

City of Cockburn  
**WESTERN SUBURBS  
SPORTING PRECINCT STUDY**  
FINAL REPORT - OCTOBER 2018



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## Executive Summary

The draft Community, Sport and Recreation Facilities Plan 2017 to 2031 (CSRFP) identified the need to explore the potential development and redevelopment options for sports facilities in the City's western suburbs to cater for anticipated future growth. The Western Suburbs Sporting Precinct Study (WSSPS) was undertaken to identify a coordinated approach which would be applied to the future facility and reserve provision.

The research and analysis focused on the capability of increasing use and the capacity of existing and potential future sporting sites including:

- Beale Park
- Lucius Park
- Dalmatinac Park
- Edwardes Park and Watsons Park
- Wally Hagan Basketball Stadium
- Dixon Park
- Davilak Oval
- Santich Park
- The proposed Cockburn Coast Oval

As part of the process an extensive document review, current and future demographic analysis and visual assessment of current sporting infrastructure was undertaken. In addition, an extensive consultation process was initiated which built upon workshop and survey outputs from the previous CSRFP consultation.

The focus of the development or redevelopment at each site was on the identified needs and requirements of each sports group utilising the sites as well as the broader community. Consideration has also been given to other future uses.

The analysis also considered the cost benefit of investing in existing sporting grounds within the western suburbs compared to the potential acquisition and development of alternative land. When considered against the cost of provision, the expansion and redevelopment of existing sporting reserves from both a financial perspective and in terms of capacity and capability strongly outweighed the development of purchasing land and developing new sporting infrastructure. By increasing capacity on existing reserves enables the servicing of a wider catchment and addresses current known deficiencies within the built infrastructure, quality of the existing reserve and rectangular pitch spaces and improves connectivity throughout the western suburbs for additional passive recreational use. This is further supported by one of the key guiding principles of the Community Sport and Recreation Facilities Fund which supports the upgrading of existing facilities.

The plans and draft report were the subject of an extensive public consultation

process which included:

- City officers and the consultant meeting different community and sporting club representatives at various sports venues for discussions on the plans and immediate feedback and subsequently more detailed written feedback.
- A mailout to residents living 400m from each of the various parks, inviting them to complete an online survey on Comment on Cockburn.
- Various e-mail newsletters inviting the general population to comment on the plans to upgrade sporting facilities.

The consultation process was also reported by both local newspapers which subsequently led to 456 online surveys completed with the website receiving 2,700 views and a further 10 letters submitted. 334 respondents support or strongly supported the plans and 51 were opposed or strongly opposed the plans. 70 were unsure or expressed no interest. As a result the plans were modified to take into account representations received and are now considered to be, on balance the most effective and efficient mechanism to deliver the optimum development to meet the sporting needs of the community to 2036.

The site master plans which were finalized following the outcome of the public consultation process identified the following cost estimates for the proposed development or redevelopment:

- Beale Park: \$9.66M
- Dalmatinac Park and Lucius Park: \$3.15M
- Edwardes Park and Watsons Park: \$3.84M
- Wally Hagan Basketball Stadium and Dixon Park:
  - Option 1: Expansive Development: \$36.51M
  - Option 2: New Build Contained within Dixon Park: \$33.66M
  - Option 3: Reclad existing stadium building and extend: \$25.51M
- Davilak Oval: \$7.39M
- Santich Park: \$2.30M
- Cockburn Coast Oval: \$4.25M

Overall, the indicative costs amount to between \$56.124M and \$67.121M dependent on the preferred Wally Hagan/Dixon Park development option. An additional \$11M is for the purchase of the Cockburn Coast Oval is also to be sourced from DCP13.

In addition to the key reserve developments, a series of additional recommendations are provided to take the plan to the next stage of implementation by proofing up the site and refining the development options through more detailed investigation and design. The recommendations are provided on page 93.

# 1 Introduction

The City of Cockburn engaged Dave Lanfear Consulting to identify the potential development and redevelopment options for sports facilities in the City's Western Suburbs to cater for anticipated growth. The rationale for undertaking the work was identified in the draft Community, Sport and Recreation Facilities Plan 2017 to 2031 (CSRFP) which recommended a coordinated approach be applied to the future facility and reserve provision in the City's western suburbs. The project is referenced as the Western Suburbs Sporting Precinct Study (WSSPS) and specifically addresses those active sporting reserves which lie to the west of Stock Road and have previously been identified as having the potential to increase capacity and maximise the return on future council investment.

The research and analysis focused on the capability of increasing use and capacity of existing and potential future sporting sites within the western suburbs with the aim of ensuring that the anticipated population growth and associated projected sporting needs are catered for. In particular, it has sought to address the limited opportunities for the development of new facilities and reserves in the growth suburbs of Coogee and North Coogee. As part of the study process the development of concept plans for the proposed developments, financial analysis of the implications of potential developments and the anticipated impact on the City's long-term financial plan has been undertaken.

This report comprises of:

- A review of relevant plans and documents to ensure integration with the City and partner organisations existing strategic planning processes.
- A full demographic analysis focusing on the current need emerging up to 2036.
- Reference to a visual audit of existing reserves and facilities which identifies existing issues and the adequacy of current provision.
- The outcome of community and stakeholder consultation process.
- Spatial recommendations in respect of existing and future reserves/facilities, including the opportunity for expansion, redevelopment, rationalisation and for re-purposing.
- Concept designs for seven sites and a cost estimation for each.
- The implications of development for existing users and for existing committed investment through the City's Developer Contribution Plan (DCP13).

To facilitate the strategic analysis and to enable informed investment decisions to be made by the Council, having regard to sustainability outcomes, direct consultation has been undertaken with the existing users of the following reserves:

- Beale Park
- Lucius Park
- Dalmatinac Park
- Edwardes Park and Watsons Park
- Wally Hagan Basketball Stadium

- Dixon Park
- Davilak Oval
- Santich Park

In addition, further analysis has been undertaken on each site in an attempt to substantiate the capability of development potential. This also included an analysis of the future proposed Cockburn Coast Oval which was undertaken to determine the potential extent and capability of the sporting infrastructure and associated development.

In summary the City is seeking to maximise the potential opportunity to deliver a range of sporting infrastructure by seeking to identify the optimum level of development and associated investment required to meet the needs of current and emerging residents within the western suburbs, whilst working within current land use constraints.

## 2 Links to the Strategic Community Plan 2016 – 2026

The following is of particular relevance to this study:

- **City Growth:** planning for the City's population growth whilst maintaining our strong financial position.
  - Ensure planning facilitates a desirable living environment and meet growth targets.
  - Ensure growing high density living is balanced with the provision of open space and social spaces.
- **Economic, Social and Environmental Responsibility:** enabling a sustainable future – economically, socially and environmentally, including business activity, job opportunities and sustainable use of resources.
  - Continue to recognise and celebrate the significance of cultural, social and built heritage including local indigenous and multicultural groups.
  - **Community, Lifestyle and Security:** Providing safe, attractive, healthy programs and infrastructure for a diverse range of activity and people.
  - Provide residents with a range of high quality accessible programs and services.
  - Provide for community facilities and infrastructure in a planned and sustainable manner.
  - Create and maintain recreational, social and sports facilities and regional open space.
- **Leading & Listening:** being accountable to our community and engaging through multiple communication channels:
  - Provide for community and civic infrastructure in a planned and sustainable manner, including administration, operations and waste management.
- **Community consultation outcomes of the plan expressed the following aspirations:**
  - Adequate facilities to accommodate growing high-density living including provision of open space, play grounds with adjoining cafés

and a cinema.

- Mapping and promoting community, recreational and cultural facilities and services.

### 3 Situation Analysis

The analysis of sport and recreation infrastructure within the City's western suburbs is informed by a series of strategic planning reports, supporting studies and future growth scenarios. The initial process involved a review of all relevant documentation to establish the principle for investment in sport and recreation facilities within the western suburbs. A detailed breakdown of supporting documentation is provided at Annex 1 and the key outcomes are provided in the following section.

#### 3.1 State Planning Influences

- The Outer Metropolitan Perth and Peel Sub-Regional Strategy states that all people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home. This must make effective use of public transport.
- The draft South Metropolitan Peel Sub-Regional Planning Framework Towards Perth and Peel@3.5million sets out the development principles to accommodate future growth within the South Metropolitan and Peel Sub-Regional area. Sport and recreation infrastructure within existing urban areas will need to work within existing footprints and maximise outcomes.
- Research into emerging constraints for public open space in the Perth Metropolitan Area has identified a number of critical constraints which need to be addressed in future planning within existing developed areas:
  - Curtin University research in 2011 identified 7m<sup>2</sup> as the minimum level of public open space required to serve the needs of each resident, within existing developed suburbs (i.e. the western suburbs). This figure was subsequently modified to 6.5m<sup>2</sup> as the desired aim.
  - Within the urban growth areas, the allocation of public open space and in particular, active open space according to the research continues to be deficient and ill-conceived. This has a direct impact on existing developed areas where greater pressure will be on existing infrastructure to offset any previously agreed planned deficiencies (i.e. through the development of Cockburn Coast).
  - New suburbs in each of the fringe growth sub regions of Perth already have a shortage of active playing fields.
  - Sporting use and catchment will largely be dependent on the sporting activities serviced by a particular site.
  - In planning for future investment, it is important to recognise the limitations placed on all public open space sites with natural and made infrastructure including sumps, stormwater drainage channels, trees, protected bushland, environmental constraints and water management obligations.

- Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the critical challenges for the sport and recreation industry and advocates:
  - 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.
  - Public investment in sport and recreation organisations should factor in the capacity of community sport and recreation organisations to source commercial revenue.
  - The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances.
  - The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians.

### 3.2 City of Cockburn Plans and Supporting Documentation

- Asset Management Plans: The financial considerations for the management of existing assets is substantial and highlights the critical importance of developing infrastructure which is both sustainable (complying with the City's sustainability objectives), fit for purpose and viable for the main user group (i.e. is able to generate sufficient income to enable the club to re-invest).
- Draft Community Sport and Recreation Facilities Plan (CSRFP) highlights:
  - There will continue to be issues associated with the provision of public open space and oval provision due to the inadequate level of large multi-functional sporting hubs.
  - The need to re-align and consider the redevelopment of existing infrastructure is potentially the only way in which any deficit within existing developed areas can be addressed.
  - In addition, there may be a requirement to purchase additional land, which may not be an effective use of limited resources.
- Specific club data from the draft CSRFP supporting consultation process, highlights the following which has a direct impact on the provision of sporting infrastructure within the western suburbs:
  - Sporting grounds and recreation centres rank as the highest two priorities for facility improvements with residents.
  - The need to provide larger sporting facilities is evidenced to support multi-functional uses.
  - Cockburn City Football Club have a need to upgrade and replace ageing infrastructure.

- Cockburn Cougars Basketball Club have a need to upgrade tired and ageing infrastructure (Wally Hagan Basketball Stadium).
  - Little Athletics require additional infrastructure to accommodate storage and provide more effective shade.
  - Cockburn Basketball Association require additional / replacement court space which could be shared with other indoor court sports.
  - Fremantle Croatia Soccer Club require their own dedicated home base which may be shared with other sporting groups. Cockburn Cricket Club / Cockburn Junior Cricket Club require one facility with all-weather training facilities for cricket to provide for players in Coogee/North Coogee.
  - Phoenix Park Cricket Club require greater access to playing surfaces with the appropriate level of servicing infrastructure. The relocation of clubrooms to Beeliar is suggested.
  - The fencing association require a long term permanent home for national events particularly from the Asia regions to replace current facility in North Coogee.
- Development Contribution Plan Report: DCP 13 (Community Infrastructure) – (9 September 2016) highlights a range of contributions underpinning investment on existing and new sport and recreation sites including Beale Park Sports Facilities; Bicycle Network; Wally Hagan/Dixon Park; Munster Recreation Facility and Cockburn Coast Sporting Oval and Clubrooms.
  - The Preliminary Site Investigation of Dixon Park Report (Golder Associates Dec 2008) requires the development of a management plan for the site once current landfill and acid sulfate site issues have been remediated. The Phoenix Central Revitalisation Strategy and Activity Plan Final Report (May 2009) identifies Beale Park (where its expansion is desired) and Watsons/Edwardes Park (where the acquisition of land from the Department of Education may resolve existing functionality issues at both reserves).
  - The Public Health Plan 2013-2018 re-enforces the importance of upgrading parks and sporting facilities to provide improved services and activities and the need to build capacity within existing sporting clubs.
  - The Sustainability Action Plan 2015-16 re-enforces the need to more effectively use resources in the management of assets whilst also ensuring that all facilities provide for open access, recognising equality and diversity of use.
  - The City of Cockburn Public Open Space (POS) Strategy 2014 – 2024 references the 300 parks the City manages and includes recommendations to align the POS Strategy with the Sport & Recreational Strategic plan to ensure the management and provision of active sports ovals is facilitated to meet the demands of future the communities. In addition, there is a need to undertake a Sport Oval Carry Capacity study to determine the maximum patronage limitation of the active sporting area to ensure that functionality is

maintained.

- The City of Cockburn Public Health Plan 2013-2018 references the provision of early intervention health services for children, sufficient to address need. Infrastructure development, planned by the City through its Sport and Recreation Strategic Plan, to upgrade parks and sporting facilities (including the swimming pool, which has been subsequently redeveloped as the ARC) will provide improved services and activities for this age group.
- The Phoenix Central Revitalisation Strategy and Activity Plan Final Report May 2009 advocates the need to develop and adopt a public-realm refurbishment program for upgrading public open space in the Phoenix Central project area. A particular focus is on Beale Park within the precinct to expand the sports grounds and redevelop the clubroom facilities.
- The Robb Jetty Local Structure Plan references the five neighbourhood parks which have been strategically located so that residents are within close walking distance to a neighbourhood park. The 1.3 hectare sports oval, known as Cockburn Coast Oval is strategically located adjacent to the school.

