element	Finding	OHA Recommendations	Reference	Priority	Photos
18.6.7 Baby change table	The baby change table located in the UAT opposite the Function Room is installed to a height of 730-790mm, however is located adjacent the shower seat and is within the circulation space of the shower facility. A baby change table located within the unisex toilets of the Community Room has a height of 740-840mm meeting requirements.	In the UAT opposite the Function Room, relocate the baby change table outside of the required circulation space for the shower facility as shown in AS1428.1 2009 Clause 47.	AS1428.1 2009 Clause 15.2.8.2	High 	
18.6.8 Shower rail, hose, grabrail, mixers and soap holder	The following non-compliances are noted; • The shower rail wall outlet exceeds the maximum height of 700 ± 5mm. • While the mixers/taps are located in the appropriate zones and have sufficient clearance from internal wall corners and grabrails, there are no soap holders provided.	Lower the shower wall outlet to the required height of not more than 700 ± 5mm. Install soap holders within the zone of 900 - 1100mm high and not protruding from the face of the wall by more than 60mm.	AS1428.1 2009 Clause 15.5.6, 15.5.7, 15.5.8 & Figure 48	High 	
19. Ambulant toilets					
19.1 Ambulant cubicle provision	There are no sanitary compartments for people with ambulant disability (ambulant cubicles) in the male or female toilets. • The male and female bank of toilets have airlocks. • The airlock to the male toilets only have 870mm distance between the door leafs in opened position where a 900 x 900mm circulation space is required. Many of the cubicles in the male and female bank of toilets have the following dimensions: • Cubicle door clear open width of 600-850mm • Front of pan clearance less than 800mm	Should the building undergo a major upgrade to the sanitary facilities then incorporate ambulant cubicles to the full requirements of AS14218.1 2009 Clause 16.	NCC 2019 Clause F2.4 (c) AS1428.1 2009 Figure 34	Low	

Element	Finding	OHA Recommendations	Reference	Priority	Photos
19.2 Sanitary facilities - Signage	All signage for sanitary facilities is located on the face of the door with no Braille and tactile signage provided for male, female and unisex toilets.	In accordance with Premises Standards D3.6 and Specification D4 (and reference AS1428.1 2009 Clause 8): • Braille and raised tactile (text and symbols) signage with the appropriate internationally recognised symbols and colour treatment is required to identify all sanitary facilities (male, female, unisex accessible and ambulant). • Should a UAT be provided, signage identifying the UAT must identify whether the facility is suitable for left or right-hand use. • The Braille and raised tactile signage is to be installed on the wall on the latch (handle) side of the male, female and accessible toilet door, 1200-1600mm high, with the leading edge of the sign located between 50 and 300mm from the architrave. • The sign to be installed so that the Braille line is at a height of 1250-1350mm. • Should ambulant cubicles be provided, signage must be located on the door of the facility. The sign to be installed so that the Braille is at a height of 1250-1350mm.	Premises Standards D3.6 and Specification D4 (and reference AS1428.1 2009 Clause 8 & Figure 9)	High	   
20. Wayfinding and signage for main spaces and rooms					
20.1 Text font and directional arrows	(With the exception of sanitary signages, assessed under the sanitary facility section) All signage has text in title case. There is no directional signage to sanitary facilities.	*Refer to Appendix 1 – Principles of Good Signage* *Include directional arrows to sanitary facilities in the signage, meeting the requirements of AS1428.1 2009 Clause 8 & Figure 9*	AS1428.1 2009 Clause 8.1, 8.2 & Figure 9	High	 

Element		Finding	OHA Recommendations	Reference	Priority	Photos
20.2	Position of signages	Some signages can be found located on the leaf of the doors which can be inconsistent and confusing for visitors with vision impairments.	*While not mandatory, it is recommended to have all signages in tactile installed above the keypads with a height of 1200-1600mm as a preferred location.*	Premises standards Clause D4.2	Low 	
20.3	Luminance contrast	The white text on brown background or black text on white background provides sufficient luminance contrast. The gloss finish of some of the signage may not work well in external spaces, due to severe reflections from the outdoor.	*It is recommended to replace the gloss finish with a matt finish to improve on the luminance contrast.* *Refer to Appendix 1 – Principles of Good Signage*	AS1428.2 1992 Clause 17.3	Low	
20.4	Location of sign at change of direction	There is a sign located near the formal drop-off area, but no signs are provided near the informal drop-off point. Internally there is no directional signage to facilities such as the sanitary facilities. Informal signs posted on the information board adjacent to the Southern Lions Rugby Union Football Clubs provide information and direction to the bar, canteen, and coffee machine.	*Consider providing directional signage near the kerb ramp at informal drop-off point.* *Include directional signage to the toilet facilities.* *Install signage above the information board at a height of 2000mm anticipating a crowd around said board during events.* *Ensure that the text font, symbol and directional arrows meet the requirements of the relevant clauses of AS1428.1 2009.*	AS1428.2 1992 Clause 17.4 (b) & (c)		 
21.	**Switches and controls**					
21.1	Locations	The intercom button and camera for the function room have a height of 1460mm and 1520mm respectively. All lights are operated using sensor. There are light switch panels allowing of manual controls in each room. AC controllers can be found located at more than 1400mm high which is not accessible from a seated position. Within the individual rooms, many light switch panels are obstructed by furniture or various items.	Reposition the intercom button and camera to between 900-1250mm high. Where required, relocate the AC controllers to a height of 1000 ± 100mm.	AS1428.1 2009 Clause 13.5.3, Figure 36 & Clause 13.5.4 AS1428.1 2009 Clause 14.1 & Figure 37	High 	

Element	Finding	OHA Recommendations	Reference	Priority	Photos
21.2 Luminance contrast	All light switch panels are found to be white which do not contrast well with the white walls as a background. While the keypads being black contrasts very well with the walls.	*While not mandatory, it is recommended to have the switch panels to have sufficient luminance contrast to the walls.*		Low 	

APPENDIX 1 - PRINCIPLES OF GOOD SIGNAGE

Wayfinding, directional (other than to an accessible entrance or accessible toilet), or informative signage is not addressed in the Australian Standards called up in the Access Code of the Premises Standard or BCA. Therefore, to meet the following requirements is not mandatory, but important to meet the needs of all people regardless of age or ability and the intent of the DDA. It is recommended any signage upgrade or provision of instructions or information incorporates the following good signage principles based on AS1428.2 1992 Clause 17:

- Any information provided on signs should be clear and unambiguous to read. Lettering (size, type, layout) to be clear and legible.
- Avoid the use of ALL CAPITALS, and use sentence or title case, for ease of reading.
- The sign is not to reflect light and it should be glare-free when installed.
- Note that signage located under glazing can be very challenging to read and may result in significant reflection, rendering the signage unreadable for many.
- Located between 1200-1600mm from the finished floor surface, where visible to people seated and standing. Where space within the 1200-1600mm zone is not available, the sign can be extended downward, no lower than 1000mm.

  This recommendation is changed if the sign is a wall-mounted finger sign (or similar) as people may walk into a sign at the 1200-1600mm height. The recommendation for signage height changes to 2000mm (height of a continuous path of travel as per AS1428.1 2009 Clause 6.2). Further, ensure there is a corresponding increase in font size of the sign so that the information will still be readable from a greater distance.
- Should the sign be obscured at any time (e.g., by crowds at an event) it should be placed at least 2000mm high.
- The sign should be in contrast to the background surface.
- As 1 in 10 males and 1 in 200 females have a colour deficiency, do not use a colour palette combination of the “tomato factor”, that is, the colours one finds in the ripening of a tomato (green, olive green, orange, yellow, pink and red). People who have a colour deficiency (colour blindness) may not be able to distinguish between any combinations of these colours.
- Letters to be in 30% luminance contrast to the sign.
- Letter height to be appropriate to the required/anticipated viewing distance.
- Directional signage to be located at key decision-making points.

ENHANCED CONSIDERATIONS FOR ROOM IDENTIFICATION SIGNAGE

For public use rooms e.g., baby change room, clubroom, activity or function rooms consider providing Braille and raised tactile text signage to identify the room. Where appropriate, a pictogram that illustrates the use of the room can also be incorporated into the sign.

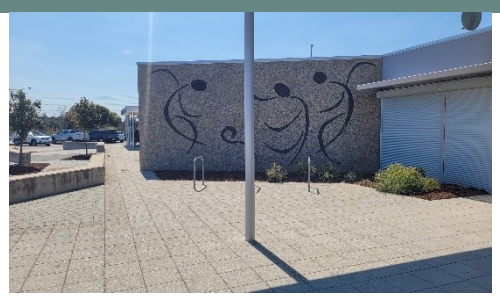
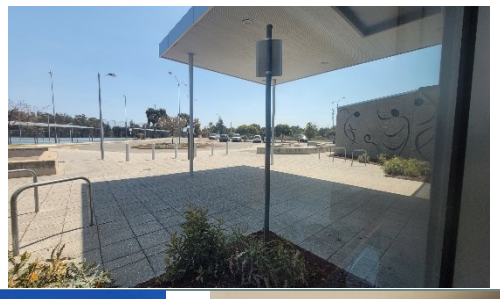
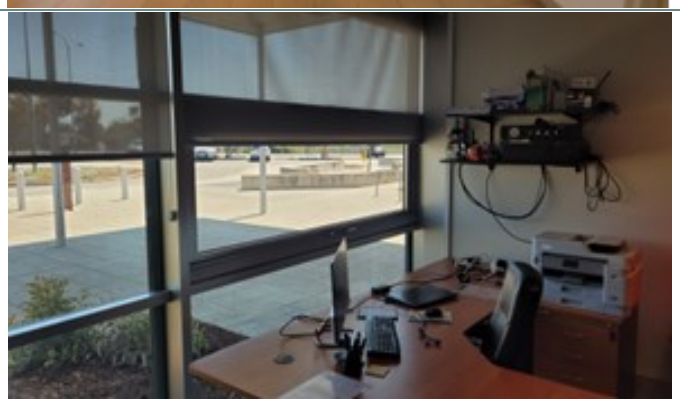
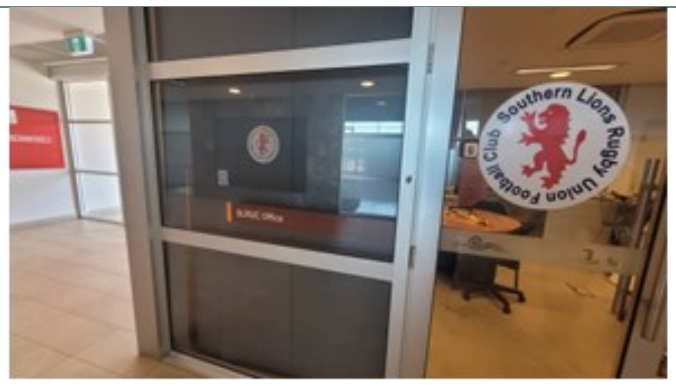
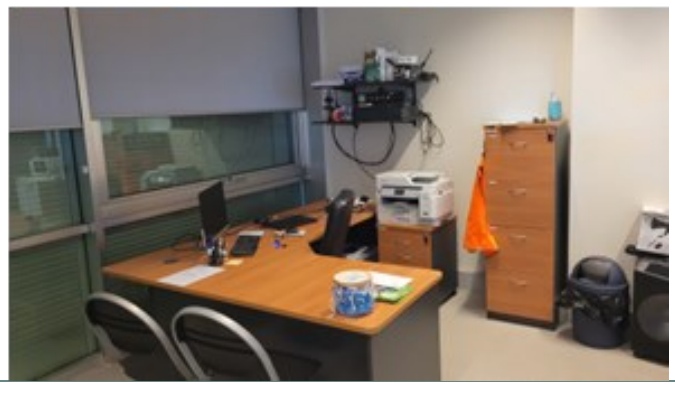
Locate the sign on the latch side when approaching the room door with the leading edge of the sign between 50mm and 150mm from the architrave and/or door frame except where the door swings towards the user. In this instance, set the sign back from the doorway by between 1500mm and 2000mm.