### 3.3 Sport Specific Influences

The main sport specific influences are identified in Annex 2 and specific issues related to the western suburbs highlighted below:

- The majority of strategic plans related to specific sports are dated and in need of review. Very few specifically reference development within the western suburbs.
- A recent, as yet unpublished, audit of 290 AFL facilities (grounds) by the Western Australian Football Commission has found only 13 per cent of them were female friendly and would require funding from State and local governments to catch up to catering for the fast-growing game. Female participation is also expected to reach the 100,000-player mark in WA for 2018, which is a five fold increase compared to female participation in 2013. A similar auditing process by the Western Australian Cricket Association on cricket facilities is expected to show similar deficiencies.
- The majority of plans seek to promote the financial sustainability and viability of clubs which is focused principally on maintain and increasing membership numbers; supporting volunteers, coaches and officials and ensuring that clubs have the capability to generate income through a variety of means.
- Of those that reference specific facility developments related to facilities within the western suburbs the following is of note:
  - The development of Wally Hagan Basketball Stadium: Basketball WA

consider the local associations as being the catalyst for growth and development of the sport and encourage as a minimum a four court facility will provide for the initial needs of an association. The longer-term aspiration would be to develop six to eight court facilities to address current accessibility issues faced by the sport.

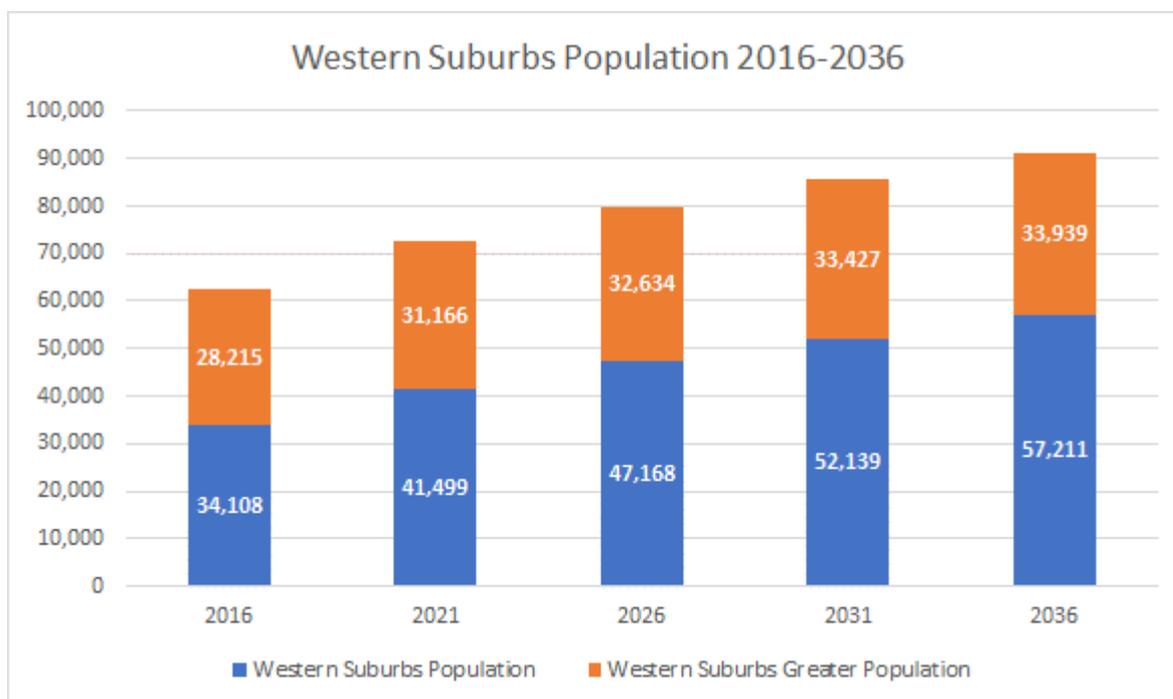
- Netball WA recognises that the current facility requirements are being met in Metropolitan Perth. However, the quality of infrastructure in many areas is in need of improvement. New court provision at the ARC has since replaced the poorer quality South Lakes Leisure Centre provision. The metropolitan region is considered to be a priority development region for Netball WA.

## 4 Demographic Summary

The demographic information has been developed through profileid and forecastid. The main suburb areas which would utilise sporting infrastructure within the western suburbs include: Spearwood, Coogee – North Coogee, Coolbellup, Bibra Lake (west), Hamilton Hill, Munster, Beeliar and Yangebup (referenced as the western suburbs greater population). This was based on extended catchments of up to 5km. It is to be noted, Stock Road may be considered as a barrier to participation for a number of sport and recreation activities. The suburbs within which all of the facilities are located include Spearwood, North Coogee, Hamilton Hill and Munster (referenced as the western suburbs population). This section provides a summary of the key demographic information.

Within the western suburbs where development is proposed the current population is 34,108 (2016 census) and is anticipated to increase to 57,211, an increase of 67%. Overall, within the western suburbs greater area, the current population (2016 census) is 62,323 and by 2036 is anticipated to increase to 91,150, an increase of just less than 50%. (Figure 1 refers)

Figure 1: Western Suburbs Study Area Population 2016-2036 (Source: Forecastid)



The main growth areas which will influence sporting provision within the western suburbs are Coogee, North Coogee and Hamilton Hill which are jointly anticipated to grow from a current population base of 19,107 (2016) to 38,082 (2036), representing an almost doubling of the population in these suburbs and 66% of the anticipated growth within the western suburbs (figure 2 refers). The annual population is

anticipated to be relatively consistent over the 20-year period in the western suburbs. The profile is similar to the western suburbs greater area with only Beeliar and Yangebup relatively static post 2026.

Figure 2: Projected Population Growth - City of Cockburn Western Suburbs Study Area (Source: Forecastid)

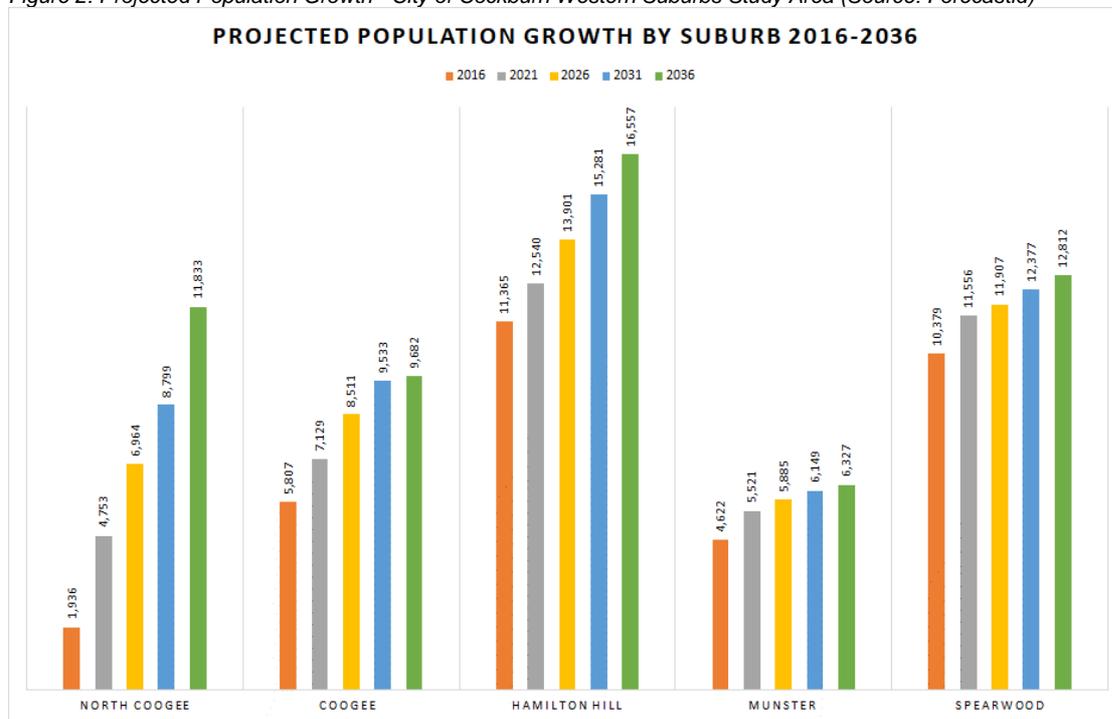
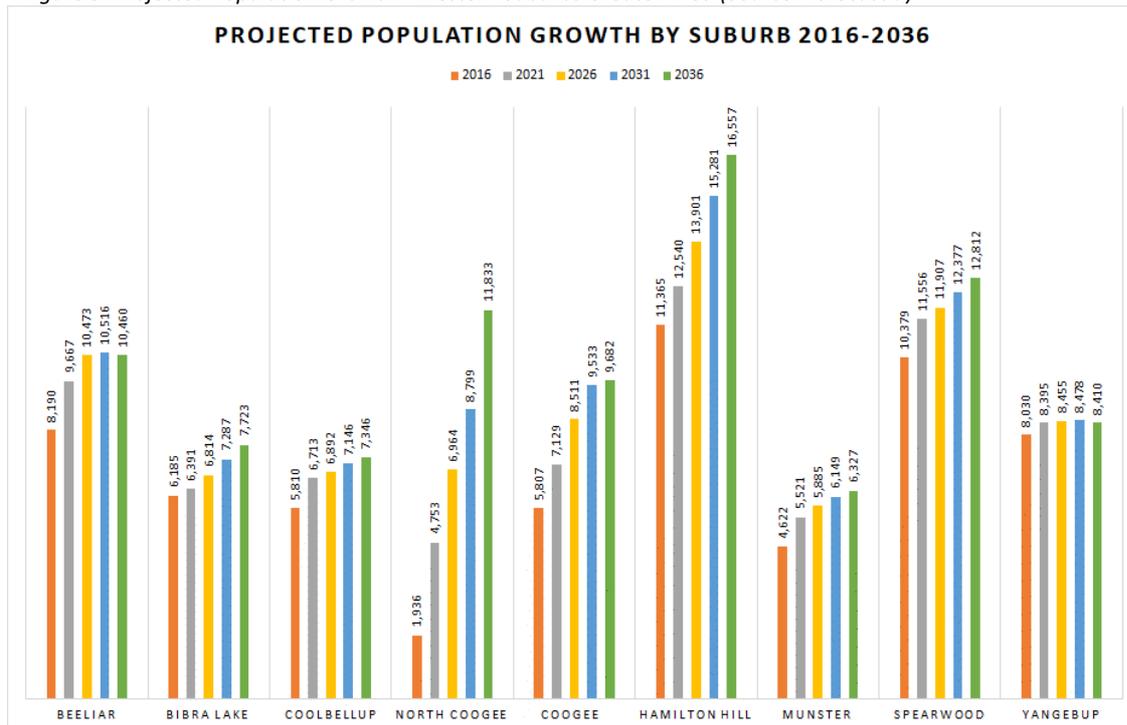


Figure 3: Projected Population Growth - Western Suburbs Greater Area (Source: Forecastid)



The growth in household numbers corresponds with population growth. The most significant growth is in Coogee and North Coogee where an additional 5,308 new

households will be developed by 2036 (the majority of which will be in North Coogee) and in Hamilton Hill where an additional 2,197 households will be developed by 2036. The increase in dwellings and also the variety of household types highlights the importance of establishing and extending existing sport and recreation infrastructure to facilitate the broad sporting needs of a diverse and growing population, particularly in an area where it is recognised there is a shortfall in provision (as identified in the draft CSRFP).

The current profile of resident families within the western suburbs greater area indicates that it is dominated by couples with children with approximately 16,000 households out of a total of 37,250 (42.9%). This compares to 236,473 out of 732,352 for the Perth Metropolitan area (32.3%). Between 2011 and 2016 there has been a marked increase in couples without children and one parent families, whilst the number of couples with children has remained relatively static. This is more acute in the high growth areas within the western suburbs where the average household size is anticipated to increase by 0.4 persons in the suburbs of Hamilton Hill and Coogee-North Coogee.

The age profiling for the western suburb area highlights the growth in young families (high growth in age ranges of 0-19 years and 30-59 years, being the typical age range of families with children) (Figure 4 refers). Whilst a similar profile is evident for the western suburbs greater area, there is a greater increase in the older population at the expense of young adults (20-29 years) (Figure 5 refers). This highlights the general profile in established suburbs where growth is less dynamic, there are generally higher levels of family units which are ageing in place.

Figure 4: Western Suburbs Projected Population Growth Age Profile 2016 to 2036

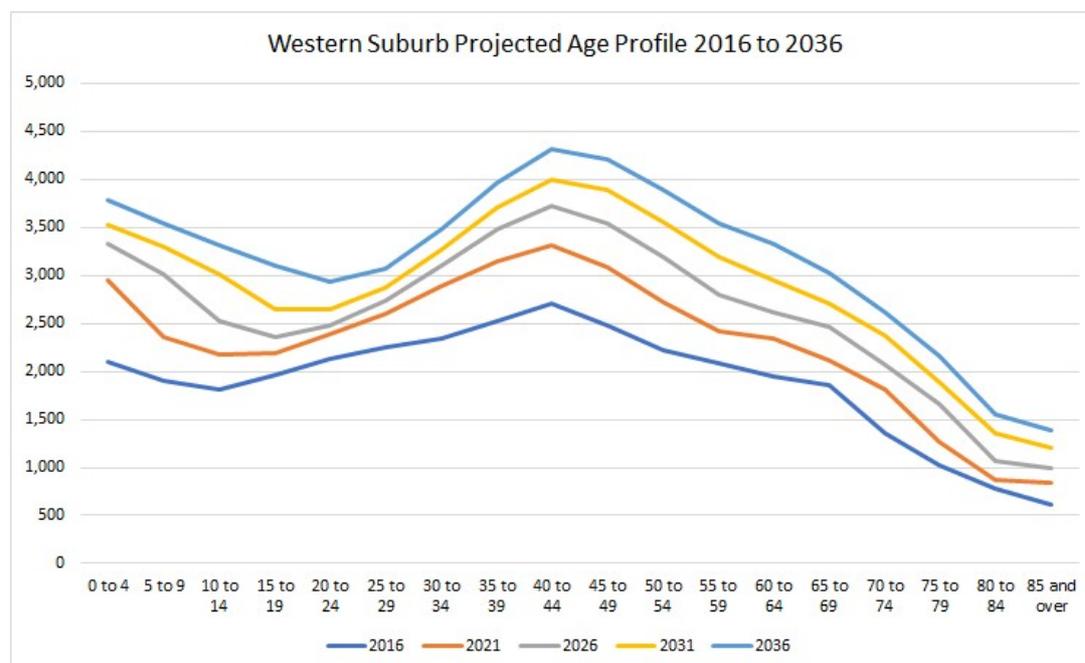
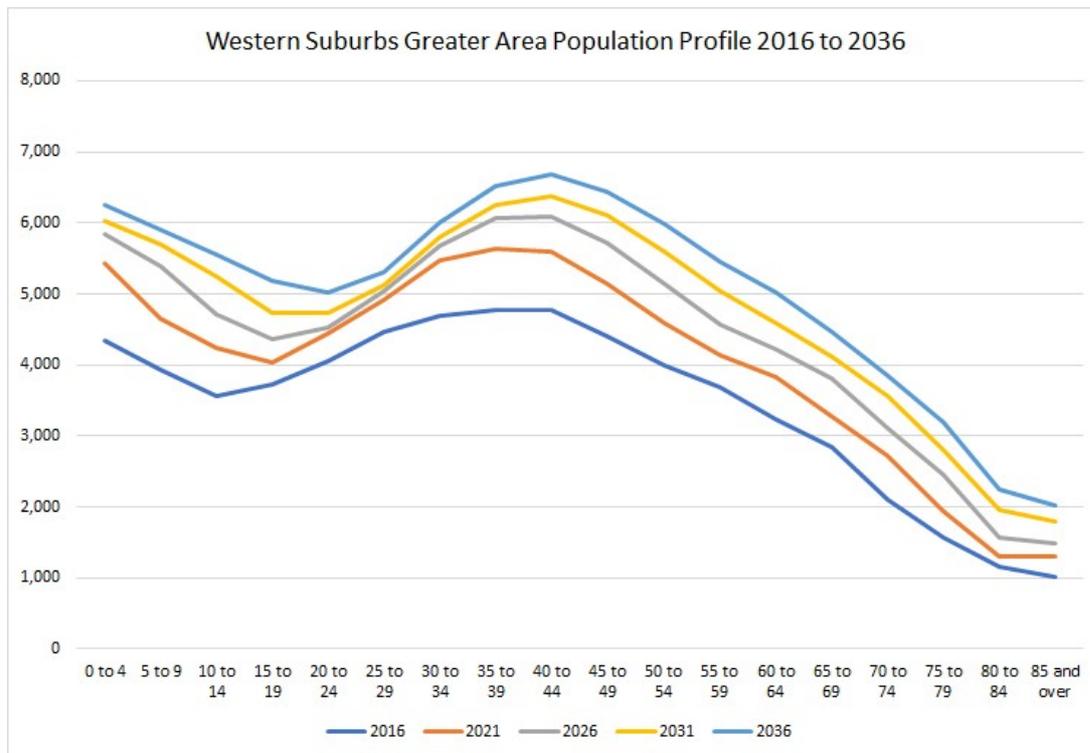


Figure 5: Western Suburbs Greater Area Projected Population Growth Age Profile 2016 to 2036



#### 4.1 Demographic Implications on Sport and Recreation Infrastructure

The following aspects provide an indication of the likely impact on the demand for sport and recreation infrastructure:

- The growth in the western suburbs is projected to be significant and is causing significant capacity issues on public open space.
- The population profile remains relatively consistent throughout the growth period of 2016 to 2036 with the greatest growth likely to be in young families. This highlights a potential need for additional family based recreation infrastructure.
- The high levels of households with children generally indicates that there is a high need for team and club based activities where there are opportunities for young children to benefit from a variety of skills based sports development opportunities. (due to junior development programs and associated competitions).
- The average household size within the major growth suburbs of Coogee-North Coogee and Hamilton Hill ranges from 2.3 to 2.7 throughout the period of growth from 2016 to 2036. Coogee-North Coogee, Yangebup and Munster has the highest average household size. This will impact on sport and recreation provision within the western suburbs by creating a greater

demand for young children and family based activities. This again indicates a necessity to expand club based activities (contrary to the trend experienced in ageing communities).

- As North Coogee and Hamilton Hill will experience significant growth over the next few years, there is a need to ensure access to existing and/or emerging facilities in areas where density is increased, is maintained, and wherever possible, enhanced. This will need to pay regard to consequential changes to the population projections and demographic profiling.
- The level of youth/young adult growth is small in comparison to other age ranges. Nevertheless, there will be a demand to service this element of the population which is still growing, albeit at a lesser rate.
- Within the western suburbs, annual weekly income for individuals is relatively evenly spread across wage bands. Average weekly income per household unit however indicates that there are a higher number of households which are relatively affluent and therefore the potential amount of disposable income would be high. This is generally an indicator of a high level of ability to invest in clubs and sporting activities locally.
- The need to invest, repurpose, renew and/or redevelop infrastructure within existing established settlements of the western suburbs will become more critical as the population expands. It is likely that many ageing buildings will require significant investment if the ongoing sport and recreational needs of the community are to be satisfied.
- The growth in female sports, particularly at club level is already impacting upon the need to invest in generic changing infrastructure which is adaptable to both genders. This will become more important to address as the population grows.

## 5 Trends and Indicative Participation Levels

The Australian Sports Institute in December 2016 published the latest participation data for sport and recreational pursuits in Australia (AUSplay). This was subsequently supported by specific participation data related to Western Australia. A full detailed breakdown is provided at Annex 3. The following highlights the key trends associated with sporting provision, participation rates and club development generally:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related physical activities more often than sport.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight than men.
- Men are more motivated by fun/enjoyment and for social reasons than are women.
- For adults, up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- Sport clubs are the primary avenue for children to be active (except for children aged 0–4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- The top ten activities for adults across Australia identifies golf as the main sport which is generally due to its membership based profile and the broad age range within which it is traditionally played.
- Football (soccer) is 2nd with tennis, cricket and netball all demonstrating similar participation rates amongst adults.
- When children are included in the figures participation in football (soccer) is highest with golf, Australian Football, Netball and Tennis experiencing similar participation rates.
- Boys and Girls out of school hours' activity is dominated by swimming.
- The second most popular Out of School Hours (OSH) activity for boys is football (soccer) followed by Australian Football and cricket.
- The second most popular sport OSH activity for girls is Netball, closely followed by dancing and gymnastics.

## 5.1 Projected Sports Participation Growth in the Western Suburbs

The following is specifically pertinent to the catchment areas of facilities and potential demand for sporting infrastructure within the western suburbs. The conclusions are based on an extrapolation of WA participation data from AUSplay across the population catchments of the western suburbs and those suburbs in close proximity based in the City of Cockburn having regard to both children's (age 0-14) and adult (age 15 and above) participation rates:

- Within the broad catchment of the site adult participation (based on recognised WA participation rates aligned to anticipated growth) across the main sports indicate the following:
  - Participation in football (soccer) will increase from a current base of 2,408 to 3,503 in 2036.
  - Participation in Tennis will increase from a current base of 2,101 to 3,503 in 2036.
  - Participation in Netball will increase from a current base of 1,927 to 2,803 in 2036.
  - Participation in AFL will increase from a current base of 1,882 to 2,737 in 2036.
  - Participation in Basketball will increase from a current base of 1,977 to 2,875 in 2036.

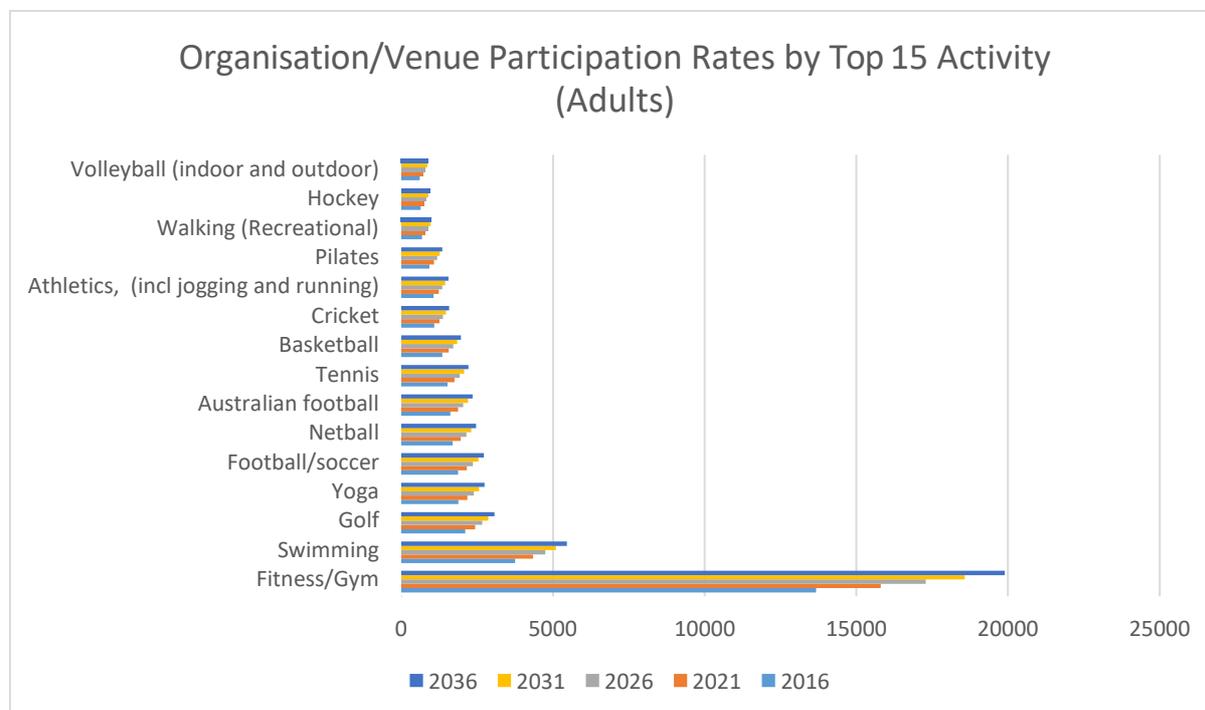
It is to be noted that the above figures do not take into account local, state or national level initiatives and a rate increase in excess of natural population growth.

- For organisation/venue based sports in WA, with the exception of fitness/gym (27.1%) and swimming (7.4%) the majority of club based sports have a population participation rate of between 2.1% and 4.2% (Golf, football/soccer, netball, Australian football, tennis, basketball, cricket and athletics).
- Sports with the highest level of venue requirements include golf, Australian football, football/soccer and tennis. The primary focus is traditionally on club based activity for those sports, as it is for netball, basketball, cricket, hockey, bowls, athletics, touch football and volleyball.
- Cycling, swimming, jogging and running, fitness/gym and recreational walking are the highest activity participation rates, with participation numbers significantly higher than club based activities for adults.
- Children's participation rates highlight the potential for significant growth in swimming, football/soccer, Australian football and recreational dancing. Basketball, gymnastics, cricket, netball, tennis and gymnastics have similar participation rates with projected upward increase to meet the future anticipated needs of the projected age profile.

For adults it is to be noted that walking, fitness, jogging and swimming are the main

participation sports (figure 6 refers). It is important that such activities, wherever possible, are integrated within any new facility developments or expansions.

Figure 6: Organisation/Venue Participation Rates by Top 15 Activities - Adults in WA (Source: Ausplay)



## 5.2 Trends in Facility Provision

The current trends in sport and recreation facility provision can be summarised as follows:

- There is now a more acute focus on financial viability of all sport and recreation infrastructure and rationalisation of provision. This has been referenced within Strategic Directions 6 (the sport and recreation industry strategic plan) as a key issue for the industry.
- The intention of the majority of local governments is to provide a full range of sport and recreation opportunities for their community that promote physical activity, balanced with a mixture of sporting and recreational pursuits. This is often consistent with the outcomes identified within Strategic Community Plans and in this case with the CSRFP. The trend to move away from formalised club based sports in adulthood is also driving this shift. The developments being considered under the Western Suburbs Review are club based with the intention of increasing activation and connectivity of the space through a variety of innovative approaches.
- Accessibility and connectedness. The development of sport and recreation spaces integrated with existing networks which are distributed and located to provide high levels of accessibility and integration.
- The need to provide flexible sport and recreation infrastructure is becoming increasingly important due to factors such as demographic shifts and changing sport and recreation preferences. The ageing demographic is

necessitating greater consideration of non-contact sport and recreational activities with a higher level of casual social interaction.

- Increased expectations of people in relation to the quality of provision of open space, park furniture and association recreation infrastructure.
- The declining trend in rainfall and increasing extractions of groundwater has led to falling groundwater levels in much of Perth's shallow aquifers has led to alternative water options being considered. This has also resulted in the gradual integration of flood and stormwater management practices into open space provision. This has been identified across all local government areas involved in this needs assessment.
- The importance of fully costing out asset management plans and future proofing expenditure (including lifecycle costing) is becoming more critical.
- The supply of sport tends to reach those who are already engaged. There is a requirement for a broader offer which meets more diverse needs to break the traditional way in which sports participants are engaged.
- Recent trends in facility planning is through the development of sports hubs and complexes where the opportunity to share resources is potentially maximised. The rationale for this has stemmed from a number of reasons including:
  - Ageing infrastructure in need of replacement and the need for modern facilities to meet statutory building and health and safety requirements
  - The increasing demands on open space provision and it's use/function, particularly in a more urbanised setting where space is limited.
  - The need for local governments to be responsible and accountable in asset management and provision.
  - Pressures facing local sporting and recreation groups with declining volunteers.
  - Increased competition resulting from alternative leisure opportunities and the need for clubs to be well managed and customer focused.
  - An acknowledgement that centralised administration and facilities can benefit clubs whilst reducing costs to the public purse.
  - Providing good integrated traffic and pedestrian movement both into and through a facility complex which provides safe access and clear signposting of uses/activities.
  - The development of a prioritised implementation plan so that projects are ready to proceed and funding avenues can be explored as they become available.

These trends and potential opportunities will influence the consideration of the evolution and future investment in existing infrastructure.