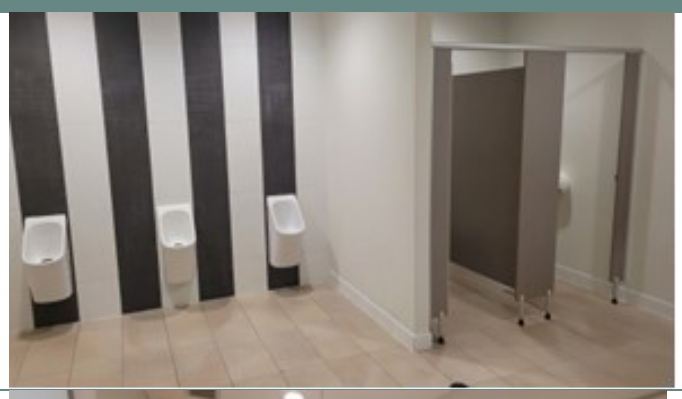
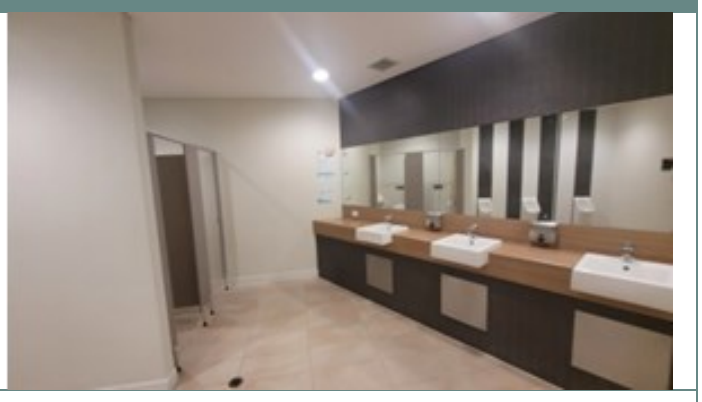
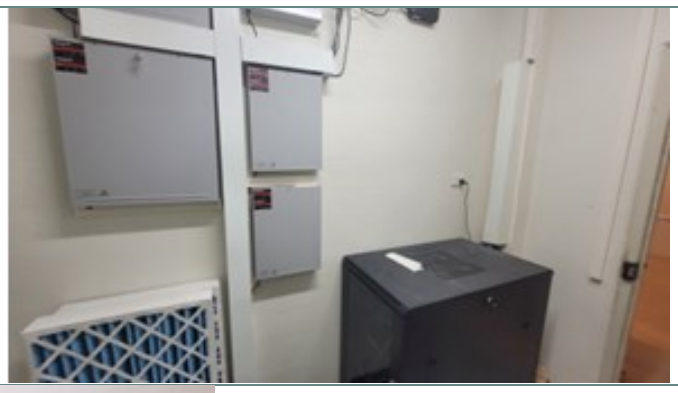
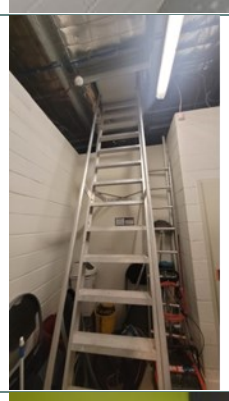
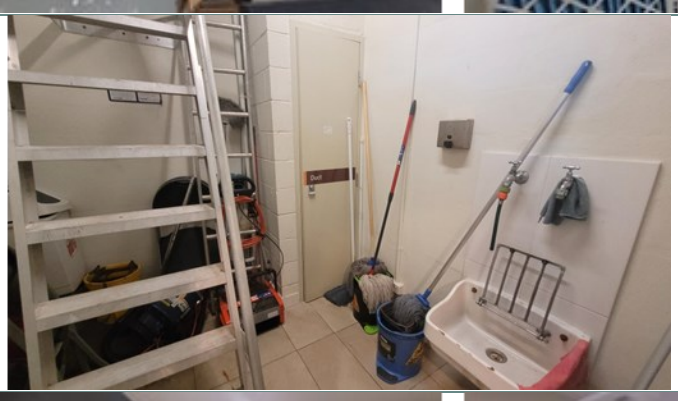
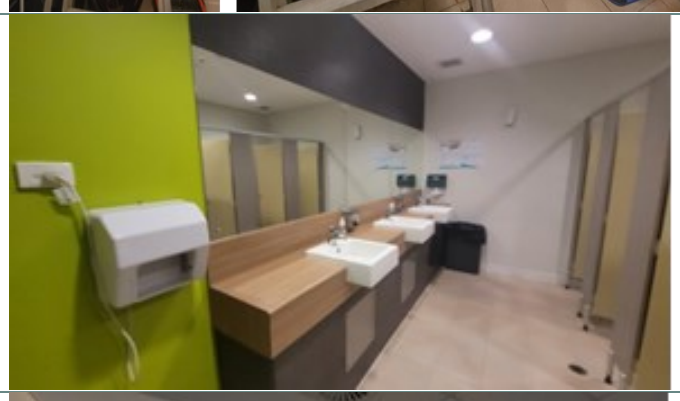
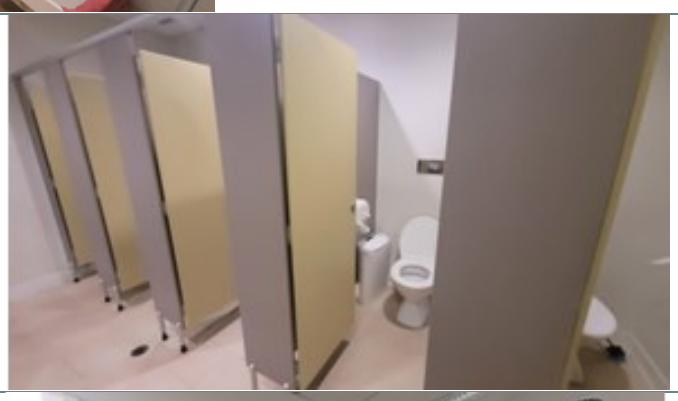
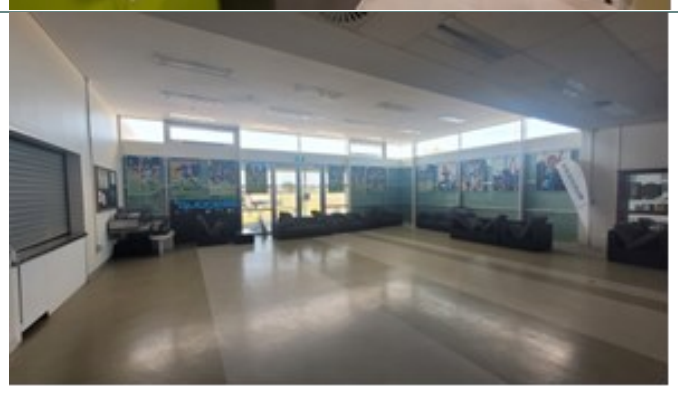
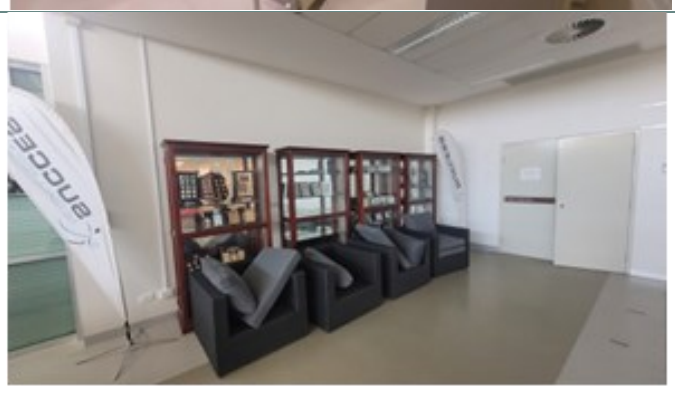
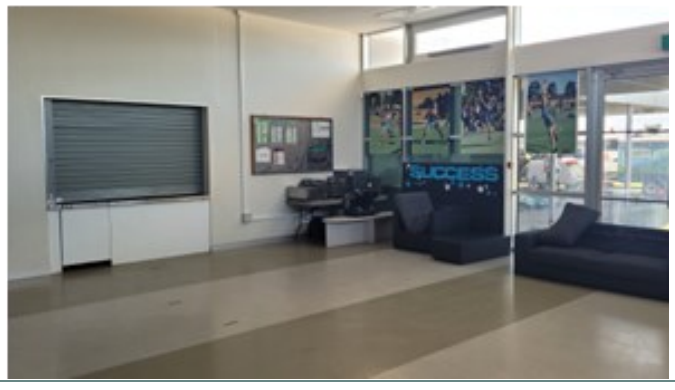
The Braille and tactile components of the sign are to be positioned in a zone 750mm wide, not higher than 1600mm and not less than 1200mm above floor level, with a standing area provided in front of the sign with a minimum depth of 500mm and width of 750mm [AS1428.4.2 2018 Clauses 4.2.1 (a), (c) &(e)].

Refer to the recently published AS1428.4.2 2018 for additional information.

Appendix 4: Site photos

All images were taken by the author of this document.

Ref #	Area	
	Outside the front entry	     
1	Entry lobby	 
2	Foyer	 
3	Administration office (SNA)	 
28	Meeting room (SLRUC office)	   

Ref #	Area	
4	Male toilet	 
5	Disabled toilet	
6	Store 4	 
26	Cleaners room	 
27	Female toilet	 
7	Clubroom 1	   