## 6 Summary Facility Audit

Each of the sites were individually assessed through a visual inspection, desktop audit and current limitations identified. An overview of the limitations and future considerations is identified in the table below:

Site	Visual Audit and Condition
<p><b>Beale Park</b></p>	<ul style="list-style-type: none"> <li>• Reasonable playing surface – pitch space maximised for both diamond and rectangular provision</li> <li>• Four on-site car parking areas and on verges on game days. Insufficient infrastructure for the size of club and pitch activities.</li> <li>• Pavilion/Changing rooms – tired, ageing and non-conforming with current standards. Not connected to sewerage at present but currently being rectified.</li> <li>• Play infrastructure with shade and mature tree cover</li> <li>• Existing floodlighting but poor coverage</li> <li>• Life Without Barriers, Friends of the Community and Navy Cadets buildings limiting any further development of field space</li> <li>• Trees on perimeter and within the site could potentially impact on pitch flexibility. Trees within the site boundary of varying age and quality will need to be removed and replaced in a new location if the full extent of pitch flexibility is to be achieved.</li> <li>• Stormwater drainage through the centre of the site needs to be consider to enable future.</li> <li>• Norfolk Island Pine adjacent to Kent Street (central northern boundary).</li> <li>• Drainage infrastructure around site perimeter with one north south link meeting east west link on eastern third).</li> <li>• A war memorial in the southeast corner of the site will need to be factored into any redevelopment.</li> <li>• There are notable limitations accessing the site from the south where the ground falls from Phoenix Road by between 1m and 3m.</li> </ul> 

	<ul style="list-style-type: none"> <li>• Ad hoc car parking around the site (and particularly on Hamilton Road) causes confusion and potential danger with vehicles backing off grass verges into significant distributor roads.</li> </ul> <p>Initial Considerations:</p> <ul style="list-style-type: none"> <li>• Assess car parking provision and rationalisation.</li> <li>• Evaluate tree quality and potential offsets.</li> <li>• Explore re-alignment of clubhouse and co-location of soccer and baseball.</li> <li>• Rationalise vehicle entry points.</li> <li>• Opportunity to gain active play area.</li> </ul>
<p><b>Dalmatinac Park</b></p>	<ul style="list-style-type: none"> <li>• Ageing and tired built infrastructure throughout.</li> <li>• Netball courts/Tennis courts require resurfacing and replacement fencing.</li> <li>• Two apparently high quality bowling greens and one out of commission. A third was unused at time of visit.</li> <li>• Good soccer pitch with appropriate safety margins, and aspirations to comply with NPL criteria.</li> <li>• Ad hoc built infrastructure throughout the site which requires rationalising (including temporary storage containers).</li> <li>• Further detail required on floodlighting and site servicing.</li> <li>• Opportunity to align changing infrastructure with adjacent Lucius Park.</li> <li>• Perimeter fencing requires replacement in a number of areas.</li> <li>• Ad hoc improvements undertaken to keep the buildings water-tight.</li> <li>• To develop infrastructure on the Eastern portion of the site will require consideration of the differing levels and impact on car parking.</li> <li>• City manages the playing field space, Dalmatinac Club own</li> </ul> 

	<p>Clubroom facilities.</p> <p>Initial Considerations:</p> <ul style="list-style-type: none"> <li>• Due to the need to retain control over City investment the focus should be on City controlled/owned land only.</li> <li>• Upgrade for floodlighting to recreational standard with additional cost for NPL provision to be met by club.</li> <li>• Redevelop changing room and ablution block adjacent to Lucius Park for shared Dalmatinac/Beale Park users.</li> </ul>
<p><b>Lucius Park</b></p>	<ul style="list-style-type: none"> <li>• Reasonable playing surface and central floodlighting – pitches impacted upon by split levels, banking and Manning Park entry point.</li> <li>• Goal posts leaning and potential hazard. This was subsequently rectified.</li> <li>• One on-site car parking area with grass overspill.</li> <li>• No effective pavilion/changing facilities with a junior development focus. Opportunities exist to add to additional infrastructure used by adjacent Dalmatinac site.</li> <li>• Areas of passive/underused grass.</li> <li>• Mature tree cover around perimeter and netting.</li> <li>• Future use of buildings to be determined (structure and life).</li> </ul> <p>Initial Considerations:</p> <ul style="list-style-type: none"> <li>• Goal posts require immediate replacement/rectification (has since been addressed by City Officers).</li> <li>• Redesign/development of adjacent changing room facility.</li> <li>• Explore potential extension of junior soccer pitches to provide expanded senior provision.</li> <li>• Replacement of perimeter netting which is damaged.</li> </ul>
<p><b>Davilak Oval</b></p>	<ul style="list-style-type: none"> <li>• Good playing surface – restricted by steep banks which provide excellent spectator opportunities</li> <li>• Tired and ageing tennis and cricket practice net infrastructure</li> <li>• Limited play equipment in northeast and</li> </ul> 

	<p>adjacent to clubhouse</p> <ul style="list-style-type: none"> <li>• Large flat training area – capacity and use requires clarification. Outdoor nature playground had previously been identified as being built on the southern side of cricket/football clubroom.</li> <li>• Good high level floodlighting throughout (quality of spread not assessed).</li> <li>• Limited car parking adjacent to cricket/football clubhouse and tennis club but on-road parking available around perimeter.</li> <li>• More effective use of space could be achieved but will require extensive ground modification (cut and fill to expand capacity of the playing oval to incorporate a second oval).</li> <li>• Existing mature trees limit capability to expand oval space and need to be assessed for quality.</li> <li>• Drainage sumps to north and south of main oval.</li> </ul> <p>Initial Considerations:</p> <ul style="list-style-type: none"> <li>• Assess car parking provision and rationalisation.</li> <li>• Evaluate tree quality and potential offsets.</li> <li>• Potential removal and relocate tennis club.</li> <li>• Explore re-alignment of clubhouse on eastern boundary.</li> </ul>
<p><b>Watsons Oval and Edwardes Park</b></p>	<ul style="list-style-type: none"> <li>• Tired and dated facilities serving as changing infrastructure and storage for soccer and Little athletics/Football.</li> <li>• Quality of pitch and associated little athletics infrastructure is good and one play area currently being redeveloped.</li> <li>• Floodlighting exists throughout but split in levels provides a distinct split between two playing areas.</li> <li>• Adjacent school site (open access) provides junior soccer and football/cricket provision.</li> <li>• Land between school and both reserves provides the potential for additional off-road car parking and rationalisation of changing room/clubhouse to service two ovals.</li> </ul> 

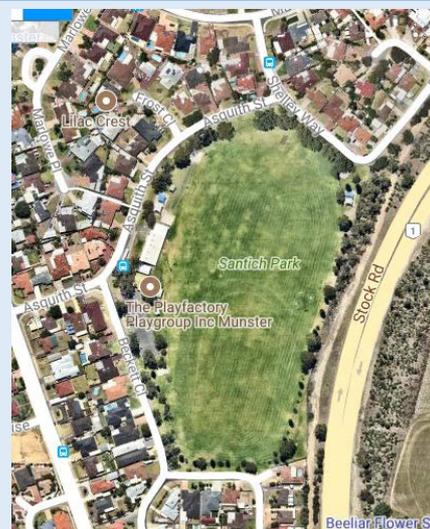
	<p>Initial Considerations:</p> <ul style="list-style-type: none"> <li>• Explore the potential to acquire the adjacent (DoE) land.</li> <li>• There is a need to consider off road car parking which is extremely limited.</li> <li>• Exploring the potential to combine the two pavilions into one would assist with viability and management of the asset.</li> <li>• Potential limitations with trees on perimeter of the site will need to be assessed further.</li> </ul>
<p><b>Dixon Park/Wally Hagan Basketball Stadium</b></p>	<ul style="list-style-type: none"> <li>• New proposed play area and shade/seating to activate corner of Ommanney Street.</li> <li>• Poor quality surface (due to previous tipping on site) and ineffective use of space with ad hoc activity areas on fringe.</li> <li>• Unknown land conditions raise concerns in respect of future capability and capacity of development for formalised pitch sports.</li> <li>• Further guidance needed on adjacent land holding (equine and development use – denoted as swamp on plans).</li> <li>• Basketball facility provides onsite security and passive surveillance. It could however provide better integration with the reserve if redeveloped and re-aligned.</li> <li>• The Basketball facility provides four courts but there is evidence of leakage from roof and damage to courts (\$240k has been identified in the 2017/18 mid-year budget review to rectify).</li> <li>• Limited spectator infrastructure, poor changing room and ablutions; constrained storage and poor disabled access.</li> <li>• Car parking is limited and spills out onto road and adjacent commercial area.</li> <li>• Whilst an allocation has been provided within DCP13 to increase car parking on site by another 124 bays, this could only be met within the existing Dixon Park.</li> <li>• The ecological and historic/heritage value of the site needs to be investigated further.</li> </ul> <p>Initial Considerations:</p>



- Assess car parking provision and increase formal provision
- Constraints on land development require clarification (land stability, contamination, adjacent use and remediation measures)
- Explore re-alignment of Wally Hagan facility and incorporation of space to accommodate changing infrastructure to service potential development of Dixon Park as a rectangular pitch (x2).
- Incorporate heritage and ecological/environmental considerations in any subsequent master plan for the site.

### Santich Park

- Santich Park has been modernised and enhanced over the past decade and provides a functional good quality playing surface and associated club buildings/kiosk with high quality floodlighting to a senior oval and car parking capacity around the reserve.
- There is a known issue with car parking locally from visiting teams and provision is limited given the use of the site as the Little Athletics regional centre and football training
- Good quality play equipment and associated Little Athletics infrastructure.
- Junior oval is located on the south portion of reserve – currently no floodlighting servicing the area.



#### Initial Considerations:

- Car parking provision has been a problem locally and an increase in off-road parking is required (this has recently been addressed by increasing the informal parking around the reserve).
- Evaluate options to provide a permanent second junior oval with floodlighting. This would require a relocation of temporary Little Athletics infrastructure (in particular the marked running track).
- Additional fitness stations and jogging track could be included around the perimeter of the reserve.

Ownership records and current functionality of all reserves have previously been assessed by the City and table 1 below identifies the size, form and function of all reserves. The largest reserves of Beale Park, Davilak and Santich have the capability to provide extensive pitch infrastructure and have potential capability to be re-aligned to increase capacity further. Due to size limitations there is less capability on the other existing recreational reserves. The one exception is Dixon Park which is currently not used for formal pitch infrastructure.

Table 1: Current Reserve Ownership, Classification, Size, Embellishments and Identified Development Options (Source: City of Cockburn 2014-2024 Public Open Space Strategy)

Reserve	Owner	Management Order	Size (Ha)	Function	Classification	Status	Key assets	Development Options
Beale Park	City	Freehold	8.04	Sports	District	Advanced level of Embellishments	4 x seats/picnic settings; 8 x bins; 28 x fences; 1 x minor structures (gazebo, shelter); 4 x irrigation, 1 x playground	Phoenix Revitalisation Program
Dalmatinac	City	Freehold	2.81	Sports	District	Primary level of Embellishments	80 x seats/picnic settings; 1 x bins; 20 x fences; 6 x irrigation, 23 x minor structures (gazebo, shelter); 1 x playground	No Improvements Identified
Lucius	City	Freehold	2.48	Sports	District	Advanced level of Embellishments	2 x bins; 7 x fences	No Improvements Identified
Edwardes Reserve	City	Freehold	3.15	Sports	District	Advanced level of Embellishments	2 x seats/picnic settings; 4 x bins; 5 x fences; 2 x minor structures (gazebo, shelter); 2 x irrigation, 1 x playground	No Improvements Identified
Watsons Reserve	City	Freehold	1.99	Sports	District	Advanced level of Embellishments	2 x seats/picnic settings; 3 x bins; 18 x fences; 3 x irrigation, 1 x playground	Phoenix Revitalisation Program
Davilak	City	Freehold	6.41	Sports	District	Advanced level of Embellishments	2 x seats/picnic settings; 4 x bins; 17 x fences; 8 x minor structures (gazebo, shelter); 2 x playground	Hamilton Hill Revitalisation Program
Santich	State Govt	Public Recreation	5.75	Sports	District	Advanced level of Embellishments	7 x seats/picnic settings; 13 x bins; 17 x fences; 16 x minor structures (gazebo, shelter); 6 x irrigation, 3 x playground	No Improvements Identified
Dixon Reserve	State Govt	Public Recreation	4.18	For Passive POS	Neighbourhood	Minimal level of embellishments	5 x seats/picnic settings; 3 x bins; 7 x fences; 4 x minor structures (gazebo, shelter); 1 x irrigation; 1 x playground	NOS Destination & Hamilton Hill Revitalisation Program
Cockburn Coast Site	Landcorp	Potential lease	2.8	1.3 sport	Neighbourhood	Greenfield	To be confirmed	Integrated with Landcorp Shoreline Development

## 7 Summary of Initial Consultation Outputs

An extensive community and stakeholder consultation process was undertaken to establish the critical issues and potential solutions to developing the sporting reserves under consideration. This process is referenced below with the key themes referenced and addressed in the subsequent master planning process for each site.

### 7.1 Internal Officer Consultation

To support the desktop analysis and visual assessment of each site a series of meetings and workshops were undertaken with the City of Cockburn Council Officers responsible for various aspects of sporting infrastructure provision. These included:

- Parks and Environment
- Recreation
- Health and Environmental Services
- Asset Management
- Planning
- Leasing and Licensing
- Senior Executive

The consultation was undertaken at the initial stages where a number of critical considerations were required to be addressed during the subsequent site review and capacity assessment process. These can be summarised as:

Reserve	General Commentary
<b>Beale Park</b>	Boundary trees were considered to be of good quality with a Norfolk Island Pine protected adjacent to Kent St. The war memorial adjacent to Spearwood Avenue was considered to be of importance locally.
<b>Lucius Park</b>	The land on the western portion of Lucius Park (adjacent to Manning Park) was considered to be environmentally sensitive and no development would be accepted within the tree canopy. The changing facility provided for public toilets and in addition is the main changing facility servicing the NPL soccer pitch adjacent at Dalmatinac Park. Careful consideration of the future design is important to maintain the dual functionality.
<b>Dalmatinac Park</b>	The main consideration was land within the City's ownership – the soccer pitch upon which the NPL soccer

	matches are played. The remainder of the land in private ownership is not considered to be a City responsibility.
<b>Edwardes Park and Watsons Park</b>	Investment had recently been undertaken on Edwardes Park in a nature play facility which should remain unaffected. There was a lack of formal car parking infrastructure to service both reserves.
<b>Wally Hagan Basketball Stadium</b>	The Basketball Stadium was considered to have ongoing maintenance concerns related to water inundation through the roof. The current changerooms and toilet facilities aren't considered fit-for-purpose and all abilities access is substandard.
<b>Dixon Park</b>	A site which has reported ecological and historical value that requires further investigation. It has previously been used as a tip and is considered to be of poor ground quality. A ground condition survey has been commissioned to determine the capability of the land to be remediated for sports pitch purposes. This is referenced later in the report.
<b>Davilak Oval</b>	The oval contained a play area which was due to be decommissioned. Tennis infrastructure was considered to be poor. Development of a nature play area on the raised platform in the southwest corner was not going to proceed.
<b>Santich Park</b>	Significant concerns had been expressed by residents relating to car parking issues associated with football use.
<b>Cockburn Coast</b>	There are existing heritage components which are to remain on site and may impact on capability. This included a chimney stack which was to be the centerpiece of a community plaza. The adjacent primary school site would benefit from access to a shared car parking area.