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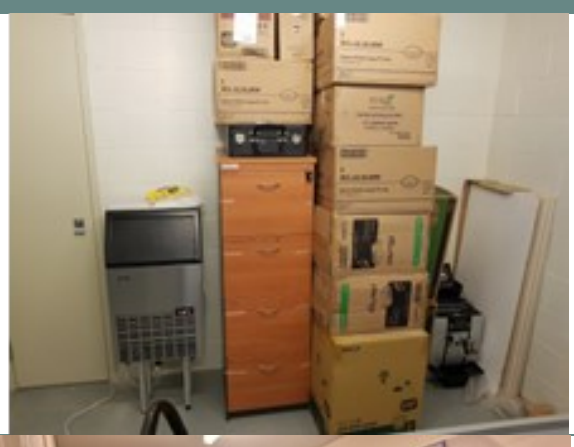
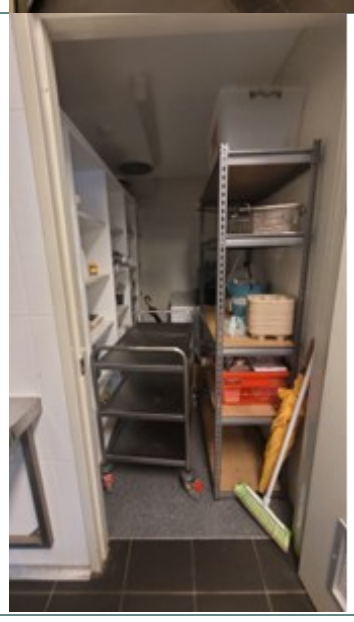
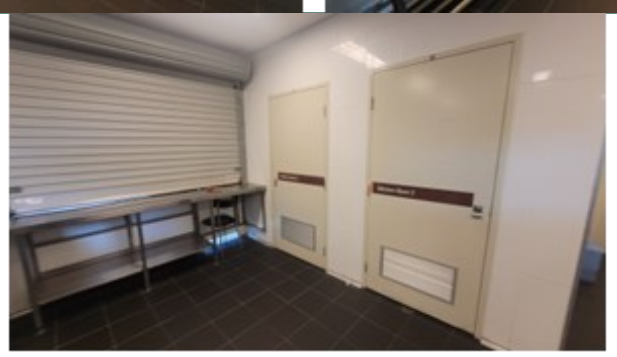
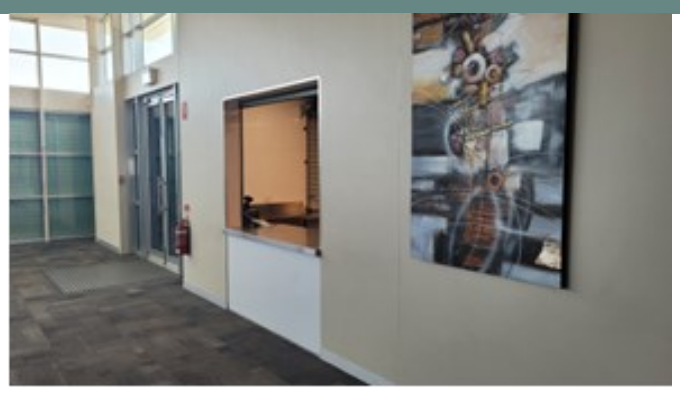
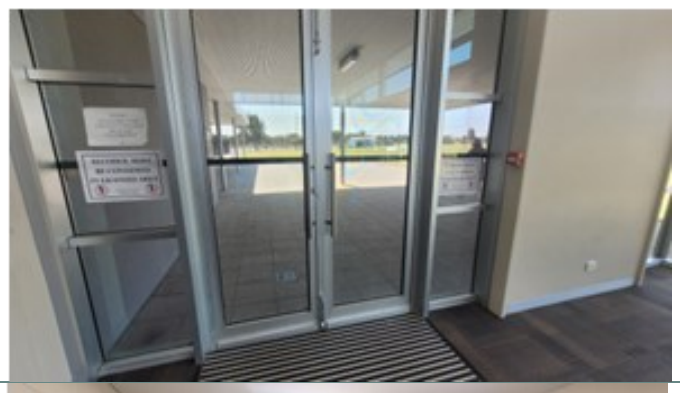
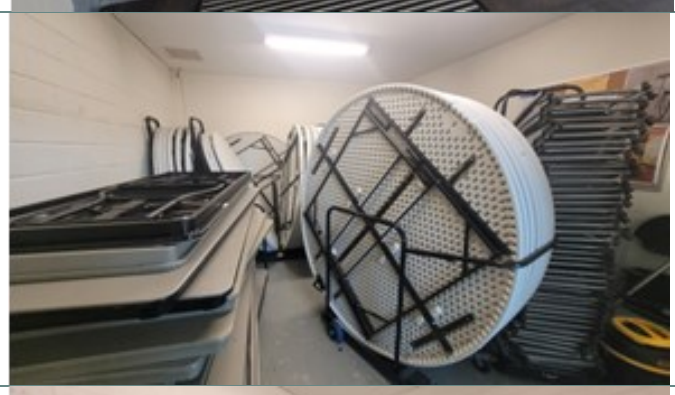
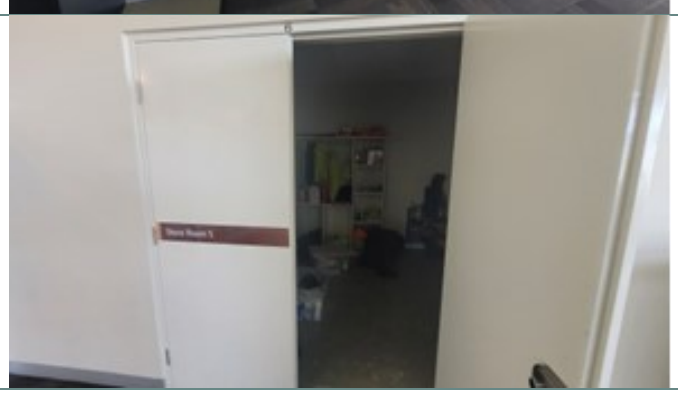
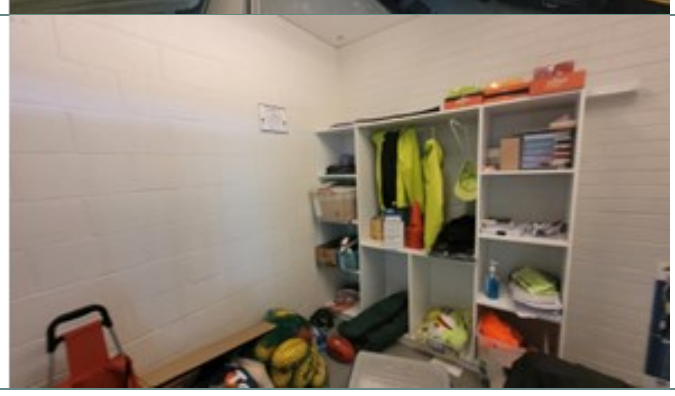
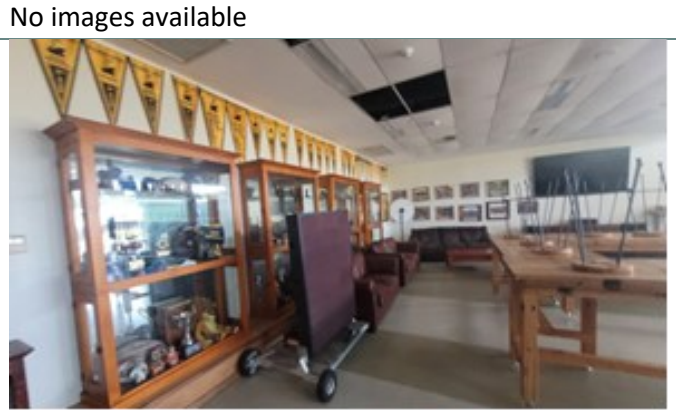
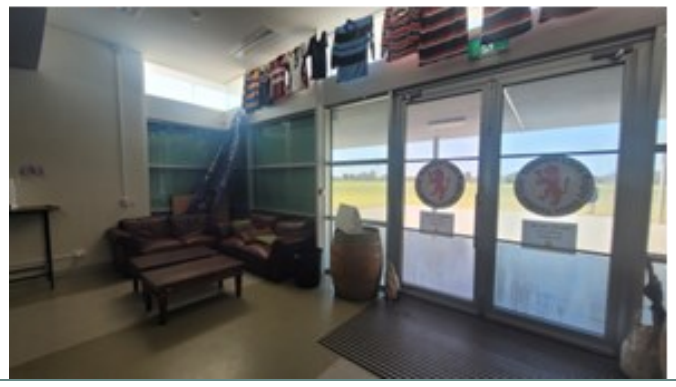
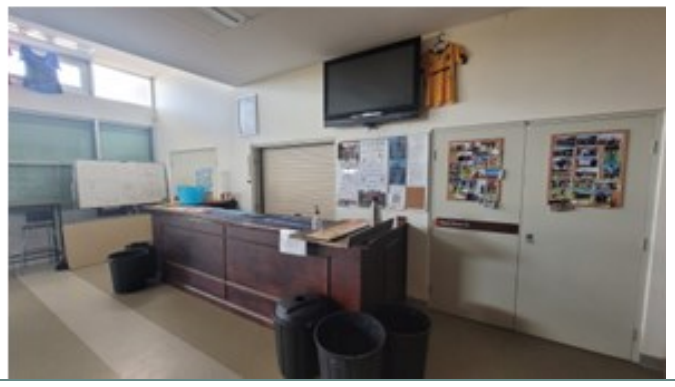
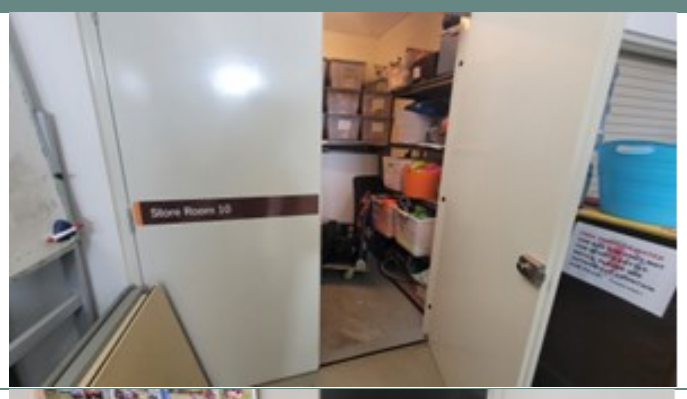
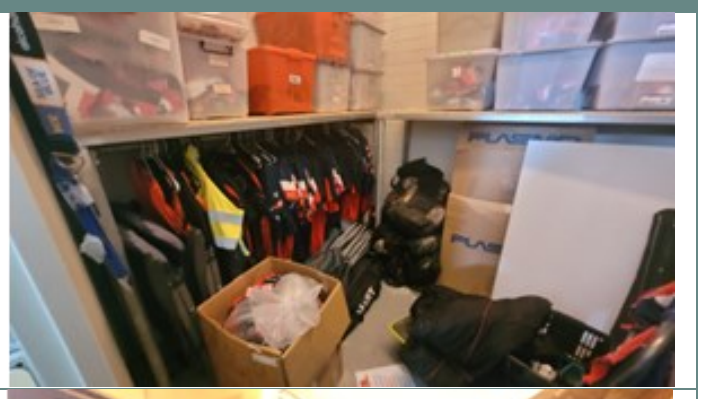
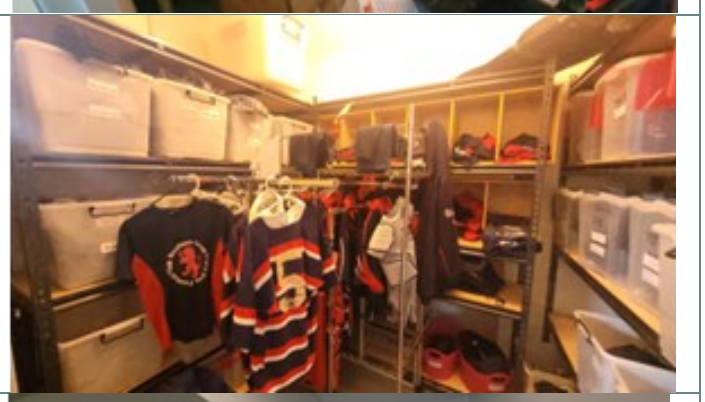
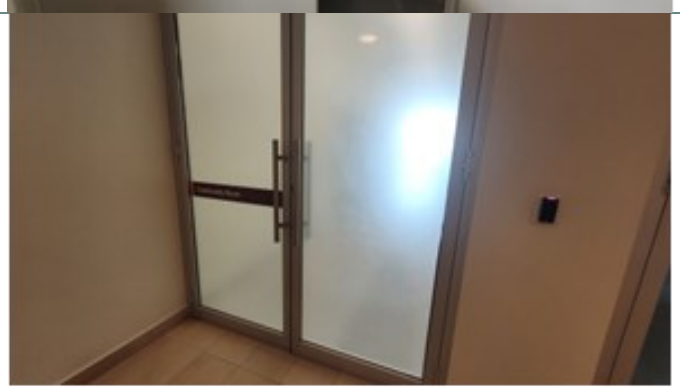
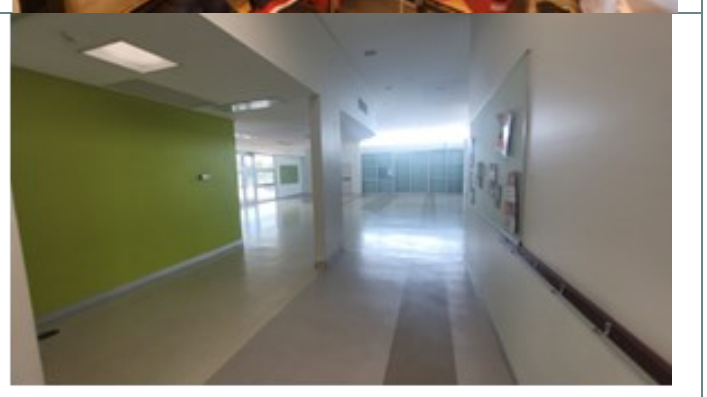
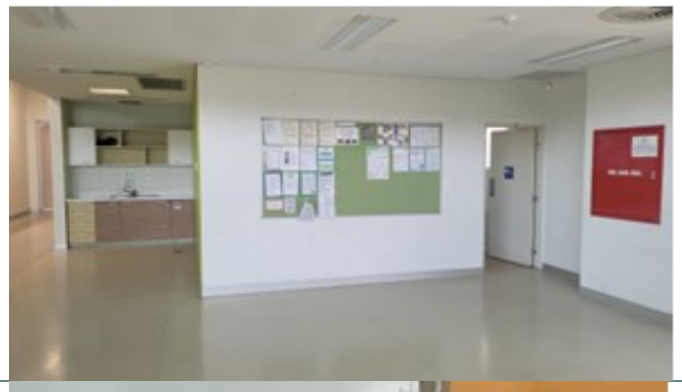
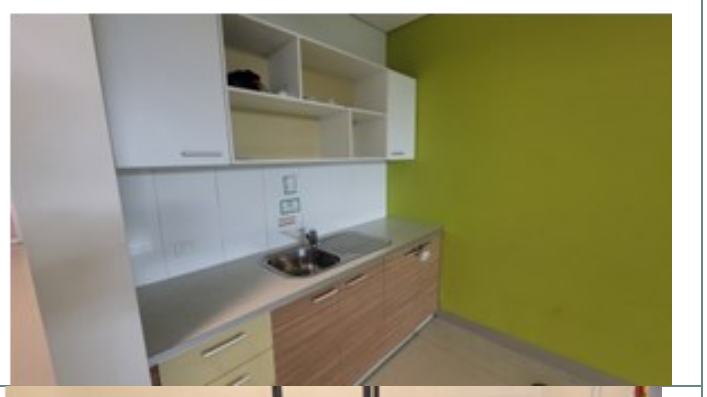
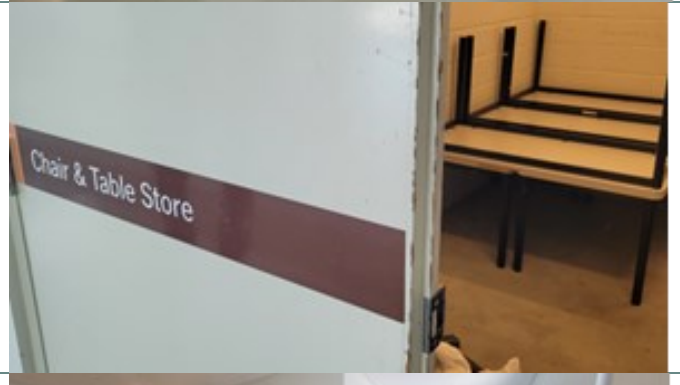
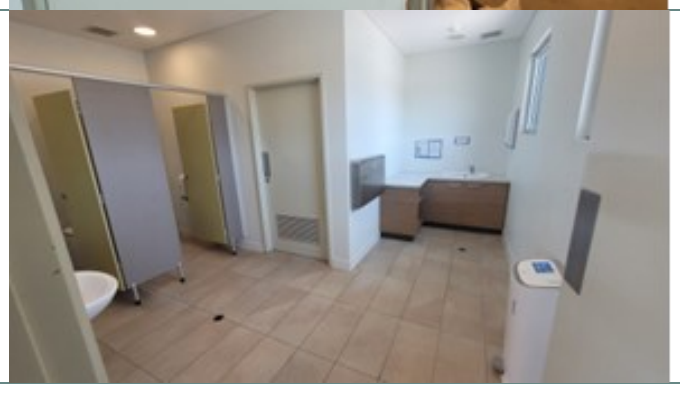
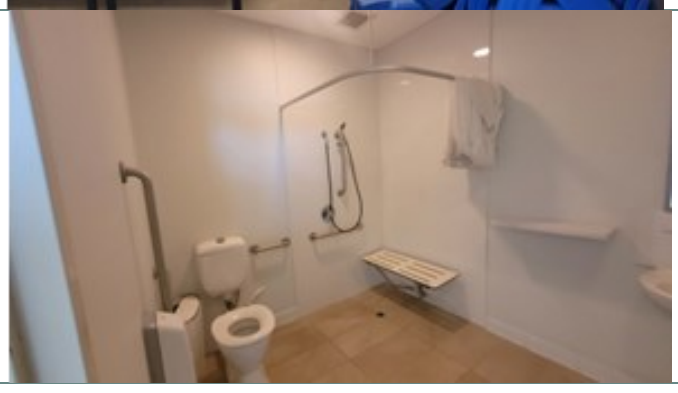
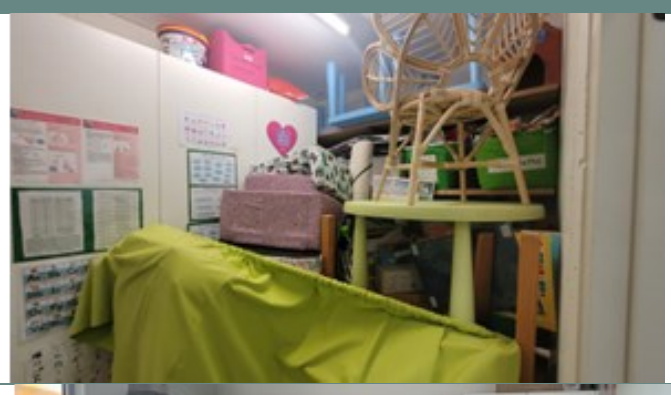
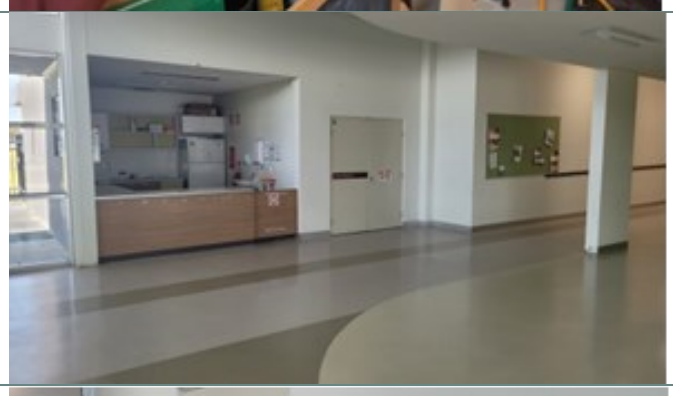
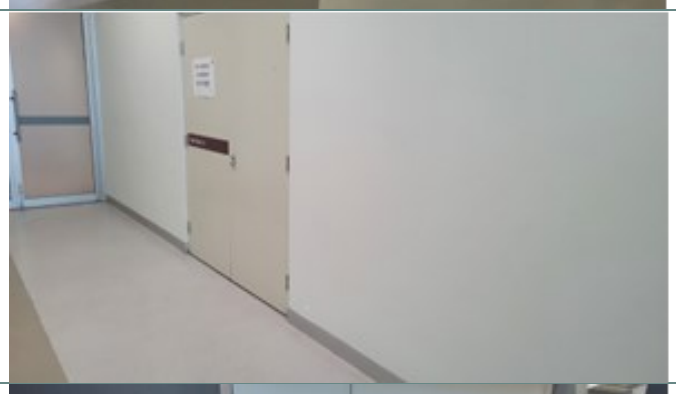
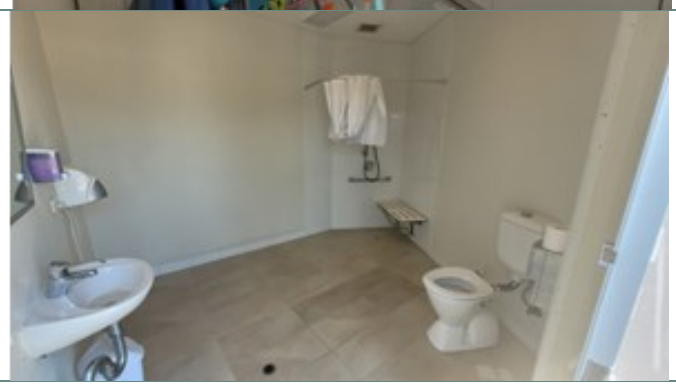
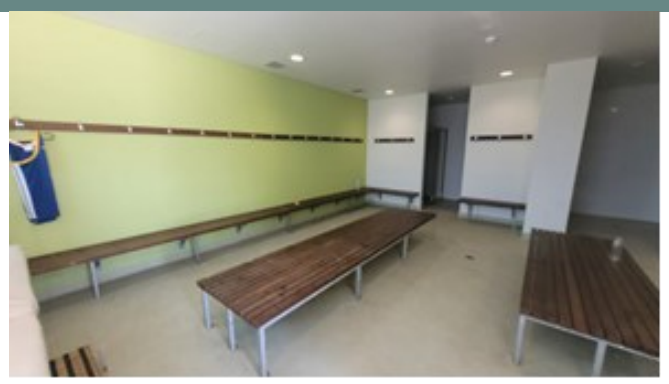
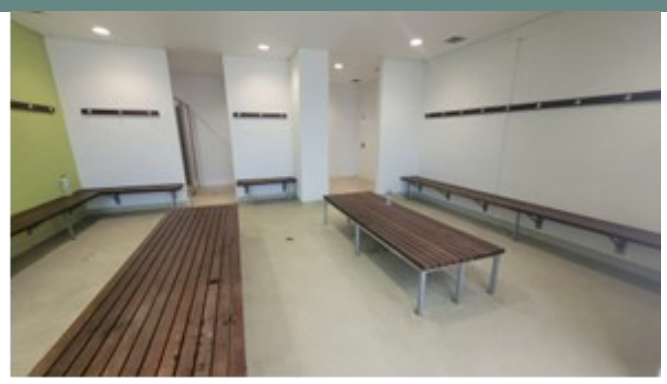
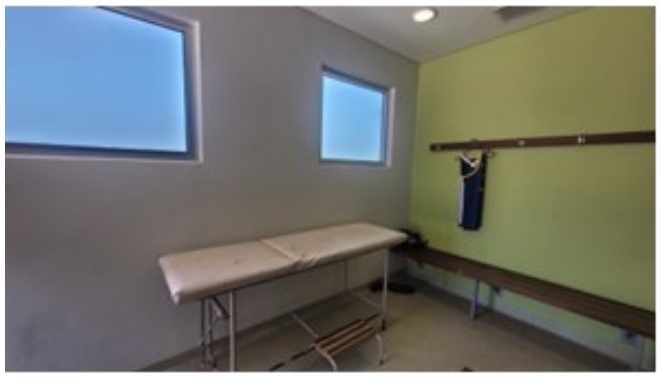
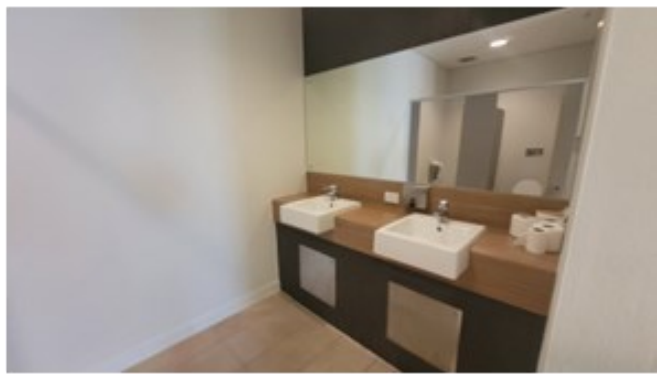
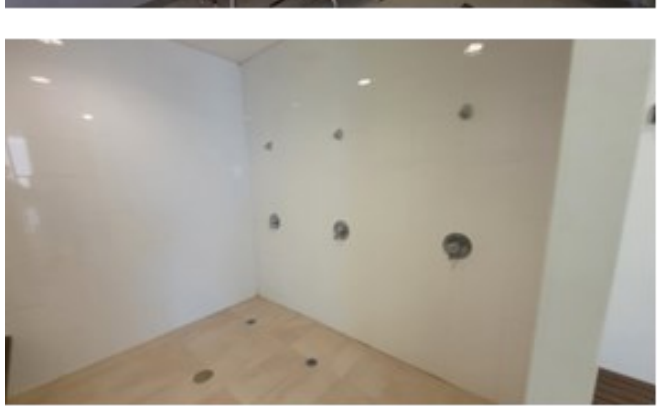
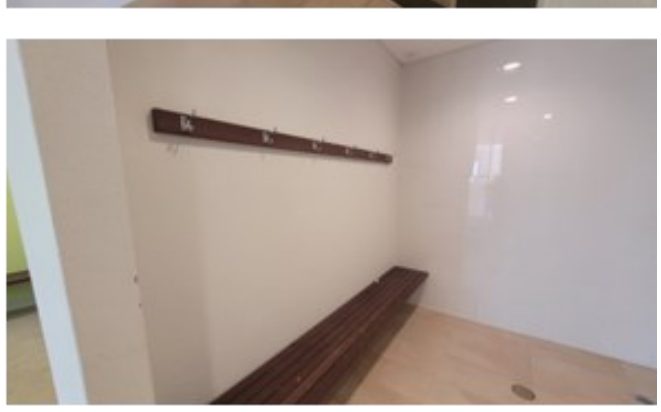
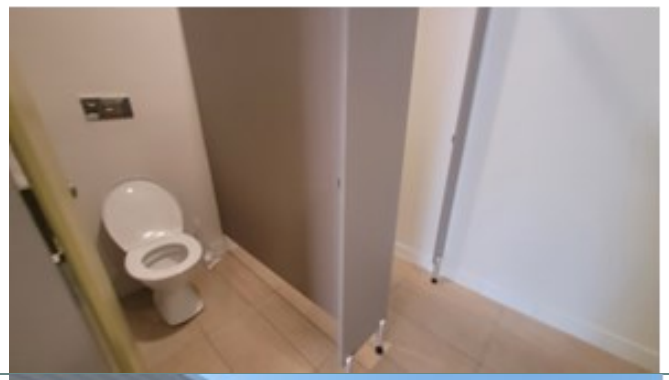
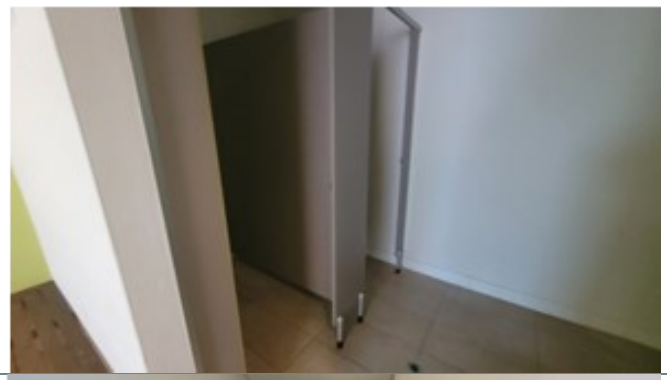
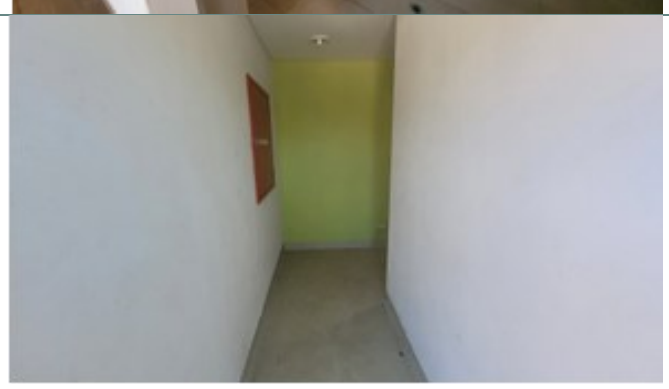
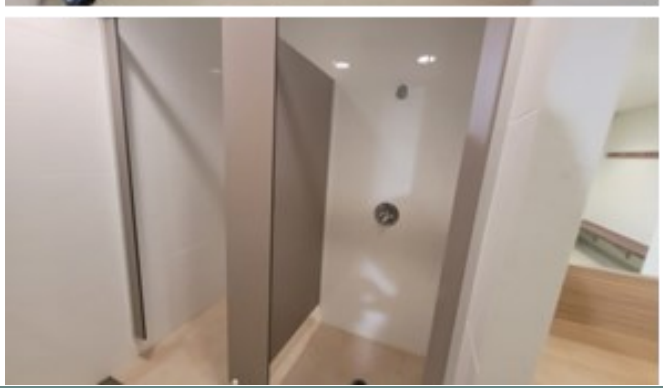
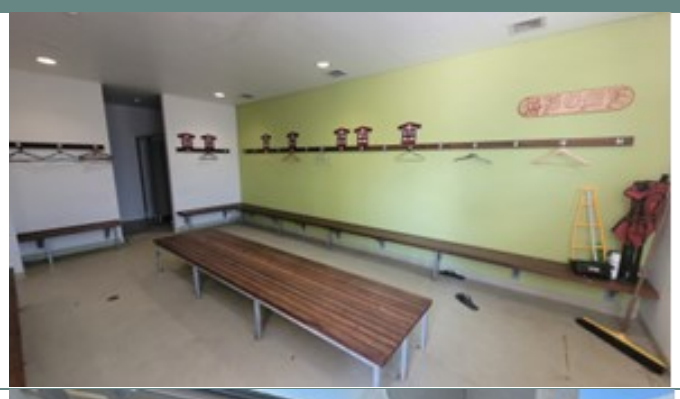
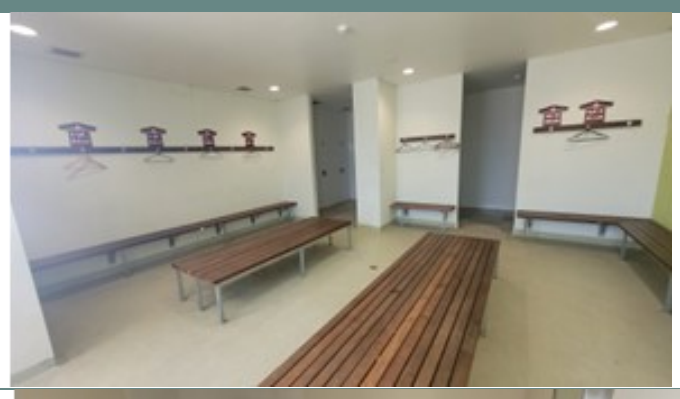
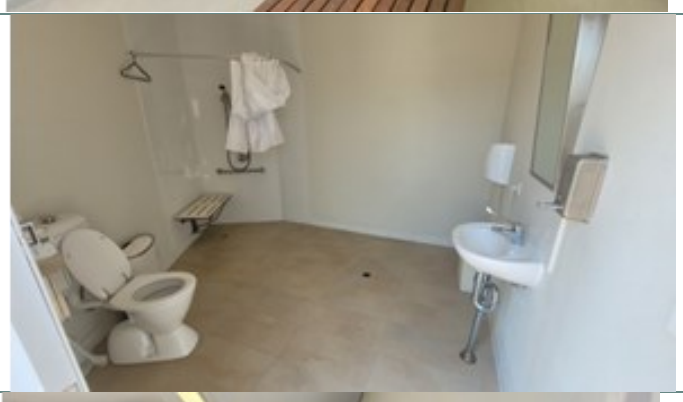
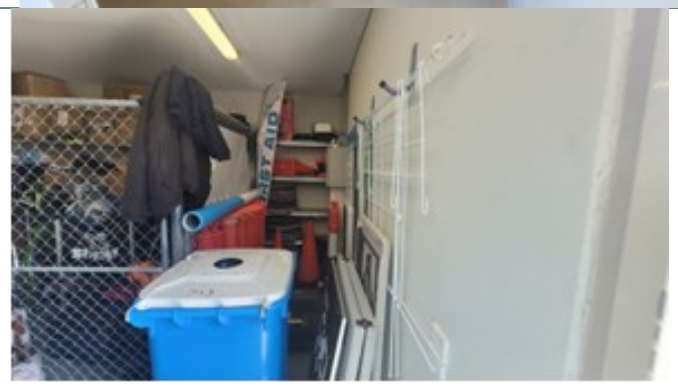
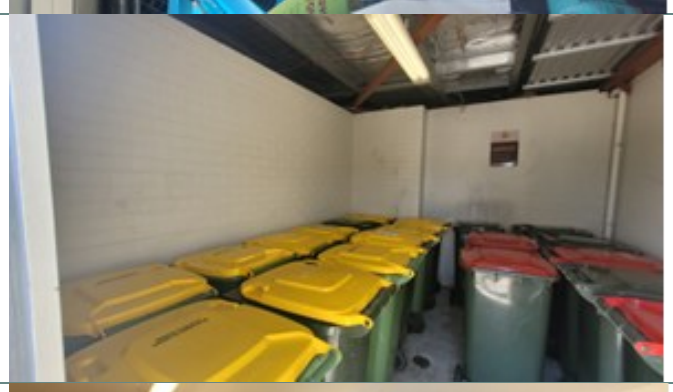
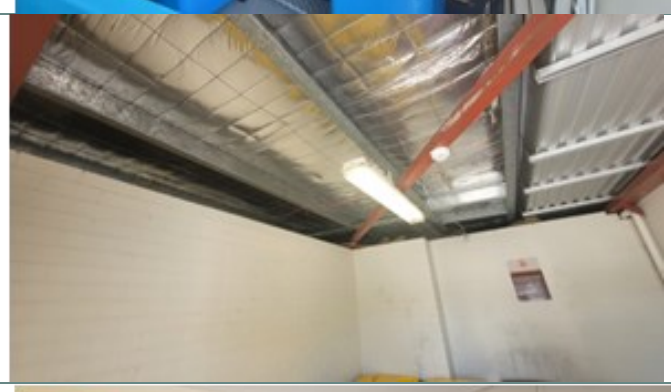
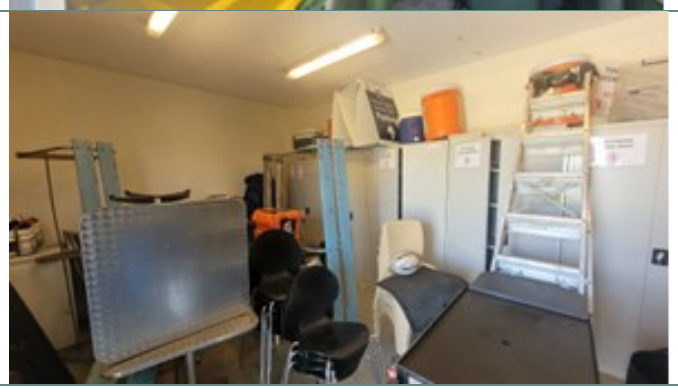
8	Store 2	 
9	Store 3	 
10	Kitchen	 
11	Kitchen store 1	  
12	Kitchen store 2	As above