## 7.2 Community Consultation

The community consultation process supporting the WSSPS aimed to build upon the previous consultation exercise undertaken for the CSRFP (feedback summarised in May 2017). A total of 125 people were engaged in the draft CSRFP planning workshops and face to face meetings. 130 contributors commented on the plan, whilst a further 737 visits were made to the website. The key points which emerged

from the CSRFP process included:

- Council has been asked to bring forward the provision of some facilities.
- Strong support for upgraded BMX facilities.
- Strong support for an Aboriginal Visitors Centre.
- Requests that toilet facilities provided for sporting facilities also be opened to the community.
- Specific comments raised about athletics, basketball, cricket, cycling, football, soccer and tennis.
- Support for upgrades of community facilities that are many years old, including an increase in facilities for community groups, young people and libraries.

The draft CSRFP consultation outputs report is provided at Annex 4.

It was not the intention to duplicate the CSRFP consultation process as part of the WSSPS. The intention was to build on the outputs of earlier consultation by undertaking a focused consultation process for the WSSPS which included:

- An online survey.
- 12 One to one and group meetings with sporting clubs currently using the sporting facilities.
- Two internal workshops with officers from the City across all technical disciplines with an interest in the development of each sporting reserve.
- Two internal workshops with the senior executive to provide guidance and direction for each site

An online survey on 'Comment on Cockburn' was also sent to all sporting clubs in the City, and publicised via email newsletters. A total of 241 people visited the website. Overall, 46 people and one community group contributed to the survey by Friday 30 June 2017.

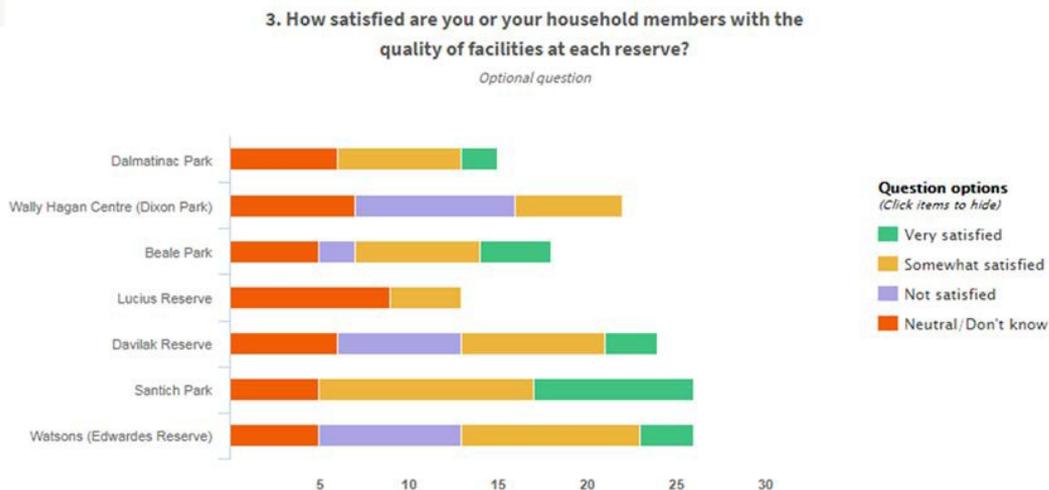
The survey respondents principally focused on the reserves they were familiar with and the main outcomes related to their satisfaction with the provision of infrastructure on each of the subject reserves and a series of facility development options provided for explicit comment. The key comments which emerged from the consultation process and supported by subsequent one to one meetings included:

- Wally Hagan is a popular venue in need of repair, particularly the leaky roof.
- There was high satisfaction with Santich Park, which is used for football and athletics.
- Ageing facilities – particularly Wally Hagan, Beale Park Clubhouse and Davilak Clubhouse.

- All clubs predicted significant growth.
- At both Davilak and Santich there was insufficient playing space to accommodate activities.
- The lack of suitable levels of floodlighting to support activities.
- Inadequate storage.
- The lack of changeroom provision to meet the growth in female sport.
- There was low satisfaction with Wally Hagan, Davilak Oval and Edwards Reserve (figure 7 below refers).
- Request by residents group for integrated sporting hub in North Coogee.
- Overall, the level of satisfaction with the quality of facilities on each reserve was mixed with a number of specific comments relating to the need to upgrade or replace infrastructure.

Figure 7: Satisfaction rating by respondents with the quality of facilities at each reserve

Q4



An overview of the specific comments received from the user groups and general community of each site is summarised below:

- **Beale Park:** The club requires a replacement clubhouse, improved drainage, floodlighting across the whole of the reserve, improved off road car parking, potential hybrid surface to increase carrying capacity and maintain 4 diamonds for T-ball. The community priority for investment was toilets, changing room, lighting, seating and general ambience. The Navy cadets were contacted during the consultation process but no formal response was received. Dialogue is however commencing between the City Officers and the cadets with a view to relocating within an existing community building within the City.
- **Dalmatinac Park:** The club require covered seating; increased floodlighting capacity; corporate facilities; media box/area; general facility upgrade; changing facilities and pavilion upgrade/replacement.
- **Lucius Park:** Changing rooms require significant upgrade or replacement, access to public toilets and upgrade of drainage across the site.
- **Watsons and Edwardes Park:** Enhanced changing rooms (at Watsons and Edwardes Park); a verandah at the front of Watsons Park pavilion to build viewing capacity; improved lighting at both parks; improved car parking; access to safe and secure toilet facilities; administration space for each club; baseball diamonds and storage. In addition, a synthetic track to potentially replace Coker Park for State Athletics Events was suggested.
- **Wally Hagan/Dixon Park:** The long term aspiration is for an 8-court facility and medium term is for 6 courts. All courts must be indoors. A new roof; workshop/shed for wheelchair basketball use; storage; changing facilities; increased function and kitchen/kiosk space. The community consultation re-enforced these priorities and included the development of shade, BBQ's, bike access, ground availability and pedestrian access.

In 2016 Fremantle Table Tennis Club expressed a desire to locate within the Wally Hagan Centre and identified a floor area of 1,600m<sup>2</sup> to be considered for the development.

- **Davilak Park:** Storage, enhanced function space; new unisex changing rooms and toilets; car park extension; additional cricket nets; indoor training facility; floodlight upgrade and develop an additional ovals. The tennis club require better quality court facilities in a better location. The community consultation process re-enforced these comments and in addition identified the need for better seating and increased park fitness equipment.

- **Santich Park:** An 8-lane synthetic track; increased floodlighting on the junior oval; car parking resolution; enhancements to changing/clubhouse facility; extended covered area, storage, lockers, interchange areas, replacement flooring and address drainage issues (pooling) between oval and clubhouse. The broader community consultation re-enforced these requirements.
- **Cockburn Coast Oval:** There are currently no existing user groups, sporting groups or clubs located within the precinct. Outputs from the extended community consultation process identified a shortage of community facilities and reserves in North Coogee. A request has been raised for a commitment from the Council to further investigate and workshop options for facility and reserve development in North Coogee.

The initial stakeholder analysis detailed report which underpinned the development of the initial site master plans is provided at Annex 5.

### 7.3 Additional Community Representation

Additional community representations have been received from:

- The Cockburn Community Wildlife Corridor representatives (CCWC)
- Hamilton Hill Community Group (HHCG)
- South Beach Community Group (SBCG)

The key points raised were:

- Support for the transfer of road reserves of Roe 8 and Roe 9 to other zoning.
- The Manning Ridge Coastal Corridor should be established along the ridge from Clontarf Hill to Woodman Point allowing for biodiversity, habitat and nature based recreation including well connected nature trails for walking, mountain biking and riding with views to Cockburn Sound.
- The historical, cultural and environmental significance of Dixon Park.
- Potential traffic issues and car parking generated by locating a sports reserve for Coogee residents at Dixon Park.
- The social significance of Dixon Park for local residents, their children and dogs.
- Based on population and City of Cockburn standard guidelines 'Coogee-North Coogee' should have two local sports spaces and one regional sports space. Potential sites for recreation and sporting infrastructure development have been put forward. This is referenced further within Section 11.9 where the detail provided by SBCG is referenced in greater detail.

The detail associated with the CCWC and HHCG response is provided at Annex 5.

## 8 Additional Supporting Information

In addition to the outputs of the one to one club consultation process, a number of the clubs provided supporting information to substantiate their claims for investment in the development of sport and recreational infrastructure on their respective sites. A summary is provided below, whilst the full detail is provided at Annex 6.

- Cockburn City Football Club and Spearwood Dalmatinac Sport & Community Club provided concept designs for expanded site infrastructure and the justification for the development which included:
  - At Beale Park: The provision of 5 sets of changeroom facilities, including provision for females.
  - Dalmatinac Park: The provision of a covered seating area to accommodate 1500 people, terrace viewing and upgrade of the lighting to 500lux.

It is however to be noted that the justification for both clubs incorporates Association/NPL requirements which go beyond broader community participation and use. This may not be considered as reasonable for the City of Cockburn to expend ratepayer resources without sourcing an economic return on the investment.

- Cockburn Basketball Association: The Wally Hagan Disability Access Audit, Financial statements and Cockburn Basketball Association Facility Report (draft) identified the need for enhanced disability access across the whole centre and as a minimum, unisex changing infrastructure and the provision of 2 additional courts.
- Cockburn Cricket Club (Seniors): An indoor training facility and increase from one oval to two at Davilak Park.
- Cockburn Junior and Cockburn Cobras Football Clubs: The ability to accommodate functions end of year functions at the Davilak Park site.
- Phoenix Park Little Athletics Club: A focus on replacing or enhancing meeting space, storage, changing and ablutions.
- Southern Spirit Football Club: The requirement for another set of changing rooms and a verandah.
- South Coogee Junior Football Club: The floodlighting of the junior oval as a top priority.

## 9 Technical Guidelines

There are a variety of guidelines which support the development of specific sports and associated infrastructure to ensure they, as far as practicable, are self-sustaining. A summary of the key guideline documents is provided at Annex 7. The Department for Local Government Sport and Cultural Industries (DLGSC) has also produced the *Sports Dimensions Guide for Playing Areas* which clarifies the precise spatial considerations for each sport (including safety turn-off areas). It also provides guidance in respect of pitch orientation. Together these documents are essential considerations when planning for new or upgrading existing sporting facilities.

Sport specific guidelines focus on the optimum level of sporting infrastructure provision and do not necessarily reflect the realistic obligations of a local government. Each facility therefore has to be dealt with on its own individual merits having regard to the needs of the sport and what is a fair and reasonable contribution to funding 'core' community elements. This will inevitably result in compromises being sought. In the consideration of all sites the following club requirements are essential components to consider:

- Home and Away Changing (including showers/toilets) – A minimum of two unisex changing facilities serving one oval/rectangular pitch site. Where the facility serves a multiple number of pitches the extent of changing room provision will be dependent on the capability of the club to stagger start times. It is imperative that changing facilities which remain unused for extensive periods are minimised.
- Umpires and storage infrastructure. These are essential components for the continued use of a reserve for sporting activities. The extent of provision should be identified on a case by case basis.
- Public toilets and utilities. Often public toilets can be combined with changing room infrastructure. It is important to ensure, where possible, public toilets are integrated with any club changing room.
- Social room and kitchen/kiosk. In order for clubs to conduct regular social gatherings and AGM's a social room of 100m<sup>2</sup> minimum should be considered which can be serviced by a kitchen/kiosk area (which has the potential to serve external clients on training and match days).
- Ancillary administration. Secure office space will be required on all club sites to ensure personnel records are secure and small meeting room space is available. First aid room. This is an essential component of sporting club infrastructure to meet minimum club requirements and potentially can double up where necessary as a drug testing area.

As a minimum the essential spatial requirements identified will need to be incorporated within the concept plan designs for all sites.

## 10 Needs Analysis

The needs analysis takes into account a number of key indicators. These include:

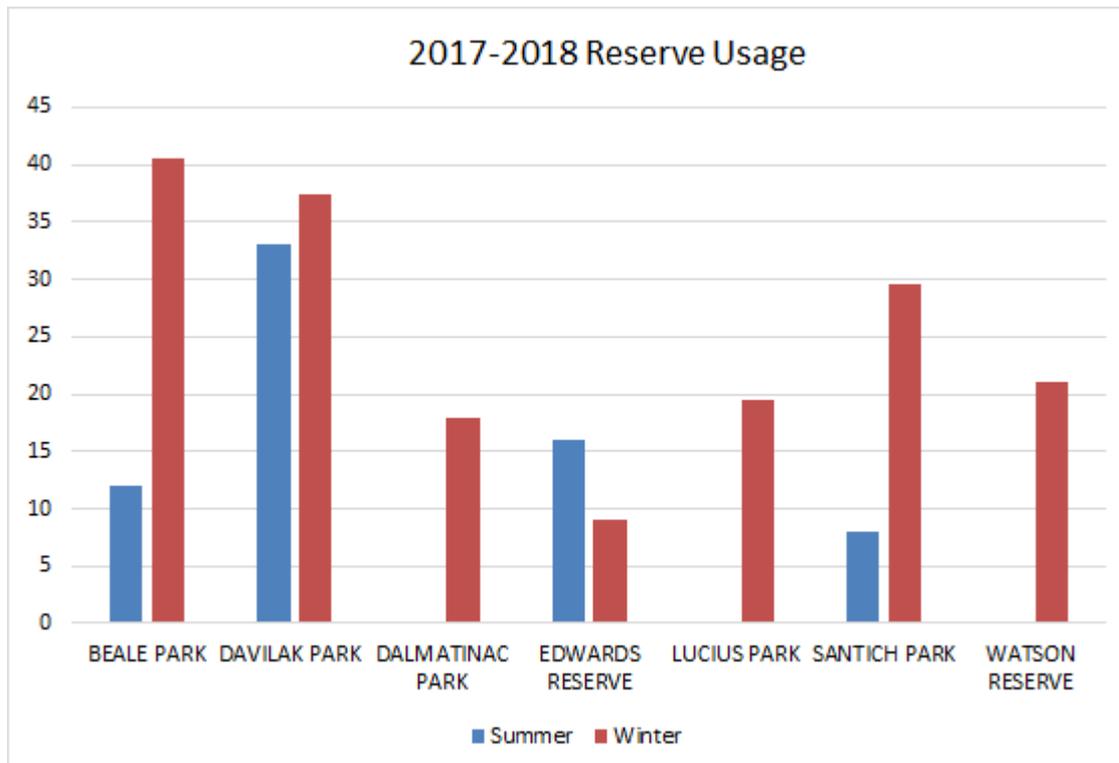
- Current oval/pitch usage and capacity.
- Current and projected future growth anticipated by each club.
- Industry development trends and generic participation implications.
- Population growth and projected demographic changes.
- Current facility status and limitations impacting on growth and accessibility.

This section aims to identify the implications of these indicators having regard to each user group and reserve.

### 10.1 Current Oval Usage and Capacity

The 2014-24 Public Open Space Strategy for the City of Cockburn highlights the usage of the reserves within the western suburbs. This is reviewed and updated regularly and the latest usage information is provided in figure 8 below.

Figure 8: City of Cockburn Reserve Usage (Source: City of Cockburn)



Based on research undertaken by the former Department of Sport and Recreation (WA) and Curtin University, it is estimated that the carrying capacity of rectangular pitches is up to 16 hours use and 25 hours for oval surfaces. This is however assumed that the quality and accessibility of all oval and rectangular playing surfaces are uniform. It should therefore be used as a guide which informs capacity rather than a hard and fast rule. In many circumstances, inefficient drainage or poor reticulation

may result in excessive wear and tear or lack of access which impacts on hours of availability/use. Hard court use is generally limited by available time and playing capacity associated with team numbers (home and away).

Table 2: Oval Capacity compared to DSR and Curtin University Guidance (Source: City of Cockburn)

	Winter Use	Summer Use
<b>Beale Park</b>	16 hours over capacity	3 hours under capacity
<b>Lucius Park</b>	4 hours over capacity	No booked usage
<b>Dalmatinac Park</b>	3 hours over capacity	No booked usage
<b>Davilak Park</b>	13 hours over capacity	8 hours over capacity
<b>Watson Reserve</b>	6 hours over capacity	No booked usage
<b>Edwardes Reserve</b>	16 hours under capacity	9 hours under capacity
<b>Santich Park</b>	4 hours over capacity	17 hours under capacity

Table 2 highlights that all ovals apart from Edwardes Reserve operate beyond capacity throughout the winter season. Beale Park and Davilak Park have in excess of 5 hours use per hectare in winter. Whilst a number of the ovals appear to have significant summer capacity capability, this merely allows for a period of rejuvenation and maintenance to be undertaken. It is likely however with the trend in playing rectangular pitch sports all year round and the growth in the women’s game that available capacity on these sites in summer will become more constrained. Only Edwardes Park has capacity both in summer and winter periods to increase use subject to the quality and capability of the supporting infrastructure enabling more intensive use.

When the playing pitch facilities within the western suburbs are compared to the full oval infrastructure across the City of Cockburn it is evident that Beale Park, Watsons, Davilak and Santich Parks all out-perform the benchmark use for winter use.



All sporting reserves, the subject of the analysis, with the exception of Santich Park is within the freehold ownership of the City. The Dalmatinac site however includes a split ownership with Lot 101 being within the City's control (as depicted on plan on the previous page).

## 10.2 Population Driven Demand for Oval and Rectangular Pitches

The Community Facility Guidelines produced by Parks and Leisure Australia (2012) highlights the provision of a variety of sports facility infrastructure necessary to service the needs of a current and emerging population. In reference to oval and rectangular pitch provision the following table highlights the current deficit of infrastructure related to playing pitch sports within the western suburbs population parameters:

Descriptor	Level of Provision by Population Number	Estimated Requirement
Sports Space (to potentially incorporate sports identified below)	1:4,000 5,000 Multiples of the standard may be used where a centrally located facility is provided to service a higher density population.	2016 – 6 to 9 spaces 2026 – 10 to 12 spaces 2036 -12- 15 spaces
AFL ovals	3:15,000 with at least one oval being capable for supporting a senior football game (AFL strategic plan)	2016 – 6 to 7 AFL Ovals 2026 – 9 to 10 AFL Ovals 2036 -11 to 12 AFL Ovals
Rugby Union/League	Area/location specific. To be determined by local circumstances and demographic mix.	To be determined by demand. No demand expressed at present
Diamond pitch sports	1:8,000 – 10,000 – youth 1:15,000 – 20,000 – adult	2016 – 2 adult pitches 2026 – 2 to 3 adult pitches 2036 - 3 to 4 adult pitches
Soccer pitches	1:3,000 to 4,000 depending on demographics	2016 – 8 to 11 pitches 2026 – 12 to 16 pitches 2036 -19- 15 pitches
Cricket ovals	1:8,000 – 10,000	2016 – 3 to 5 Ovals 2026 – 5 to 6 Ovals 2036 -6 to 8 Ovals
Athletics (grass and synthetic)	1:250,000 plus – Regional Level (synthetic). Grass provision – District level (over-mark existing public open space)	2016 to 2036 – 1 x over-marked existing public space No justification for synthetic track provision
Hockey pitches (grass and synthetic – water, sand based and alternatives)	1:75,000 for synthetic surface (WA Hockey Strategy) Grass provision to be area/location specific.	New facility being located adjacent to South Lakes High School will meet demand but will be subject to review relating to a second turf on the same site.

Based on this analysis the provision of rectangular and oval infrastructure within the western suburbs will be significantly below the accepted standards, particularly with regards to:

- Football (current deficit of 3 ovals),
- Soccer (currently meeting the minimum level of provision but unable to increase capacity under current site constraints) and
- Cricket (currently below provision and unable to increase capacity under current site constraints).

Whilst this is based purely on a population driven analysis and does not recognise the seasonality of the sports, it is nevertheless, clear the level of current provision in the western suburbs would barely meets the requirements of the current population base. In the light of further growth anticipated this can only be exacerbated by the current limitations placed on existing sporting grounds unless measures are taken to increase capacity by more effective and efficient planning of that space.

In addition, the study undertaken by Curtin University on behalf of the former Department of Sport and Recreation highlighted a deficit of POS in residential areas at Hamilton Hill (7.43%) and Coogee (6.28% when none was active POS). The combined total of Active POS was 19.46 hectares and only Munster and Spearwood had active POS provision above the minimum standard of 6.5m<sup>2</sup> to 7m<sup>2</sup> per resident. The level of active POS provision within the western suburbs currently meets the minimum standard but with the projected growth will fall below standard within the next decade unless action is taken to increase functionality on active POS reserves.

### 10.3 Alternative Modelling – The demand for Basketball Court Space

In addition to the information supplied in relation to the future requirements of Basketball, further analysis was undertaken with regards to potential court use. Current participation data is researched by Sport Australia and the most recent data was produced in January 2017. The data assesses broad participation parameters for organised and non-organised sport and for adult based sports, those which are driven by venue specific activity (which is also broken down into club based activities). It is assumed that adult participation predominantly would take place between the ages of 15 to 64. Children's participation covers the ages of 0 to 14 and when organised, is invariably based at a venue. Within the western suburbs an analysis has been undertaken based on the current and future projected population having regard to the likely generation of teams and need for training time within a venue. Team demand based on current participation rates is identified below:

	Venue Based (%)	2016	2021	2026	2031	2036
Western Suburb Children (0-14)	7.5%	436	562	664	738	798
Western Suburb Adults (15-65)	1.6%	362	433	480	523	573
<b>Total Participants</b>		<b>798</b>	<b>995</b>	<b>1144</b>	<b>1261</b>	<b>1371</b>

The total participant number is then assessed against a number of parameters which include:

- Each participant is likely to be a member of a team (6 persons per team)
- There will be two teams per game (home or away)
- Each game will consist of 50 minutes
- Training Requirements: Assumes a team train 90 mins per week on half a court
- Competition Requirements
- Court Usage capacity assumes
  - Weekday Use = 3pm to 9pm 5 days per week = 30hours
  - Weekend Use average = 20 hours
  - Overall Capacity = 50 hours per week
- No account for WABL matches and bump-in-bump out considerations are factored into the analysis. In addition, no assessment of the Wheelchair Basketball use or other programmed activity is factored in.

When assessing community need and capacity aligned to the model it indicates that currently demand exists for 3 basketball courts operating at or near capacity. By 2036 the demand, based on Western Suburb population growth will be for 5 courts. The table below refers:

Parameters	2016	2021	2026	2031	2036
<b>Competition</b>					
No of teams	133	166	191	210	229
No of games	67	83	95	105	114
No of game minutes	3325	4146	4767	5254	5713
No of comp hrs	55	69	79	88	95
No of courts req	1	1	2	2	2
<b>Training</b>					
No of training minutes	5985	7462.5	8580	9457.5	10282.5
No of training hrs	100	124	143	158	171
No of courts req	2	2	3	3	3
<b>Total Court demand</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>5</b>	<b>5</b>

It is clear therefore, that when operating effectively, from this basic assessment, the current infrastructure meets current needs for the Westerns Suburbs population. The catchment is however likely to be much broader and demand will increase over time due to population growth pressures. Whilst there is capacity to expand the hours of use based on this model, it does nevertheless highlight the constraints placed on the

association and potential limitations on future growth should the court space not be expanded to cater for growth.

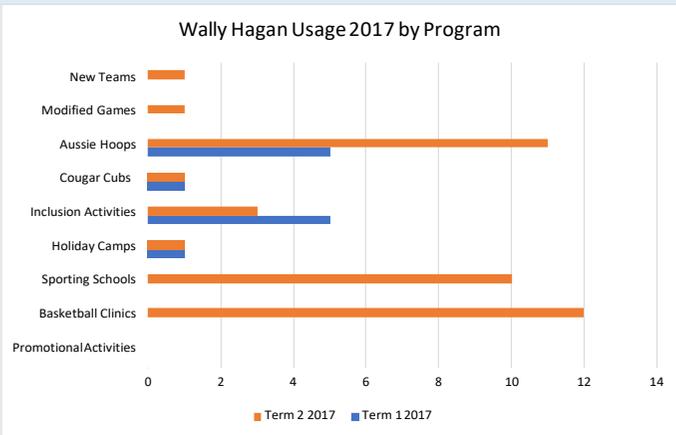
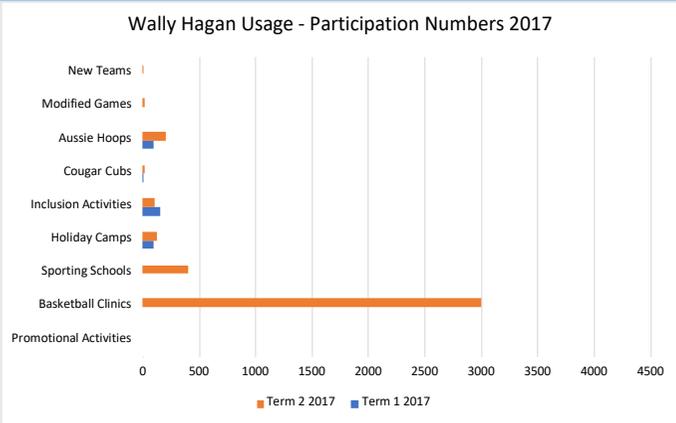
In comparing this analysis to the current basketball operations at Wally Hagan Stadium, it is estimated that they are operating at 95% capacity in catering for 172 teams (which operate between 3pm and 10pm on Mondays to Fridays; 7am to 10pm on Saturdays and 9am to 6pm on Sundays) using the Stadium weekly for 56 hours for both training and competition. This indicates that the club is utilising the facility on a weekly basis in excess of the industry benchmark. They do however not break the usage down on a court by course basis, therefore it is difficult to ascertain actual capacity. It does nevertheless highlight that the current usage in the absence of WABL commitments (but including wheelchair basketball).

In view of the above, in order to effectively cater for future demand and the need for the courts to provide opportunities for other sports and clubs, it is recommended that the optimum facility development is for 6 courts. This is subject to the outcome of further business case analysis and determination of indigenous and European heritage considerations and the potential acquisition or otherwise of the land being set aside for the Roe 9 extension.

## 10.4 Current Sports Club Growth and Capability

The table below identifies current club membership numbers and anticipated growth (where provided).

Club/Association	Current and Projected Growth	Comment
<p><b>Cockburn Basketball Association</b></p> <p><b>Wally Hagan Centre</b></p>	<ul style="list-style-type: none"> <li>The catchment of the Association is identified as running from Fremantle southwards along the coast to north of Rockingham and eastwards to Bibra Lake and Aubin Grove.</li> <li>Current capacity on the courts is identified in the tables below. These highlight that a total of 83 activities were supported in terms 1 and 2 of 2017 with an overall participation of 12,327 people. In addition, 22 and 65 male and female junior teams (U18's) are supported and 44 men's, women's A, B and C grade teams are accommodated at the centre.</li> </ul>	<p>The current need is to make the building water-tight and address current inadequacies in spectator, storage, ablutions, changing room space and disability access components.</p> <p>Given current participation rates and partnerships which the CBA have developed, the capability of the centre to accommodate expanded user groups in future as a result of anticipated population growth will be compromised.</p> <p>The core hours are close to capacity and could justify the extension of the facility to accommodate two additional courts. Care however needs to be taken to ensure that the court infrastructure does not undermine existing dual use school sporting infrastructure. Current partnerships with schools does suggest</p>



- Current capacity within the centre is limited to off-peak times of 7am to 3pm Monday to Friday and after 6pm on Sundays. This is not untypical of basketball centres operated by both local government and Basketball Associations. At the core times from 3pm until 10pm

that this would not be the case as the centre provides a level of service which would otherwise not be available locally.