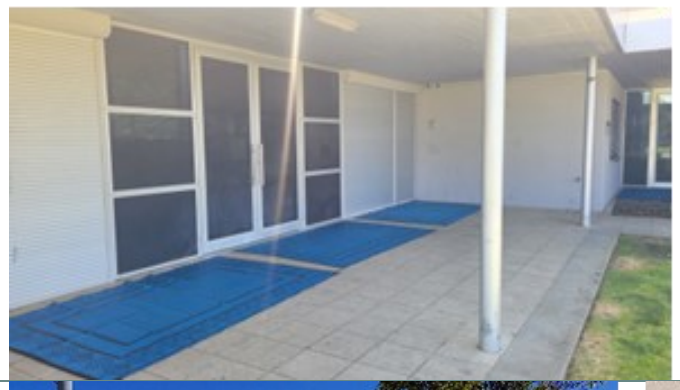
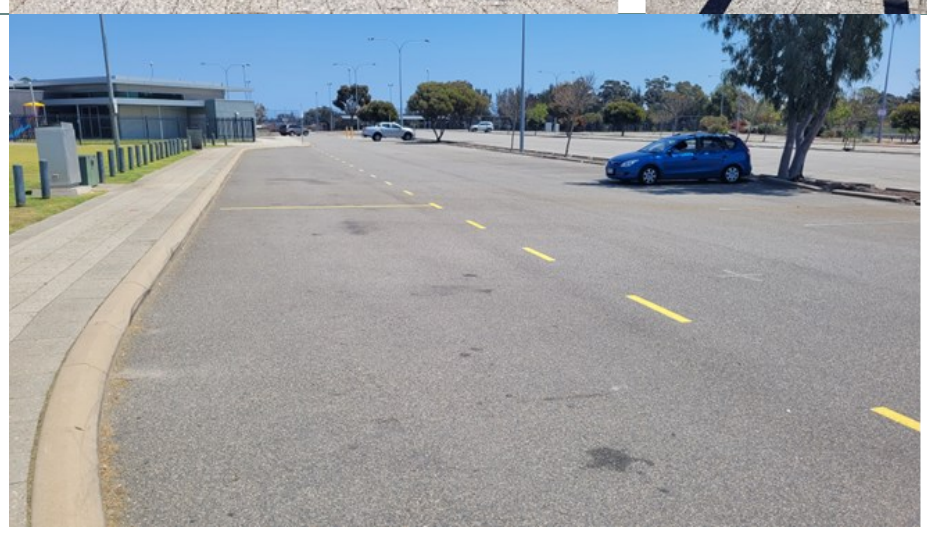
Ref #	Area	
14	Function room	     
14	Store 7	 
15	Store 5	 
16	Bar	No images available
17	Clubroom 2	   

Ref #	Area	
18	Store 10	 
19	Store 8	 
20	Program room	     
21	Store 11	 
22	Unisex toilet	 

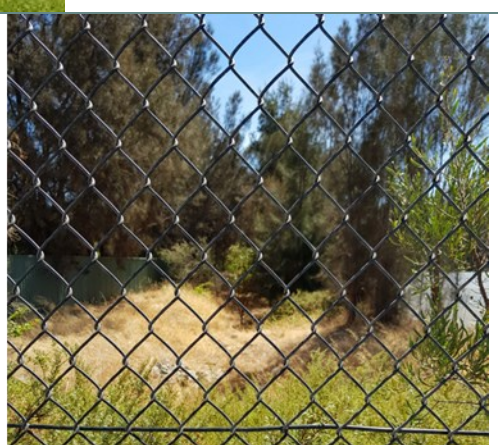
Ref #	Area	
23	Store 14	 
24	Kitchen	 
25	Store 12	 
29	Umpires room 1	 

Ref #	Area	
30	Change room 3	       
33	Change room 1	     
34	Change room 2	As above.

Ref #	Area	
36	Change room 4	 
37	Umpires room 2	 
31	Store 1	   
32	Bin store	 
35	Store 13	 

Ref #	Area	
	Rear external areas	   
	Connection from storage to netball courts	   
	Car parking	   

Ref #	Area	
	Rugby storage	
	Playing fields	

Ref #	Area	
	Play space	
	Netball courts	    

Ref #	Area	

Appendix 5: SNA courts schedule

Weekday training and match play

Day	Court	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Courts in use	No. available
Monday	4.00pm																					0	20
	4.30pm	Liberty	Vixens	Liberty	Vixens	Firecats	Vixens	Firecats	Vixens					Vixens	Liberty	Vixens	Liberty	Vixens	Liberty	Vixens		15	5
	5.00pm	Liberty	Vixens	Liberty	Vixens	Firecats	Vixens	Firecats	Vixens					Vixens	Liberty	Vixens	Liberty	Vixens	Liberty	Vixens		15	5
	5.30pm	Liberty	Vixens	Vixens	Vixens	Firecats	Vixens	Firecats	Vixens					Vixens	Liberty	Vixens	Liberty	Vixens	Liberty			14	6
	6.00pm	Liberty	Vixens	Vixens	Vixens	Firecats	Vixens	Firecats	Vixens									Vixens				9	11
	6.30pm	Liberty	Vixens	Liberty	Vixens	Firecats	Vixens	Firecats	Vixens													8	12
	7.00pm	Liberty	Vixens	Liberty	Vixens	Firecats	Vixens	Firecats	Vixens													8	12
	7.30pm	Liberty	Vixens	Liberty	Vixens	Firecats	Vixens	Firecats	Vixens													8	12
	8.00pm	Liberty		Liberty		Firecats		Firecats														4	16
	8.30pm																					0	20
Tuesday	4.00pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers		19	1
	4.30pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers		19	1
	5.00pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers	Blazers		19	1
	5.30pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	6.00pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	6.30pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	7.00pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	7.30pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	8.00pm	Stripes	Blazers	Stripes	Blazers	Stripes	Blazers	Blazers	Blazers													8	12
	8.30pm																					0	20
Wednesday	4.00pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond	Strikers	Diamond	Diamond	Diamond	Diamond	Diamond	Strikers				17	3
	4.30pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond	Strikers	Diamond	Diamond	Diamond	Diamond	Diamond	Strikers				17	3
	5.00pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond	Strikers	Diamond	Diamond	Diamond	Diamond	Diamond	Strikers				17	3
	5.30pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond													8	12
	6.00pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond													8	12
	6.30pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Diamond													8	12
	7.00pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Jets													8	12
	7.30pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Jets													8	12
	8.00pm	Diamond	Strikers	Diamond	Strikers	Diamond	Strikers	Diamond	Jets													8	12

Day	Court	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Courts in use	No. available
	8.30pm						Strikers															1	19
Thursday																							
	4.00pm	Fury		Fury		Fury		Fury														4	16
	4.30pm	Fury	Fury	Fury	Fury	Fury	Fury	Fury	Fury													8	12
	5.00pm	Fury	Fury	Fury	Fury	Fury	Fury	Fury	Fury													8	12
	5.30pm	Fury	Fury	Fury	Fury	Fury	Fury	Fury	Fury													8	12
	6.00pm	Fury	Fury	Fury	Fury	Fury	Fury	Fury	Fury													8	12
	6.30pm	Fury		Fury		Fury		Fury														4	16
	7.00pm	Fury		Fury		Fury		Fury														4	16
	7.30pm	Fury		Fury		Fury		Fury														4	16
	8.00pm	Fury		Fury		Fury		Fury														4	16
	8.30pm																					0	20
Friday																							
	4.00pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	20	0
	4.30pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	20	0
	5.00pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA	20	0
	5.30pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA													8	12
	6.00pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA													8	12
	6.30pm	SNA	SNA	SNA	SNA	SNA	SNA	SNA	SNA													8	12
	7.00pm	SNA	SNA																			2	18
	7.30pm	SNA	SNA																			2	18
	8.00pm	SNA	SNA																			2	18
	8.30pm																					0	20
Total use		22	19	20.5	17.5	20.5	18	20.5	17.5	4.5	4.5	4.5	4.5	6	6	6	6	6.5	4.5	4	1.5		
Total available hours		30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30		
% of use		73	63	68	58	68	60	68	58	15	15	15	15	20	20	20	20	22	15	13	5		

Saturday competitions

Day	Court	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	No. of courts in use	No. available
Saturday	7.30am																					20	0
	8.00am																					20	0
	8.30am																					20	0
	9.00am																					20	0
	9.30am																					20	0
	10.00am																					20	0
	10.30am																					20	0
	11.00am																					20	0
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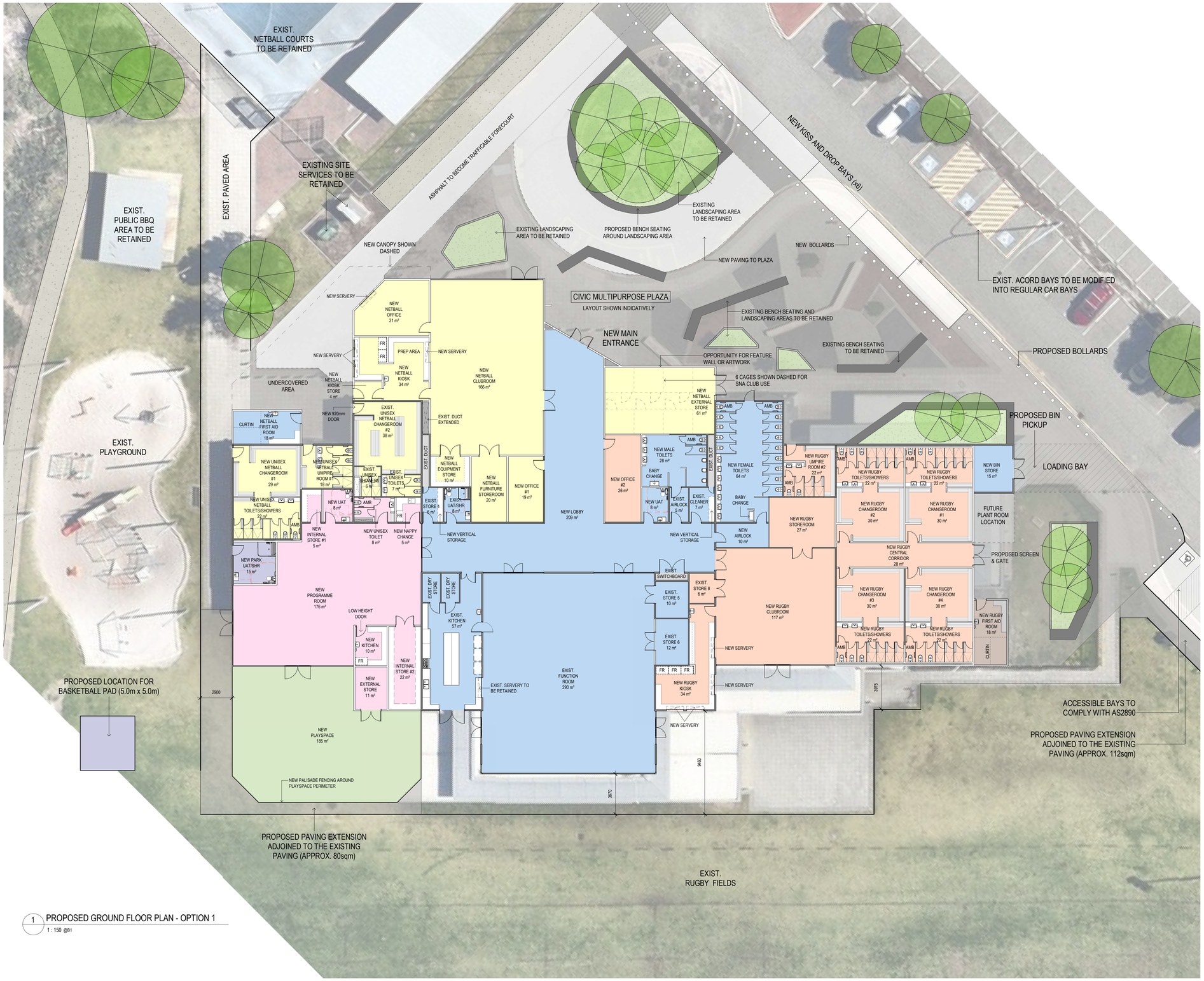
	2.00pm																					20	0
	2.30pm																					20	0
	3.00pm																					20	0
	3.30pm																					0	20
	4.00pm																					0	20
	4.30pm																					0	20
	5.00pm																					0	20
	5.30pm																					0	20
Total use		7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5	7.5		
Total available hours		11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11		
% of use		68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68	68		

Appendix 6: Building concept plan



1 PROPOSED GROUND FLOOR PLAN - OPTION 1
1 : 150 @B1

PROPOSED SCHEDULE OF ROOMS

Name	Area (TOTALS)	Comments
EXIST. UNISEX SHOWERS	6 m²	REFURBISHED
EXIST. AIRLOCK	5 m²	EXIST. TO BE RETAINED
EXIST. CLEANER	7 m²	EXIST. TO BE RETAINED
EXIST. DRY STORE	9 m²	EXIST. TO BE RETAINED
EXIST. DUCT	6 m²	EXIST. TO BE RETAINED
EXIST. FUNCTION ROOM	290 m²	EXIST. TO BE RETAINED
EXIST. KITCHEN	57 m²	EXIST. TO BE RETAINED
EXIST. STORE 4	6 m²	EXIST. TO BE RETAINED
EXIST. STORE 5	10 m²	EXIST. TO BE RETAINED
EXIST. STORE 6	12 m²	EXIST. TO BE RETAINED
EXIST. STORE 8	6 m²	EXIST. TO BE RETAINED
EXIST. SWITCHBOARD	2 m²	EXIST. TO BE RETAINED
EXIST. UAT/SHR	8 m²	EXIST. TO BE RETAINED
EXIST. UNISEX NETBALL CHANGEROOM #2	38 m²	REFURBISHED
EXIST. UNISEX TOILETS	7 m²	REFURBISHED
NEW AIRLOCK	10 m²	NEW BUILD
NEW BIN STORE	15 m²	REFURBISHED
NEW EXTERNAL STORE	11 m²	NEW BUILD
NEW FEMALE TOILETS	64 m²	NEW BUILD
NEW INTERNAL STORE #1	5 m²	NEW BUILD
NEW INTERNAL STORE #2	22 m²	NEW BUILD
NEW KITCHEN	10 m²	
NEW LOBBY	209 m²	NEW BUILD
NEW MALE TOILETS	28 m²	NEW BUILD
NEW NAPPY CHANGE	5 m²	NEW BUILD
NEW NETBALL CLUBROOM	166 m²	NEW BUILD
NEW NETBALL EQUIPMENT STORE	10 m²	NEW BUILD
NEW NETBALL EXTERNAL STORE	61 m²	NEW BUILD
NEW NETBALL FIRST AID ROOM	18 m²	NEW BUILD
NEW NETBALL FURNITURE STOREROOM	20 m²	NEW BUILD
NEW NETBALL KIOSK	34 m²	NEW BUILD
NEW NETBALL KIOSK STORE	4 m²	NEW BUILD
NEW NETBALL OFFICE	31 m²	NEW BUILD
NEW OFFICE #1	19 m²	NEW BUILD
NEW OFFICE #2	26 m²	NEW BUILD
NEW PARK UAT/SHR	15 m²	NEW BUILD
NEW PLAYSPACE	185 m²	NEW BUILD
NEW PROGRAMME ROOM	176 m²	NEW BUILD
NEW RUGBY CENTRAL CORRIDOR	28 m²	NEW BUILD
NEW RUGBY CHANGEROOM #1	30 m²	NEW BUILD
NEW RUGBY CHANGEROOM #2	30 m²	NEW BUILD
NEW RUGBY CHANGEROOM #3	30 m²	NEW BUILD
NEW RUGBY CHANGEROOM #4	30 m²	NEW BUILD
NEW RUGBY CLUBROOM	117 m²	NEW BUILD
NEW RUGBY FIRST AID ROOM	18 m²	NEW BUILD
NEW RUGBY KIOSK	34 m²	REFURBISHED
NEW RUGBY STOREROOM	27 m²	NEW BUILD
NEW RUGBY TOILETS/SHOWERS	86 m²	NEW BUILD
NEW RUGBY UMPIRE ROOM #2	22 m²	NEW BUILD
NEW UAT	16 m²	NEW BUILD
NEW UNISEX NETBALL CHANGEROOM #1	29 m²	NEW BUILD
NEW UNISEX NETBALL TOILETS/SHOWERS	22 m²	NEW BUILD
NEW UNISEX NETBALL UMPIRE ROOM #1	18 m²	NEW BUILD
NEW UNISEX TOILET	8 m²	NEW BUILD
TOTAL	2159 m²	