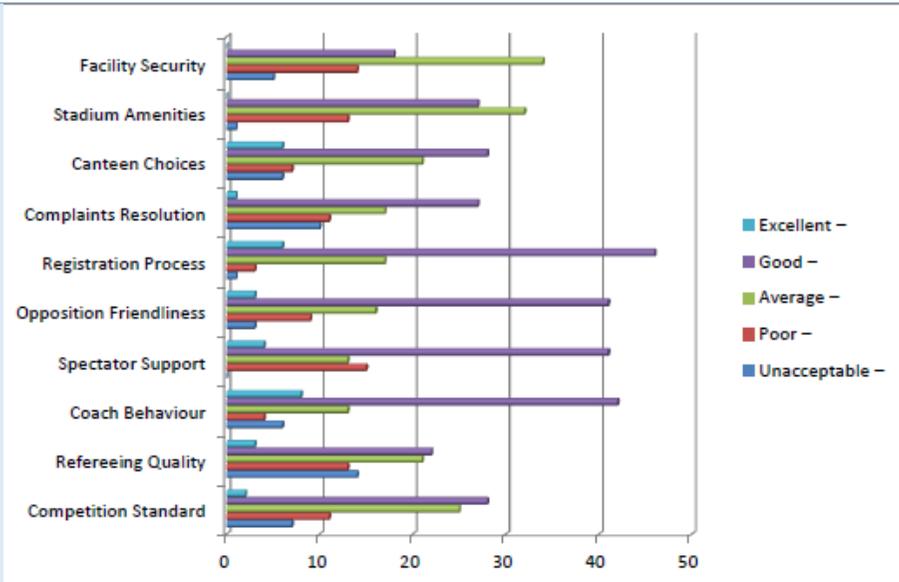
It is reasonable to assume that the limited availability of court infrastructure at core times would necessitate the provision of additional courts.

Current capacity indicates that the association have identified the critical user groups and are also beginning to focus on attracting use during the facility at off-peak times. This is evidenced through the partnerships which have been developed, particularly with disability wheelchair users (in spite of the lack of DDA compliance issues which have been identified).

The continued facilitation of state level use will impact on community use due to the need to allocate sufficient pump-in and bump-out time for major spectator events. This could be offset by additional court provision.

(Mon to Fri), Saturday (all day) and Sunday (9am to 6pm) the facility is estimated to operate currently at 95% capacity (205 training and competition sessions allocated out of a possible 215 – source CBA Facility Report 2017).

- In addition to the above the CBA have developed a series of partnerships with other regular user groups including Red Dust Heelers (play in National Wheelchair Basketball League): FABS (Filipino Basketball Association - Perth); Schools (Port School, Perth Waldorf School, Kennedy Baptist College, Kerry St) and Inclusion Group (young adults with mental and physical disabilities)
- The centre is used for 13 home games for both men and women's state league teams annually and for the Perth Lynx as their training venue. In addition, they operate the Cougar Classic (40 team competition over 4 weekends in March) and Night Hoops for at risk adolescents. Other users include the baby market, fencing, darts, dance, school carnivals and community badminton.
- A recent club survey requesting input from juniors on CBA experience ratings identified facility security, stadium amenities and a complaints resolution as being significant issues. The chart below identifies the key issues (source: CBA)



- Based on the clubs draft strategic plan, the club are seeking to increase usage to an annual participation rate of 36,400 through 255 programs.

**Cockburn Tennis Club**

- Currently 10 family members and 25 social members.
- Saturday morning and Mondays – 15 children coached.
- Monday is used for cardio/social tennis

The current usage at Cockburn Tennis Club does not justify significant investment in the facility. The need for additional and enhanced infrastructure could not be proven based on current membership. The optimum solution would be to merge the club with an another and/or re-locate in

		an area which is deemed deficient in tennis court provision (Anning Park).
<b>Dalmatinac Club</b>	<ul style="list-style-type: none"> <li>• over 600 members and is self-funded.</li> <li>• Netball has around 180 girls on the two courts.</li> <li>• They see future development as a partnership between the state, local community and the city.</li> <li>• Current financial considerations indicate that the club benefit significantly from their ability to undertake social/private functions. Lawn bowls is also a substantial contributor to the profitability of the club.</li> <li>• Three Cockburn City Soccer Club first teams totaling 60 players play during the winter months. Two teams totaling 36 players from Spearwood Dalmatinac Amateur Soccer train once a week at Lucius Park and play on Sundays.</li> <li>• The bowls facility caters for eight teams plus social bowlers totaling 92 which play on a Tuesday, Thursday, Friday and Saturday in a summer competition and Thursday in a winter competition.</li> <li>• The darts team have up to 150 participants playing on a Monday, Tuesday and Wednesday nights. Up to 200 participants play once a month in a 'Legends' all-day event.</li> <li>• The current facility in not meeting NPL requirements is a major concern due to creating a lack of long term certainty for the future NPL activities on site.</li> </ul>	Whilst the provision of improved /additional Netball courts and associated changing facilities could be considered a high priority the focus of the City's investment has been on the land within the City's ownership. This has focused the consideration on soccer provision and supporting the NPL changing and playing infrastructure. The need to enhance the changing facility between the Dalmatinac and Lucius Park sites has therefore been a focus as has the floodlighting provision servicing the NPL pitch at the Dalmatinac site. In this regard the need to upgrade the Lucius Park infrastructure is evident from inspecting the poor quality infrastructure which has limited capability to service community need and is not fit for purpose when compared to modern day sporting changing infrastructure guidelines. A decision however will have to be taken as to whether an upgrade to 500lux for floodlighting is the responsibility

		of the City (beyond the standard recreational provision of 100lux).
<b>Cockburn City Soccer Club</b>	<ul style="list-style-type: none"> <li>• The CCSC have developed a strategic plan which aims to increase registered player members by 5% annually and in particular increase female participation via the introduction of the miniroos program (establishing two female under age teams by 2018).</li> <li>• The club aspire to all three senior teams achieve a top four finish on an annual basis.</li> <li>• They have a stated target to increase Equal Opportunity Squad numbers by 20% (13 currently)</li> <li>• They are seeking to achieve 8 junior developed players in the league squad p.a.</li> <li>• The club wish to participate in the FFA cup (via winning State Cup) by 2018</li> <li>• The club are committed to providing two referee and coaching workshops for volunteers/guardians per season</li> <li>• The club wish to provide an elite 3rd specialist training session per week (in season)</li> </ul>	<p>The current membership and potential growth in the highest participation sport in Australia indicates there is a need to provide enhanced facility infrastructure (more functionally adaptable to meet the current growth in female and junior soccer) and to meet the needs of the elite team and developmental pathway which has been created by the club.</p> <p>Whilst there is a desire for 5 changing facilities (to service 5 pitches), given that these are likely to be in use sporadically, it would be difficult to justify. A more effective use of the changing infrastructure through managing staggered kick-offs should be considered in advance of additional changing room provision.</p>
<b>Southern Spirit Football Club</b>	<ul style="list-style-type: none"> <li>• 70 members and has been stable for some time (operating four teams).</li> <li>• It is all seniors and do not want to grow any more given limitations they have.</li> </ul>	<p>The club has limited capacity to grow. They are however located in a sub-standard changing facility which has been added to. The need to develop the infrastructure to meet a growing capability is therefore not evidenced. The focus for</p>

		the club should be to bring current club infrastructure up to a modern day spatial and capability 'fitness for purpose' standard with appropriate spatial components for ablutions and changing facilities, storage, clubroom and covered viewing area.
<b>Phoenix Park Little Athletics</b>	<ul style="list-style-type: none"> <li>• They currently have 120 members.</li> <li>• There is currently no strategic plan in place but have aspirations to enhance the facility infrastructure on site.</li> </ul>	The current membership level has remained relatively stable. The level of infrastructure to service the membership base is however limited and is not of a current capability to provide sufficient indoor space to accommodate all training requirements of junior athletes. A focus of this site should be to bring the current sub-standard pavilion infrastructure up to a level which provides sufficient office space, spectator shade, ablutions and storage.
<b>Cockburn Little Athletics and Cockburn Senior Athletics Club</b>	<ul style="list-style-type: none"> <li>• Approximately 320 members with an average of 350 over the past 5 years on the three associated satellite sites.</li> </ul>	A very strong association of Little Athletics Clubs which utilise Santich Park as the main venue for inter-club competition. The venue provides substantial infrastructure which could otherwise be located at Edwardes Park. The combined membership total would support one club

		within Metropolitan Perth, without the need to split activities on 3 sites serving smaller clubs.
<b>Cockburn Cobras Football Club</b>	<ul style="list-style-type: none"> <li>In June 2014, there were 90 registered members, June 2015, 78 registered members, June 2016, 88 registered members and currently in June 2017, 143 registered members (77% residing within the City).</li> </ul>	The growth in football indicates that there is likely to be a greater demand for oval space within the western suburbs. This will become more important as the anticipated population growth emerges. It will be important to not only enhance clubhouse facility infrastructure to meet modern day sporting needs (unisex changing room provision and more effective circulation and general amenity).
<b>South Coogee Junior Football Club</b>	<ul style="list-style-type: none"> <li>The football club have grown by 200 members over the past 3 years with an influx from Jandakot, Mundijong, Bibra Lake.</li> </ul>	Similar to the CCFC the growth in numbers will necessitate a greater demand for oval space within the western suburbs. This will become more important as the anticipated population growth emerges. The clubhouse facility infrastructure needs to respond to modern day sporting needs (unisex changing room provision and more effective circulation and general amenity).

<p><b>Spearwood Bulls Softball Club</b></p>	<p>Spearwood Bulls currently play at Edwardes Park and whilst no participation figures were produced the club have indicated that they are inhibited by a lack of bespoke infrastructure. They have aspirations to grow and require the provision of two diamonds at Edwardes Park and access to a better quality clubhouse with storage for purpose built pitching mounds and home plates. Current membership levels are between 30-40. They have a temporary round disk they use as a home plate which needs to be stored on site</p>	<p>The club in operating at Edwardes Park have limited facility requirements other than access to a clubhouse, storage and viewing area. As a small club they can potentially be accommodated within the needs of Little Athletics and cricket. The main consideration will need to be for dedicated on-site storage for playing equipment.</p>
<p><b>Cockburn City T-Ball/Baseball Club</b></p>	<p>No information was provided during the initial and subsequent consultation process. Information provided by Spearwood Bulls Softball Club however indicated that membership was around 100 and they catered for 5 teams. They want to continue to play at Beale Park as their home ground where they play from 8:30am to 9:30pm on Saturdays and alternative Fridays (U11's). They also train three nights a week.</p>	<p>It is understood from previous consultation with the club that there has been significant growth in senior and junior members and there is a need to retain the existing 4-diamonds at Beale Park. This was confirmed in dialogue with CCSC who consider the use compatible with the use of the site for soccer. Main considerations are access to good quality club rooms and storage of equipment. The link with disability groups and disadvantaged groups will require consideration in the design of a new clubhouse which would service both the Tee Ball Club and CCSC.</p>

## 11 Site Analysis: Developing the Concept Plans

The following section identifies the key components which were considered in order to develop the initial site master plans, facility capacity and capability. The initial site Master Plans are not included within this report. The detail which underpinned them and the subsequent evolution of the final agreed master plans is however referenced below by reserve. The final master plans referenced later in the report were developed having regard to the considerations raised above and the key challenges identified for each site.

### 11.1 Beale Park

Development Considerations	Challenges	Proposed Development
Replacement Clubhouse	Current Clubhouse is ageing and in need of replacement, lacking functionality and flexibility with changing room provision, function, office, storage and viewing. Recent investment (approximately \$105k) in sewerage connections have been undertaken and can be utilised for any future building redevelopment. There will be a need to accommodate office space for Friends of Community and to ensure the function area is of a size which meets the ongoing weekly operations of the soccer club and teeball club. Whilst the club would wish to see an increase to 5 pairs of changing rooms, extensive function space and bar, office kiosk etc. the responsibility of the City is to maintain functionality and reflect realistic usage having regard to the effective management of the facility.	<ul style="list-style-type: none"> <li>● Relocated Clubhouse facility to include:               <ul style="list-style-type: none"> <li>○ 3 home and away unisex changing rooms</li> <li>○ Function space (260m<sup>2</sup>)</li> <li>○ External and internal storage areas</li> <li>○ Public toilets (including ambulant toilet)</li> </ul> </li> </ul>
Changing Rooms	Current changing room facilities are ageing and basic and do not meet modern day sporting standards. They are not sufficiently flexible to meet both male and female needs and have inbuilt deficiencies. They will need to be replaced and potential usage maximised. It is not	

	appropriate to develop a set of changing rooms for each pitch on site, but to ensure that sufficient provision is available to accommodate staggered kick off times. Changing room accommodation on most sporting sites are one of the highest costs and least utilised components of infrastructure and therefore usage can only be maximised through establishing effective management practices from the outset.	<ul style="list-style-type: none"> <li>○ Offices</li> <li>○ First Aid</li> <li>○ Referees/officials room</li> <li>○ Bar and kiosk</li> </ul>
Function area	The current function area is split from the bar area and has the capability to accommodate end of season wind ups and limited commercial value for local events/functions due to its age and appearance.	<ul style="list-style-type: none"> <li>● Acquisition of adjacent land on Kent Street and demolition of community buildings to repurpose the land as an extended car park</li> <li>● Rationalisation and development of car park (185 bays) off Kent Street with protected Norfolk Pine as an Entry statement</li> <li>● 6 full size soccer pitches and one junior/small sided soccer pitch.</li> <li>● Relocated playground adjacent to pavilion.</li> <li>● Phased removal of trees to</li> </ul>
Kiosk	The current kiosk area serves from the eastern portion of the building with limited food preparation area.	
Re-alignment of Playing Pitches	Current playing surfaces are limited by trees within the reserve and car parking which is entered from Hamilton Road and Kent Street. The rationalisation of trees within the site would provide greater capacity to utilise the playing area more effectively. If the Navy Cadets building and adjacent Life Without Barriers Building	
Tree Replacement	The current tree canopy areas are extensive on the southern, eastern and southwestern boundary of the site with extensive mature trees adjacent to the Navy Cadets building. Issues are created with casual off-road parking on the verge along Hamilton Road. Any future redevelopment will need to address this and extensive tree planting along Hamilton Road should be considered. Care will need to be taken	