NOTE: ALL AREAS TO BE CONFIMED BY SITE SURVERY

AREA SCHEDULE: OVERALL TOTALS	NOTES: MEASURED FROM INTERNAL FACE OF WALLS
EXISTING AREAS TO BE RETAINED	418m²
REFURBISHED AREAS	100m²
NEW BUILT AREA	1641m²
OVERALL TOTAL	**2159m²**

NOTE:
EXISTING BUILDING TOTAL AREA = 1459m²

THIS FEASIBILITY STUDY IS SUBJECT TO THE FOLLOWING:
- **FEATURE SITE SURVEY (TO BE CONFIRMED)**
- **PLANNING ADVICE (TO BE CONFIRMED)**
- **TRAFFIC ADVICE (TO BE CONFIRMED)**
- **DRAWN FROM NEARMAPS (ACCURACY TO BE CONFIRMED)**
- **ALL AREAS TO BE CONFIRMED BY SITE SURVEY**

LEGEND:

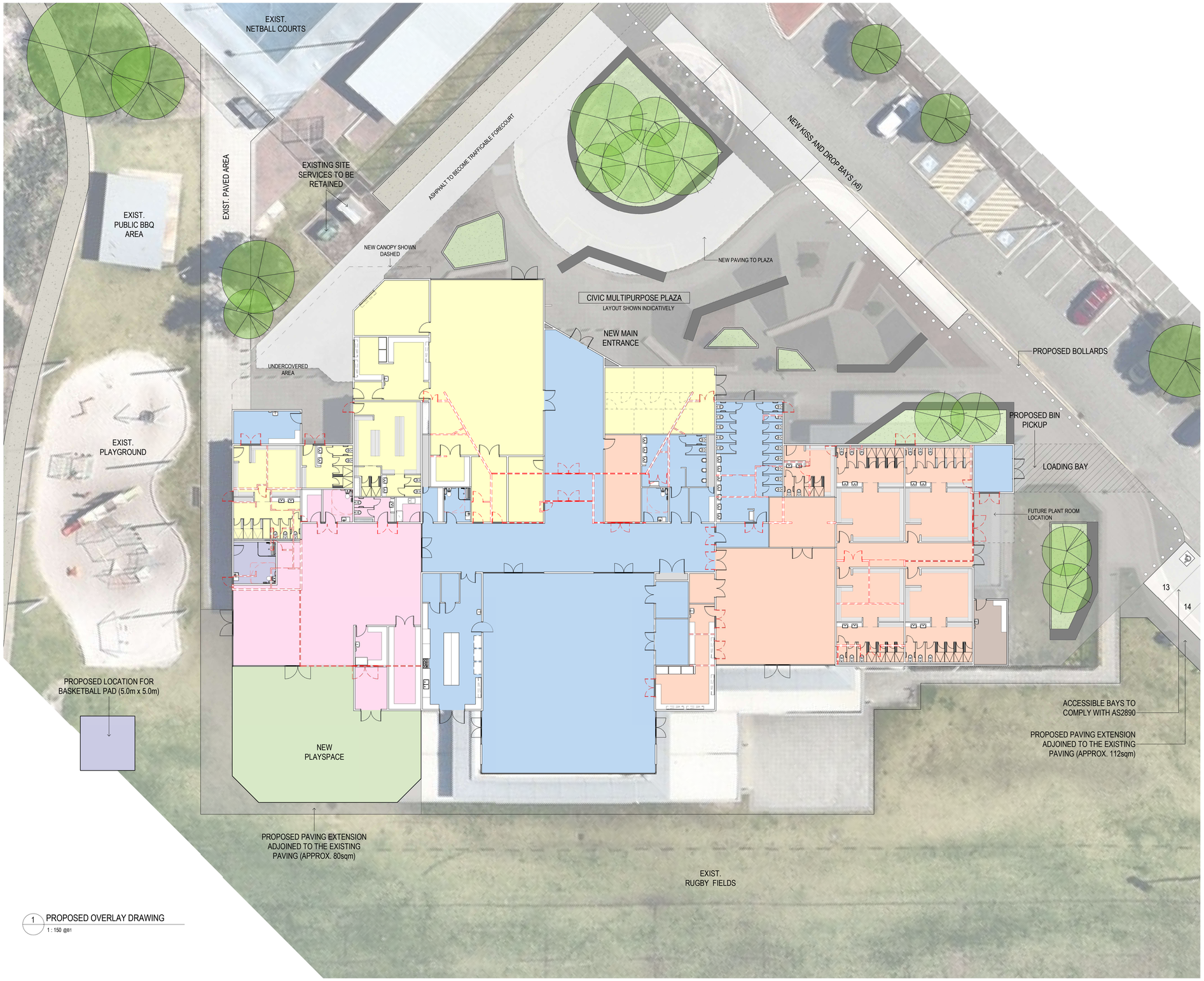
- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- ALL USERS ACCESS
- PROHIBITED ACCESS
- RUGBY ACCESS AREA (SOUTHERN LIONS RUFU)
- NETBALL ACCESS AREA (SUCCESS NETBALL ASSOCIATION)
- PUBLIC AMENITIES
- SERVICES
- NEW GRASSED AREA
- REPURPOSED AREA (FORECOURT & VEGETATION AREA)
- BUILDING SECTIONS TO BE DEMOLISHED SHOWN IN RED DASHED. THIS INCLUDES BUT NOT LIMITED TO WALLS, CEILINGS, ROOF, DOORS, WINDOWS & FIXTURE/FITTINGS.

PROPOSED GROUND FLOOR PLAN - OPTION 1

SK02

SUCCESS RESERVE
359 HAMMOND RD, SUCCESS WA 6164
REVISION A PROJECT NO. 112.22 DATE 10.04.2024

Hodge Collard Preston ARCHITECTS



1 PROPOSED OVERLAY DRAWING
1 : 150 @B1

AREA SCHEDULE: OVERALL TOTALS	NOTES: MEASURED FROM INTERNAL FACE OF WALLS
EXISTING AREAS TO BE RETAINED	418m²
REFURBISHED AREAS	100m²
NEW BUILT AREA	1641m²
OVERALL TOTAL	**2159m²**

NOTE:
EXISTING BUILDING TOTAL AREA = 1459m²

THIS FEASIBILITY STUDY IS SUBJECT TO THE FOLLOWING;
- **FEATURE SITE SURVEY (TO BE CONFIRMED)**
- **PLANNING ADVICE (TO BE CONFIRMED)**
- **TRAFFIC ADVICE (TO BE CONFIRMED).**
- **DRAWN FROM NEARMAPS (ACCURACY TO BE CONFIRMED)**
- **ALL AREAS TO BE CONFIRMED BY SITE SURVEY**

LEGEND:

- EXISTING WALLS TO BE RETAINED
- NEW WALLS
- ALL USERS ACCESS
- PROHIBITED ACCESS
- RUGBY ACCESS AREA (SOUTHERN LIONS RUFU)
- NETBALL ACCESS AREA (SUCCESS NETBALL ASSOCIATION)
- PUBLIC AMENITIES
- SERVICES
- NEW GRASSED AREA
- REPURPOSED AREA (FORECOURT & VEGETATION AREA)
- BUILDING SECTIONS TO BE DEMOLISHED SHOWN IN RED DASHED. THIS INCLUDES BUT NOT LIMITED TO WALLS, CEILINGS, ROOF, DOORS, WINDOWS & FIXTURE/FITTINGS.

OVERLAY DRAWING - OPTION 1

SK03

SUCCESS RESERVE
359 HAMMOND RD, SUCCESS WA 6164
REVISION A PROJECT NO. 112.22 DATE 10.04.2024

Hodge Collard Preston ARCHITECTS

Appendix 7: Master Plan

EXIST. VEGETATION AREA TO BE RETAINED/ MODIFIED

NEW SPEED BUMP

3.05m RUN-OFF

3.05m RUN-OFF

4600

4600

4600

3000

4 NEW FUTURE NETBALL COURTS (30.5m x 15.25m WITH A 3.05m RUN-OFF)

NOTE: EXISTING SWALE WILL NEED TO BE PIT AND PITED.

CARPARKING EXTENSION (TO MATCH ADJACENT EXISTING CARPARK)

CARBAYS AT 45 DEGREE ANGLE ESTIMATE - 43

3.05m RUN-OFF

3.05m RUN-OFF

EXIST. NETBALL COURTS TO BE RETAINED

EXISTING SHELTER & TIERED SEATING TO BE RETAINED

EXISTING GATES & ENTRANCE INTO NETBALL COURTS TO BE RETAINED

EXISTING SHELTER & TIERED SEATING TO BE RETAINED

EXISTING SITE SERVICES TO BE RETAINED

EXIST. CARPARK TO BE RETAINED

33 BAYS AT 45 DEGREE ANGLE PROVIDED

HAMMOND RD

IDICATIVE LED SPORTS FLOOD LIGHTING TO AUSTRALIAN STANDARDS AS2560.2.4 (100 LUX WITH CAPACITY TO UPGRADE TO 200 LUX) ON ALL COURTS.

PROVIDE LIGHTING TO AUSTRALIAN STANDARD AROUND THE FOOTPATH TO IMPROVE SAFETY

PROPOSED PAVING EXTENSION ADJOINED TO THE EXISTING PAVING (APPROX. 80sqm)

PROPOSED LOCATION FOR BASKETBALL PAD (5.0m x 5.0m)

INDICATIVE LED SPORTS FLOOD LIGHTING TO AUSTRALIAN STANDARDS AS2560.2.4 (100 LUX WITH CAPACITY TO UPGRADE TO 200 LUX) TO RUGBY FIELDS.

EXISTING RUGBY FIELDS TO BE RETAINED

PROVIDE LIGHTING TO AUSTRALIAN STANDARD AROUND THE FOOTPATH TO IMPROVE SAFETY

EXIST. CONSERVATION AREA TO BE RETAINED

PROPOSED NEW 1.2m HIGH FENCE BETWEEN THE SCHOOL & RESERVE

1 PROPOSED MASTERPLAN
1 : 500 @A0

NEW CAR BAYS (18 BAYS)

NEW CARPARK ENTRANCE/EXIT

NEW CAR BAYS (19 BAYS)

EXIST. CARPARK TO BE RETAINED

NEW CAR BAYS (22 BAYS)

NEW CARPARK ENTRANCE/EXIT

EXIST. ACORD BAYS TO BE MODIFIED INTO REGULAR CAR BAYS

PROPOSED PAVING EXTENSION ADJOINED TO THE EXISTING PAVING (APPROX. 112sqm)

NEW CAR BAYS (22 BAYS)

NEW CARPARK ENTRANCE/EXIT

NEW KISS AND DROP BAYS (x6)

PROPOSED LOADING BAY

ACCESSIBLE BAYS TO COMPLY WITH AS2890

PROPOSED NEW CARBAYS (17 TOTAL)

NEW CAR BAYS (11 BAYS)

NEW SPEED BUMP

CIVIC MULTIPURPOSE PLAZA

ASPHALT TO BECOME TRAFFICABLE FORECOURT

COMMUNITY & SPORTS FACILITY

EXISTING RUGBY SHED TO BE RETAINED

PROPOSED PAVING EXTENSION ADJOINED TO THE EXISTING PAVING (APPROX. 60sqm)

NEW OUTDOOR EXERCISE EQUIPMENT (140SQM)

PROPOSED NEW PARALLEL CARBAYS (28 TOTAL)

EXISTING RUGBY FIELD #1 (APPROX.)

EXISTING RUGBY FIELD #2 (APPROX.)

EXISTING RUGBY FIELD #3 (APPROX.)

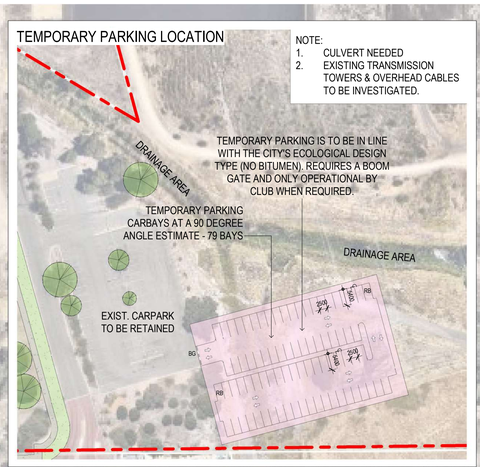
TEMPORARY PARKING LOCATION IN THIS DIRECTION. REFER TO CALL-OUT ABOVE.

INDICATIVE LED SPORTS FLOOD LIGHTING TO AUSTRALIAN STANDARDS AS2560.2.4 (100 LUX WITH CAPACITY TO UPGRADE TO 200 LUX) TO RUGBY FIELDS.

PROPOSED LOCATION OF NEW AFL GOAL POSTS "ONLY" TO BE USED BY UMPIRES.

N

TEMPORARY PARKING LOCATION



NOTE:
1. CULVERT NEEDED
2. EXISTING TRANSMISSION TOWERS & OVERHEAD CABLES TO BE INVESTIGATED.

THIS FEASIBILITY STUDY IS SUBJECT TO THE FOLLOWING;
- **FEATURE SITE SURVEY (TO BE CONFIRMED)**
- **PLANNING ADVICE (TO BE CONFIRMED)**
- **TRAFFIC ADVICE (TO BE CONFIRMED)**
- **DRAWN FROM NEARMAPS (ACCURACY TO BE CONFIRMED)**

GENERAL NOTES: NETBALL
1. DFES FIRE STATION - TO BE DECOMMISSIONED AND ENVIONMENTAL/ CONTAMINATION WORKS COMPLETED PRIOR TO THE FUTURE NETBALL COURTS AND CARPARK EXTENSION BEING DEVELOPED.
2. ALL NETBALL COURTS ARE REQUIRED TO HAVE LED SPORTS FLOODLIGHTING AUSTRALIAN STANDARDS (AS 2560.2.4 - 100 LUX WITH CAPACITY TO UPGRADE TO 200 LUX). REFER TO MASTERPLAN FOR LOCATIONS (4 POLE SYSTEM PER COURT)

GENERAL NOTES: RUGBY
1. WHOLE RESERVE IS REQUIRED TO HAVE EXTERNAL LIGHTING TO AUSTRALIAN STANDARDS (AS 2560.2.4 - 100 LUX WITH CAPACITY TO UPGRADE TO 200 LUX). REFER TO MASTERPLAN FOR LOCATIONS (T.B.C BY ELECTRICAL ENGINEER).

GENERAL NOTES: OTHER
1. CRICKET PITCH TO BE USED DURING SUMMER. REFER TO MASTERPLAN FOR LOCATION.
2. AFL GOAL POSTS SHOWN ARE NOT USED FOR MATCHES ONLY FOR UMPIRE TRAINING. REFER TO MASTERPLAN FOR LOCATIONS.
3. POWER & WATER TO BE PROVIDED.

GENERAL NOTES: CARPARKING
1. ALLOW FOR MODIFICATION OF ALL EXISTING ACROD BAYS INTO REGULAR BAYS.
2. MODIFICATIONS OF DRAINAGE MAY BE REQUIRED AS A RESULT OF CARPARK CHANGES.

GENERAL NOTES: CIVIC MULTIPURPOSE PLAZA
1. PLANTING, SEATING (RETAIN EXISTING AS MUCH AS POSSIBLE)
2. BOLLARDS TO THE ENTRY AND PERIMETER OF CARBAYS WITHIN THE PLAZA FOR SAFETY.
3. EXISTING ACCESS ROAD TO BE RAISED TO THE SAME LEVEL AS THE PATH AND KERBS.

LEGEND:
- COMMUNITY & SPORTS FACILITY
- EXISTING FOOTPATH TO BE RETAINED
- PROPOSED ALTERNATIONS & ADDITIONS TO FOOTPATH
- EXISTING LANDSCAPING TO BE AMENDED
- REPURPOSED AREA (FORECOURT & VEGETATION AREA)
- PROPOSED NEW CARPARK EXTENSION
- PROPOSED FUTURE NETBALL COURTS
- PROPOSED RUGBY UNION FIELD LAYOUTS
- RB REVERSE BAY
- BG BOOM GATE
- INDICATIVE LED SPORTS LIGHTING FOR NETBALL
- INDICATIVE LED SPORTS LIGHTING FOR RUGBY
- IDICATIVE LIGHTING ALONG PATHWAY FOR SAFETY
- PROPOSED BOLLARDS LOCATION
- PROPOSED NEW 1.2M HIGH FENCE

PROPOSED OVERALL MASTERPLAN

SK04

SUCCESS RESERVE
359 HAMMOND RD, SUCCESS WA 6164
REVISION D PROJECT NO. 112.22 DATE 18.06.2024

Hodge Collard Preston ARCHITECTS

Appendix 8: Opinion of Probable Costs

2024-06-19 Success Reserve OPC Rev 1

SUMMARY (REV 1) unhighlightd

19/06/2024

DONALD CANT WATTS CORKE

SUCCESS RESERVE	COMMUNITY & SPORTS FACILITY	SITE MASTER PLAN
	$ 12,490,000	$ 13,930,000

SUMMARY		COMMUNITY & SPORTS FACILITY				SITE MASTER PLAN			
Item	Description	Quantity	Unit	Rate ($)	Total ($)	Quantity	Unit	Rate ($)	Total ($)
1.00	**BUILDINGS**								
1.01	Community & Sports Facility	2,050	m2	3,600	7,233,400		Note		N/A
1.02	Allowance for Interface with Existing Building	1	P.Sum	500,000	500,000		Note		N/A
1.03	Bin Store		Note		N/A		Note		Excluded
1.04	Outdoor Exercise Equipment (140m2)		Note		N/A	1	P.Sum	250,000	250,000
	TOTAL BUILDING COST	**2,051**	**m2**	**3,800**	**7,733,400**	**140**	**m2**	**1,800**	**250,000**
2.00	**External Works & Landscaping**								
2.01	Allowance for site clearance	3,060	m2	10	30,600	45,000	m2	10	450,000
2.02	Allowance for demolition of buildings / structures	1,540	m2	200	308,000	838	m2	200	167,600
2.03	Allowance for demolition / removal of hardstandings/Outdoor courts		Note		N/A	690	m2	30	20,700
2.04	Allowance for removal of rugby field (no works required as advised)		Note		N/A		Note		N/A
2.05	Allowance for removal of paving	329	m2	30	9,900	2,117	m2	30	63,500
2.06	Allowance for removal of playscape	221	m2	30	6,600		Note		N/A
2.07	Allowance for removal of softscape		Note		N/A	4,646	m2	5	23,200
2.08	Allowance for removal of trees		Note		N/A	1	P.Sum	10,000	10,000
2.09	Allowance for removal of benches	1	P.Sum	5,000	5,000		Note		N/A
2.10	Allowance for removal of fencing		Note		N/A	309	m	60	18,500
2.11	Allowance for demolition of asbestos		Note		Excluded		Note		Excluded
2.12	Allowance for earthwork	1	P.Sum	250,000	250,000	1	P.Sum	100,000	100,000
2.13	Allowance for relevelling access road to specific multipurpose plaza				Excluded	1	P.Sum	100,000	100,000
2.14	Allowance for retaining walls		Note		Excluded		Note		Excluded
2.15	Allowance for expanded parking areas (beside netball court)		Note		N/A	1,923	m2	210	403,800
2.16	Allowance for car bays		Note		N/A	1,551	m2	210	325,700
2.17	Allowance for kiss and drop bays		Note		N/A	110	m2	210	23,100
2.18	Allowance for parallel car bays		Note		N/A	432	m2	210	90,700
2.19	Allowance for temporary carpark including 1 boom gate (graded agrregate)		Note		N/A	2,571	m2	60	154,300
2.20	Allowance for modification from acord bay to regular car bays		Note		N/A	1	P.Sum	5,000	5,000
2.21	Allowance for footpath	79	m2	100	7,900	766	m2	100	76,600
2.22	Allowance for cross overs complete		Note		N/A	5	Note	10,000	50,000
2.23	Allowance for netball courts complete with fencing		Note		N/A	3,093	m2	240	742,300
2.24	Allowance for basketball court		Note		N/A	25	m2	250	6,300
2.25	Allowance for treatment to senior field (no works required as advised)		Note		N/A		Note		N/A
2.26	Allowance for cricket pitch		Note		N/A		Note		Excluded
2.27	Allowance for soft landscaping / shrubs generally	1	P.Sum	10,000	10,000	1	P.Sum	10,000	10,000
2.28	Allowance for trees (assume 500ltr)	4	No	2,500	10,000	5	No	2,500	12,500
2.29	Allowance for playground / equipment	1	P.Sum	200,000	200,000		Note		N/A
2.30	Allowance for bench seatings	34	m	1,000	34,000	40	m	1,000	40,000
2.31	Allowance for shelters etc		Note		N/A	1	P.Sum	15,000	15,000
2.32	Allowance for sundries	1	P.Sum	50,000	50,000	1	P.Sum	100,000	100,000
2.33	Allowance for AFL Goal Post		Note		N/A	1	No	10,000	10,000
2.34	Allowance for rugby post (already provided as advised)		Note		N/A		Note		N/A
2.35	Allowance for bollards (assume timber)		Note		N/A	66	No	1,000	66,000
2.36	Allowance for 2 x speedbumps at carpark entry		Note		N/A	1	P.Sum	5,000	5,000
2.37	Allowance for 1.2m high fence between school & reserve		Note		N/A	331	m	200	66,200
2.38	Allowance for chainmesh barrier fencing		Note		N/A	131	m	1,000	131,000
2.39	Allowance for site fencing		Note		Excluded		Note		Excluded
2.40	Allowance for Main Contractors Preliminaries and Margin	15%		922,000	138,300	15%		3,287,000	493,100
	External Works & Landscaping Sub Total				**1,060,300**				**3,780,100**
3.00	**Site Services**								
3.01	Allowance for common service trench to each building		Note		N/A		Note		N/A
3.02	Allowance for drainage considerations for new bays (probably be handled by soakwells or arch systems across the connecting roads)		Note		N/A	1	P.Sum	20,000	20,000
3.03	Allowance for services to building	1	P.Sum	500,000	500,000		Note		N/A
3.04	Allowance for sports lighting (100 lux with capacity to upgrade to 200 lux)		Note		N/A	53	No	100,000	5,300,000
3.05	Allowance for lighting to car parks; 1 light per 400sqm		Note		N/A	17	No	5,200	88,400
3.06	Allowance for lighting to footpaths		Note		N/A	40	No	5,200	208,000
3.07	Allowance for general CCTV coverage	1	P.Sum	80,000	80,000	1	P.Sum	50,000	50,000
3.08	Allowance for Main Contractors Preliminaries and Margin	15%		580,000	87,000	15%			850,000
	External Services Sub Total				**667,000**				**6,516,000**
	TOTAL CONSTRUCTION COSTS				**9,460,700**				**10,546,100**

2024-06-19 Success Reserve OPC Rev 1

SUMMARY (REV 1) unhighlightd

19/06/2024

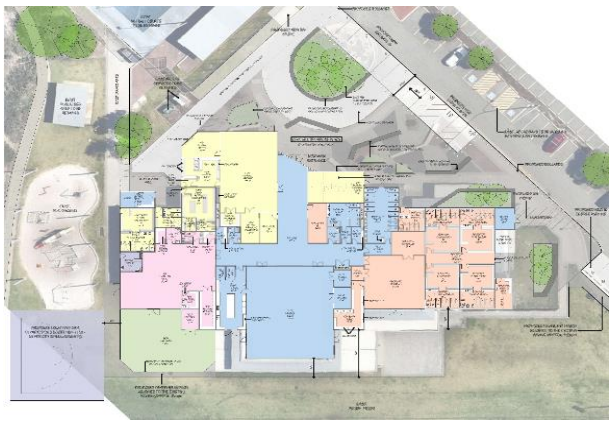
DONALD CANT WATTS CORKE

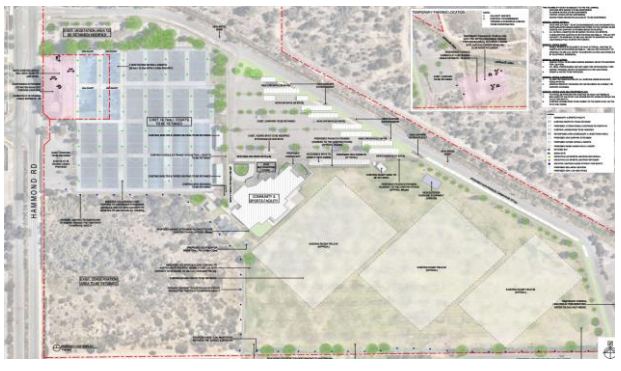
SUCCESS RESERVE	COMMUNITY & SPORTS FACILITY	SITE MASTER PLAN
	$ 12,490,000	$ 13,930,000

SUMMARY		COMMUNITY & SPORTS FACILITY				SITE MASTER PLAN			
Item	Description	Quantity	Unit	Rate ($)	Total ($)	Quantity	Unit	Rate ($)	Total ($)
4.01	Design Contingencies	10%			946,100	10%			1,054,600
4.02	Construction Contingencies	10%			946,100	10%			1,054,600
4.03	Headworks and Statutory Charges		Note		Excluded		Note		Excluded
4.04	Building Act Compliance		Note		Excluded		Note		Excluded
4.05	Percent for Public Art		Note		Excluded		Note		Excluded
4.06	Land Costs (if applicable)		Note		Excluded		Note		Excluded
4.07	Other Costs - FFE		Note		Excluded		Note		Excluded
4.08	Other Costs - ICT		Note		Excluded		Note		Excluded
4.09	Professional Fees	10%			1,135,300	10%			1,265,500
	On-Costs - Sub Total				**3,028,000**				**3,375,000**
	GROSS PROJECT COST				**12,488,700**				**13,921,100**
5.00	**Escalation**								
5.01	Base date of pricing - April 2024								
5.02	Escalation		Note		Excluded		Note		Excluded
	Escalation - Sub Total				**-**				**-**
	ESCALATED NET PROJECT COST				**12,488,700**				**13,921,100**
6.00	**Local Authority Managed Costs**								
6.01	Project Management Costs		Note		Excluded		Note		Excluded
6.02	Commissioning, Relocation Costs and Disbursements		Note		Excluded		Note		Excluded
6.03	Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded		Note		Excluded
6.04	Site Master Planning		Note		Excluded		Note		Excluded
6.05	Other Provisions		Note		Excluded		Note		Excluded
	Total Local Authority Costs				**-**				**-**
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				**12,490,000**				**13,930,000**

Notes:

Excludes GST
Excludes Environmental Offset / Management Plans etc
Specific exclusions as above
Excludes abnormal ground conditions / contamination etc
Excludes major services diversions
Excludes major utility upgrades / contributions & headworks
Excludes works to any conservation areas
Excludes fences to general site
Excludes legal costs, site costs, agents fees, finance etc
Excludes land purchase costs
Excludes escalation therefore all prices are current day





Notes :

OPC based on Proposed Overall Master Plan Rev D (dated 18/6/2024), Proposed Ground Floor Plan Option 1 Rev A (dated 10/4/2024) and email from Otium Planning dated 14/6/2024.
All scope, quantities and rates are provisional therefore subject to adjustment

2024-06-19 Success Reserve OPC Rev 1

SPORTS FACILITY - BREAKDOWN

19/06/2024

DONALD CANT WATTS CORKE

SUCCESS RESERVE	COMMUNITY & SPORTS FACILITY
	$ 7,233,400

BREAKDOWN		COMMUNITY & SPORTS FACILITY			
Item	Description	Quantity	Unit	Rate ($)	Total ($)
1.00	BUILDINGS				
	Prohibited Access				
	Programme Room	174	m2	3,500	609,000
	Programme Room - External Store	13	m2	3,000	39,000
	Programme Room - Internal Store 1	6	m2	3,000	18,000
	Programme Room - Internal Store 2	23	m2	3,000	69,000
	Programme Room - Kitchen	12	m2	5,200	62,400
	Programme Room - Nappy Change	6	m2	4,600	27,600
	Programme Room - UAT	9	m2	4,600	41,400
	Programme Room - Unisex Toilet	9	m2	4,600	41,400
	All Users Access				
	Air Lock	11	m2	4,500	49,500
	Lobby	212	m2	4,500	954,000
	Bin Store	17	m2	3,000	51,000
	Netball First Aid Room	20	m2	3,000	60,000
	Female Toilets	68	m2	4,600	312,800
	Male Toilets	29	m2	4,600	133,400
	UAT	8	m2	4,600	36,800
	Canopy	113	m2	1,800	203,400
	Allowance for verandah (function room backyard and rugby entrance)	241	m2	1,800	433,800
	Rugby Access Area				
	Central Corridor	28	m2	3,500	98,000
	First Aid Room	19	m2	3,000	57,000
	Store Room	28	m2	3,000	84,000
	Umpire Room	23	m2	4,500	103,500
	Change Room 1	31	m2	4,000	124,000
	Change Room 2	32	m2	4,000	128,000
	Change Room 3	32	m2	4,000	128,000
	Change Room 4	31	m2	4,000	124,000
	Clubroom	118	m2	3,500	413,000
	Kiosk	38	m2	3,000	114,000
	Toilet / Shower 1	26	m2	4,600	119,600
	Toilet / Shower 2	26	m2	4,600	119,600
	Toilet / Shower 3	26	m2	4,600	119,600
	Toilet / Shower 4	26	m2	4,600	119,600
	Office	28	m2	4,600	128,800
	Netball Access Area				
	External Store	64	m2	3,000	192,000
	Clubroom	170	m2	3,500	595,000
	Clubroom - Equipment Store	10	m2	3,000	30,000
	Clubroom - Furniture Store Room	19	m2	3,000	57,000
	Clubroom - Office	22	m2	4,000	88,000
	Kiosk	36	m2	3,000	108,000
	Kisok - Store	5	m2	3,000	15,000
	Office	34	m2	4,000	136,000
	Netball Change Room 1	31	m2	4,000	124,000
	Netball Toilet / Shower	27	m2	4,600	124,200
	Netball Umpire Room	19	m2	4,600	87,400
	Refurbishment to existing unisex netball change room 2	38	m2	2,000	76,000
	Refurbishment to unisex shower and toilets	13	m2	2,500	32,500
	Public Amenities				

2024-06-19 Success Reserve OPC Rev 1

SPORTS FACILITY - BREAKDOWN

19/06/2024

DONALD CANT WATTS CORKE

SUCCESS RESERVE	COMMUNITY & SPORTS FACILITY
	$ 7,233,400

BREAKDOWN		COMMUNITY & SPORTS FACILITY			
Item	Description	Quantity	Unit	Rate ($)	Total ($)
	Park UAT / Shower	16	m2	4,600	73,600
	Others				
	Future Plant Room	16	m2	3,000	48,000
	Loading Bay	45	m2	1,500	67,500
	Extend existing ductroom	2	m2	3,000	6,000
	Temporary Works / Protection to retain spaces	1	P.Sum	250,000	250,000
	TOTAL BUILDING COST	**2,050**	**m2**	**3,500**	**7,233,400**

Appendix 9: Opinion of Probable Costs breakdown

SUCCESS RESERVE OPC REV 2

BREAKDOWN

5/7/2024

DONALD CANT WATTS CORKE

SUCCESS RESERVE	Community Sports & Facility	Outdoor court sports lighting	Australian football goals, basketball pad, southern fence extension etc	Various Landscapiong Items	Path lighting	Temporary overflow parking	Reserve sports floodlighting	Existing car park upgrade – including formalising parallel parking	Outdoor exercise area	Playspace Upgrade	Four new netball courts and Hammond Road car park extension
	$ 12,142,000	$ 4,858,000	$ 396,000	$ 978,000	$ 316,000	$ 368,000	$ 1,366,000	$ 1,233,000	$ 256,000	$ 250,000	$ 4,067,000

SUMMARY		Community Sports & Facility	Outdoor court sports lighting	Australian football goals, basketball pad, southern fence extension etc	Various Landscapiong Items	Path lighting	Temporary overflow parking	Reserve sports floodlighting	Existing car park upgrade – including formalising parallel parking	Outdoor exercise area	Playspace Upgrade	Four new netball courts and Hammond Road car park extension
Item	Description	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)
1.00	BUILDINGS											
1.01	Community & Sports Facility	7,205,800	-	-	-	-	-	-	-	-	60,000	-
1.02	Allowance for Interface with Existing Building	500,000	-	-	-	-	-	-	-	-	-	-
1.03	Bin Store	-	-	-	-	-	-	-	-	-	-	-
1.04	Outdoor Exercise Equipment (140m2) - reduced as per Otium's planning's instruction	-	-	-	-	-	-	-	-	40,000	-	-
	TOTAL BUILDING COST	7,705,800	-	-	-	-	-	-	-	40,000	60,000	-
2.00	External Works & Landscaping											
2.01	Allowance for site clearance	27,000	-	250	344,450	-	25,700	-	29,600	1,400	1,800	50,400
2.02	Allowance for demolition of buildings / structures	308,000	-	-	-	-	-	-	-	-	-	167,600
2.03	Allowance for demolition / removal of hardstandings/Outdoor courts	-	-	-	-	-	-	-	-	-	-	20,700
2.04	Allowance for removal of rugby field (no works required as advised)	-	-	-	-	-	-	-	-	-	-	
2.05	Allowance for removal of paving	9,900	-	-	-	-	-	-	51,900	-	-	11,600
2.06	Allowance for removal of playscape	6,600	-	-	-	-	-	-	-	-	-	
2.07	Allowance for removal of softscape	-	-	-	100	-	-	-	7,400	-	-	15,700
2.08	Allowance for removal of trees	-	-	-	10,000	-	-	-	-	-	-	
2.09	Allowance for removal of benches	5,000	-	-	-	-	-	-	-	-	-	-
2.10	Allowance for removal of fencing	-	-	18,500	-	-	-	-	-	-	-	-
2.11	Allowance for demolition of asbestos	Excluded	-	-	-	-	-	-	-	-	-	-
2.12	Allowance for earthwork	249,604	-	3,842	72,992	-	5,654	-	6,512	308	396	11,088
2.13	Allowance for relevelling access road to specific multipurpose plaza	Excluded	-	-	-	-	-	-	100,000	-	-	-
2.14	Allowance for retaining walls	Excluded	-	-	-	-	-	-	-	-	-	-
2.15	Allowance for expanded parking areas (beside netball court)	-	-	-	-	-	-	-	-	-	-	403,800
2.16	Allowance for car bays	-	-	-	-	-	-	-	325,700	-	-	-
2.17	Allowance for kiss and drop bays	-	-	-	-	-	-	-	23,100	-	-	-
2.18	Allowance for parallel car bays	-	-	-	-	-	-	-	90,700	-	-	-
2.19	Allowance for temporary carpark including 1 boom gate (graded agrregate)	-	-	-	-	-	154,300	-	-	-	-	-
2.20	Allowance for modification from acord bay to regular car bays	-	-	-	-	-	-	-	5,000	-	-	-
2.21	Allowance for footpath	7,900	-	-	78,100	-	-	-	-	-	-	-
2.22	Allowance for cross overs complete	-	-	-	-	-	-	-	50,000	-	-	-
2.23	Allowance for netball courts complete with fencing	-	-	-	-	-	-	-	-	-	-	742,300
2.24	Allowance for basketball court	-	-	6,300	-	-	-	-	-	-	-	-
2.25	Allowance for treatment to senior field (no works required as advised)	-	-	-	-	-	-	-	-	-	-	-
2.26	Allowance for cricket pitch	-	-	-	-	-	-	-	-	-	-	-
2.27	Allowance for soft landscaping / shrubs generally	10,000	-	-	10,000	-	-	-	-	-	-	-
2.28	Allowance for trees (assume 500ltr)	10,000	-	-	12,500	-	-	-	-	-	-	-
2.29	Allowance for playground / equipment	-	-	-	-	-	-	-	-	50,000	150,000	-
2.30	Allowance for bench seatings	34,000	-	-	40,000	-	-	-	-	-	-	-
2.31	Allowance for shelters etc	-	-	-	-	-	-	-	-	-	-	15,000
2.32	Allowance for sundries	50,000	-	25,000	25,000	-	-	-	20,000	-	-	20,000
2.33	Allowance for AFL Goal Post	-	-	10,000	-	-	-	-	-	-	-	-
2.34	Allowance for rugby post (already provided as advised)	-	-	-	-	-	-	-	-	-	-	-
2.35	Allowance for bollards (assume timber)	-	-	-	-	-	-	-	66,000	-	-	-
2.36	Allowance for 2 x speedbumps at carpark entry	-	-	-	-	-	-	-	5,000	-	-	-
2.37	Allowance for 1.2m high fence between school & reserve	-	-	66,200	-	-	-	-	-	-	-	-
2.38	Allowance for chainmesh barrier fencing	-	-	131,000	-	-	-	-	-	-	-	-
2.39	Allowance for site fencing	Excluded	-	-	-	-	-	-	-	-	-	-
2.40	Allowance for Main Contractors Preliminaries and Margin	107,700	-	39,229	88,971	-	27,800	-	117,100	24,300	7,800	218,700
	External Works & Landscaping Sub Total	825,704	-	300,320	682,114	-	213,454	-	898,012	76,008	159,996	1,676,888

SUCCESS RESERVE OPC REV 2

BREAKDOWN

5/7/2024

DONALD CANT WATTS CORKE

SUCCESS RESERVE	Community Sports & Facility	Outdoor court sports lighting	Australian football goals, basketball pad, southern fence extension etc	Various Landscapiong Items	Path lighting	Temporary overflow parking	Reserve sports floodlighting	Existing car park upgrade – including formalising parallel parking	Outdoor exercise area	Playspace Upgrade	Four new netball courts and Hammond Road car park extension
	$ 12,142,000	$ 4,858,000	$ 396,000	$ 978,000	$ 316,000	$ 368,000	$ 1,366,000	$ 1,233,000	$ 256,000	$ 250,000	$ 4,067,000

SUMMARY		Community Sports & Facility	Outdoor court sports lighting	Australian football goals, basketball pad, southern fence extension etc	Various Landscapiong Items	Path lighting	Temporary overflow parking	Reserve sports floodlighting	Existing car park upgrade – including formalising parallel parking	Outdoor exercise area	Playspace Upgrade	Four new netball courts and Hammond Road car park extension
Item	Description	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)	Total ($)
3.00	**Site Services**											
3.01	Allowance for common service trench to each building	-	-	-	-	-	-	-	-	-	-	-
3.02	Allowance for drainage considerations for new bays (probably be handled by soakwells or arch systems across the connecting roads)	-	-	-	-	-	20,000	-	-	-	-	-
3.03	Allowance for services to building	500,000	-	-	-	-	-	-	-	-	-	-
3.04	Allowance for sports lighting (100 lux with capacity to upgrade to 200 lux)	-	3,200,000	-	-	-	-	900,000	-	-	-	1,200,000
3.05	Allowance for lighting to car parks; 1 light per 400sqm	-	-	-	-	-	36,400	-	31,200	-	-	20,800
3.06	Allowance for lighting to footpaths	-	-	-	-	208,000	-	-	-	-	-	-
3.07	Allowance for general CCTV coverage	80,000	-	-	50,000	-	-	-	-	-	-	-
3.08	Allowance for Main Contractors Preliminaries and Margin	87,000	480,000	-	7,500	31,200	8,500	135,000	4,700	-	-	183,100
	External Services Sub Total	**667,000**	**3,680,000**	**-**	**58,000**	**239,000**	**65,000**	**1,035,000**	**36,000**	**-**	**-**	**1,404,000**
	TOTAL CONSTRUCTION COSTS	**9,198,504**	**3,680,000**	**300,320**	**740,114**	**239,000**	**278,454**	**1,035,000**	**934,012**	**116,008**	**219,996**	**3,080,888**
4.01	Design Contingencies	919,800	368,000	29,989	74,011	23,900	27,800	103,500	93,450	43,600	8,800	308,100
4.02	Construction Contingencies	919,800	368,000	29,989	74,011	23,900	27,800	103,500	93,450	43,600	8,800	308,100
4.03	Headworks and Statutory Charges	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.04	Building Act Compliance	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.05	Percent for Public Art	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.06	Land Costs (if applicable)	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.07	Other Costs - FFE	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.08	Other Costs - ICT	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
4.09	Professional Fees	1,103,800	441,600	36,036	88,814	28,700	33,400	124,200	112,150	52,300	10,500	369,700
	On-Costs - Sub Total	**2,943,000**	**1,178,000**	**96,000**	**237,000**	**77,000**	**89,000**	**331,000**	**299,000**	**140,000**	**28,000**	**986,000**
	GROSS PROJECT COST	**12,141,504**	**4,858,000**	**396,320**	**977,114**	**316,000**	**367,454**	**1,366,000**	**1,233,012**	**256,008**	**250,000**	**4,066,888**
5.00	**Escalation**											
5.01	Base date of pricing - April 2024											
5.02	Escalation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
	Escalation - Sub Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	ESCALATED NET PROJECT COST	**12,141,504**	**4,858,000**	**396,320**	**977,114**	**316,000**	**367,454**	**1,366,000**	**1,233,012**	**256,008**	**250,000**	**4,066,888**
6.00	**Local Authority Managed Costs**											
6.01	Project Management Costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
6.02	Commissioning, Relocation Costs and Disbursements	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
6.03	Land Acquisition & Native Title Compensation (if applicable)	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
6.04	Site Master Planning	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
6.05	Other Provisions	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
	Total Local Authority Costs	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST	**12,142,000**	**4,858,000**	**396,000**	**978,000**	**316,000**	**368,000**	**1,366,000**	**1,233,000**	**256,000**	**250,000**	**4,067,000**

Notes:

Excludes GST
Excludes Environmental Offset / Management Plans etc
Specific exclusions as above
Excludes abnormal ground conditions / contamination etc
Excludes major services diversions
Excludes major utility upgrades / contributions & headworks
Excludes works to any conservation areas
Excludes fences to general site
Excludes legal costs, site costs, agents fees, finance etc
Excludes land purchase costs
Excludes escalation therefore all prices are current day
OPC based on Proposed Overall Master Plan Rev D (dated 18/6/2024), Proposed Ground Floor Plan Option 1 Rev A (dated 10/4/2024) and email from Otium Planning dated 14/6/2024.
All scope, quantities and rates are provisional therefore subject to adjustment

Warranties and Disclaimers

The information contained in this report is provided in good faith. While Otium Planning Group has applied their experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence', and these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

Otium Planning Group's advice does not extend to, or imply professional expertise in the disciplines of economics, quantity surveying, engineering or architecture. External advice in one or more of these disciplines may have been sought, where necessary to address the requirements of the project objectives. There will be differences between projected and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite, or guarantee the projections' achievability as it is impossible to substantiate assumptions based on future events.

This report does not constitute advice, investment advice, or opinion and must not be relied on for funding or investment decisions. Independent advice should be obtained in relation to investment decisions.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than the client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.