	to ensure sufficient offsets are provided for any loss of trees being considered centrally within the site to expand playing surface capability. A Norfolk Island Pine located on Kent Street will need to be protected	<p>increase ground capacity and replacement on a 3:1 basis.</p> <ul style="list-style-type: none"> <li>• New floodlighting (100lux) to service all pitches, including power upgrade.</li> <li>• Mains sewerage connection</li> <li>• Additional tree planting along Hamilton Road to prevent unauthorized verge parking.</li> <li>• Relocation of Navy Cadets to a facility closer to the ocean.</li> </ul>
Car Parking	Current clubhouse is centrally located but serviced by substandard car parking off Kent Street and Hamilton Road. Car parking occurs around the site on verge during core training and match competition. This aspect needs to be minimised as far as practicable with the majority of parking to be located on evenings and weekends off Kent Street and Sussex Street.	
Enhancing Floodlighting	Current floodlighting is considered to be inconsistent and inadequate for the site and usage for soccer. Enhanced floodlighting provision of 100lux luminance will need to be considered across the site.	
Accommodating T-Ball infrastructure	Current T-ball infrastructure exists on site without impacting significantly on soccer provision. The current four diamonds will need to be retained and provision of office space and shared use of pavilion will be required	
Current building infrastructure to the north of Beale Park	Two buildings which are ageing and have accommodated Life Without Barriers, Navy Cadets and Friends of the Community are currently restricting the capability and capacity of land. The area upon which the ageing buildings are located would provide extensive car parking to address concerns with verge parking if acquired as part of the overall site master plan development	

## 11.2 Dalmatinac Club

Development Considerations	Challenges	Proposed Development
Replacement Clubhouse	Current request for major investment in clubhouse is not justified as it is an independent club and little control could be exercised by the City of any investment on behalf of the broader City of Cockburn community. The clubhouse, netball courts, indoor sport provision and the social function infrastructure is in need of upgrade/replacement and should be part of ongoing dialogue between the City, SDC Football West and CCFC. There is however, not an immediate solution to this investment which in part is required to service the CCFC National Premier League (NPL) aspirations	<ul style="list-style-type: none"> <li>• Replacement changing facility on Lucius Reserve to include:               <ul style="list-style-type: none"> <li>○ 1 x home and away unisex changing rooms to service Lucius and Dalmatinac pitches (including use for National Premier League matches).</li> <li>○ Referees/officials room</li> <li>○ Cleaners store</li> <li>○ External storage</li> <li>○ Public toilets (including ambulant toilet)</li> </ul> </li> <li>• Floodlighting Upgrade to 100lux at Dalmatinac Park</li> </ul>
Changing Room	Adjacent to Lucius Park. A requirement to incorporate a dual function to service the Dalmatinac elite football facility and Lucius Park. This facility is considered to be a high priority for both the community use of Lucius Park and to facilitate the support for CCFC NPL aspirations. The building has a number of design flaws and is near the end of its useful life. A complete replacement is warranted to provide sporting club changing infrastructure and public conveniences.	
Floodlighting	The floodlighting to land within the control of the City (the NPL pitch) at the Dalmatinac site is recognised as being substandard for elite level soccer use. Consideration will need to be given to the provision of enhanced floodlighting servicing the rectangular pitch to a 500lux luminance. This would comply to NPL standards for broadcasting capability. The City will need to determine the level of contribution	

	which is deemed reasonable to extend the infrastructure from 100lux (community standard for recreational soccer) to 500lux.	
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### 11.3 Lucius Park

Development Considerations	Challenges	Proposed
Pitch repositioning and floodlighting	The current configuration on site incorporates two rectangular pitches limited for junior use. As it is the overflow pitch area for CCSC it services an occasional functional use for junior soccer training. It also offsets any overplay at Beale Park. The site is restricted by existing banking between the two rectangular pitches and falls away towards Manning Park to the west. The lower rectangular pitch has one floodlighting column which provides for general training use but does not cover all of the grassed area. There is potential to increase the playing pitch area towards the slope and maximise the use of this space for training use (subject to enhanced training lights.	<p>The solution at Lucius Park is combined with Dalmatinac Park (referenced above). In addition, the following developments are proposed:</p> <ul style="list-style-type: none"> <li>• Linked Footpath to Manning Reserve</li> <li>• Enhanced floodlighting on Lucius Park to 100 lux</li> <li>• Extension of Junior soccer pitch</li> <li>• Replacement boundary fencing with Dalmatinac and Residential properties</li> </ul>
Changing Room	The changing facility is substandard and rarely used by the CCFC. The building is also unattractive and does not relate well to the playing surfaces. This is referenced in the Dalmatinac section as the replacement of the existing infrastructure is essential to increase functionality and use by both the NPL club and community users of Lucius Park.	
Car Parking	Current car parking is limited to 31 hardstanding bays with overspill permitted on the grassed area adjacent to the eastern rectangular	

	pitch. This informal arrangement appears to work and there is no obvious requirement to invest further in extending the formal car parking areas.	
Fencing	High level fencing is located adjacent to residential properties at Regina Court. This fencing is in need of replacement. Similarly, the fencing between the Dalmatinac site and Lucius Park is in need of replacement and has been vandalised by people breaking through the chain link mesh fencing area.	
Footpath access/dog walking	The park is utilised by local dog walkers and open access is maintained from Hamilton Road, Manning Park and Regina Court. Park embellishments could be considered to formalise the walking areas, but generally accessibility is good and usage appears high.	

## 11.4 Watsons/Edwardes Park

Development Considerations	Challenges	Proposed
Replacement Clubhouse and co-location	The current clubhouse building at Watsons Park has been developed incrementally and is over 50 years old. Whilst it serves the current requirement of the club it is sub-standard for modern day sporting use. Additional developments desired by the club are compromised by its current location on site and functional limitations. The steep bank to the rear is a safety concern and where possible this should	<p>Options were explored to incorporate the adjacent education land for the sites development but was rejected by Department of Education.</p> <p>In view of the low levels of current participation associated with both reserves, limited investment is proposed to enhance opportunities for existing sporting groups which include:</p> <ul style="list-style-type: none"> <li>• Minor extensions to both Edwardes Park Pavilion and Watsons Park Pavilion to increase functionality and flexibility.</li> <li>• Enhanced floodlighting at Edwardes reserve to 100 lux.</li> <li>• Cricket nets at Edwardes Reserve</li> <li>• Optional Softball/Baseball infrastructure</li> </ul>
	either be fenced or incorporated within the future design of a replacement facility.	
Car Parking	Car parking is limited to a small row of car parking bays off road at Watsons Park and verge parking at Edwardes. Neither are meeting the needs of the users of both ovals and there is a need to consider alternative solutions.	
Repurposing of land	Consideration has been given to the repurposing of land between Watsons Park and Edwardes Oval to facilitate the development of a 100 bay car park and shared clubhouse facility. The Dept of Education have however confirmed that this would not be a viable solution due to the use of the land by Spearwood Alternative School as an environmental education zone. Similarly land to the north of Watsons Park clubhouse has been considered to contained car parking and clubhouse should the land present itself to the open market. This has been discounted due to the value of the land for residential development which would render its purchase cost prohibitive.	

Floodlighting	Floodlighting to Edwardes Park is considered to be substandard and in need of replacement to expand usage for soccer training and enhance the capability for Little Athletics. As a minimum the infrastructure should provide an even 100lux luminance level.	<ul style="list-style-type: none"> <li>Optional off-road car parking extension</li> </ul>
Athletics Infrastructure	Current athletics infrastructure is of a good quality following recent investment by Phoenix Park Little Athletics. This will need to be retained and any new development accommodate existing infrastructure	
Clubhouse at Edwardes Park	The clubhouse facility is isolated and functionally is limited providing club and public toilets, meeting room and limited storage and spectator shade. The building could be enhanced by extending to the south east towards the oval and increasing storage, meeting room and passive surveillance opportunities (including low level lighting around its perimeter).	
Playground/Nature Play	<p>Recent investment has been made into a nature play facility in the southern portion of Edwardes Park adjacent to Lintott Way and Spearwood Alternative School.</p> <p>An all ages playground area is provided adjacent to the Southern Spirit Football Club. This is in an elevated position above the soccer pitch and of good quality.</p>	
Baseball Infrastructure	There is no permanent baseball infrastructure on site. All is temporary and requires access to an enhance level of storage provision.	

## 11.5 Dixon Park/Wally Hagan

Development Considerations	Challenges	Proposed
Replacement Basketball Infrastructure	Currently provides a 4-court (sprung floor) provision which is considered to be of a good quality. The building is however lacking in many areas. The changing infrastructure is small and both public and WABL changing infrastructure is combined. The building is non-DDA compliant (the Disability Access Audit of June 2015 identifies a number of deficiencies). Storage is inadequate. The roof leaks (although a financial commitment has been given by the City to replace the roof to increase the life of the building). Seating and viewing areas are limited and the provision of the café and office area is compromised by a space limited entry/foyer.	<p>There is a need to replace the current building and provide capacity for an additional 2 courts to facilitate further expansion. Three options have been considered:</p> <p>Option 1: Expansive Development</p> <ul style="list-style-type: none"> <li>• Develop a new four/six court basketball facility partly on Dixon Park and partly on adjacent land (currently within the control of Main Roads WA). Development to include community facility (gym, function space, public toilets, storage, group fitness) on Dixon Park.</li> <li>• Existing Stadium to be retained until new stadium facility is ready for occupation.</li> <li>• Development of 2 rectangular pitches on Dixon Park.</li> <li>• Development of new oval on adjacent Main Roads WA land with trotting track around.</li> </ul>
Rectangular Pitch Development and changing facility	Currently the land to the rear of Wally Hagan is open reserve which due to previous concerns in relation to the land stability has not been used as an active reserve for sporting use. There is however capacity to accommodate two	

	<p>pitches to service the needs of rectangular sports. This would be subject to making the land good by either compacting and addressing the top surface or by removal of the tipped material and importing clean fill. Both options would require investment to address the playing field substructure by introducing appropriate drainage and reticulation to provide a viable sporting surface. If this were to be undertaken a changing room incorporating showers and toilets will need to be provided to encourage club use. The DCP commitment would enable this to be undertaken in conjunction with a shared use community facility to ensure the reserve has sufficient infrastructure to provide a viable club base.</p>	<ul style="list-style-type: none"> <li>• Incorporate unisex changing room within the extended stadium to service the new rectangular pitches and oval.</li> <li>• New floodlighting to rectangular pitches and oval.</li> <li>• Relocation of skate park and pump track.</li> <li>• Relocate existing sump.</li> <li>• Enhance tree planting within and on the perimeter of the site to align with an ecological corridor and potential bush link</li> <li>• 249 bay car park.</li> <li>• Optional 2 basketball court extension</li> </ul> <p>Option 2: New Build Contained within Dixon Park</p>
<p>Environmental Link</p>	<p>Research alluded to in previous sections has identified the need to incorporate an environmental link between Clontarf Hill and Manning Ridge. This will need to be incorporated within any development option considered for the development of Wally Hagan and Dixon Park to provide</p>	<ul style="list-style-type: none"> <li>• Develop a new four /six court basketball facility over the existing stadium and reposition within Dixon Park. Development to include community facility (gym, function space, public toilets, storage, group fitness).</li> </ul>

	the opportunity to extend tracks and trails to the coastal area	<ul style="list-style-type: none"> <li>• Development of 2 rectangular pitches on Dixon Park</li> <li>• Incorporate unisex changing room within the extended stadium to service the new rectangular pitches</li> <li>• New floodlighting to rectangular pitches</li> <li>• Relocation of skate park and pump track</li> <li>• Relocate existing sump</li> <li>• Enhance tree planting within and on the perimeter of the site to align with an ecological corridor</li> <li>• 190 bay car park</li> <li>• Optional 2 basketball court extension.</li> </ul>
Oval Provision (Option)	If the opportunity was provided to acquire the current Roe 9 allocated land to the west of Wally Hagan/Dixon Park, this land would provide the opportunity to provide an additional oval and execute an environmental link from Clontarf Hill towards Manning Park. This would however need to incorporate the current equine trotting and exercise area. The acquisition of this land would also permit the re-alignment of Wally Hagan Stadium and enhance the car parking provision. All of this would need to be the subject of further discussions and agreements with Main Roads WA, current users of the land and local residents/community groups.	
Equine use	Wherever possible the equine use, being part of the historic evolution of the area should be retained and the provision of horse exercise areas incorporated within any future planning for the area.	
BMX retention or relocation	The current location of the BMX track to the northwest of Wally Hagan centre will	
		Option 3: Reclad existing building and extend <ul style="list-style-type: none"> <li>• Develop off existing basketball stadium and create additional two courts and community facility (including gym, function space, public toilets, storage, group fitness).</li> </ul>

	<p>need to be considered in all development options. To deliver the requirements of the DCP and ensure sufficient space is available to provide an additional two basketball courts, the track will need to be re-aligned/relocated.</p>	<ul style="list-style-type: none"> <li>• Redevelop existing two-story element of basketball stadium to increase functionality.</li> </ul>
<p>Provision of DCP committed infrastructure</p>	<p>The DCP relating to the expansion of Wally Hagan is explicit in that it needs to be expended on Dixon Park. No opportunities exist to secure the investment if this is not achieved. A decision will need to be taken by the Council as to whether it is critical to retain the DCP investment and provide a potentially compromised development or to redevelop Wally Hagan and Dixon Park unencumbered by the DCP requirements.</p>	<ul style="list-style-type: none"> <li>• Development of 2 rectangular pitches on Dixon Park</li> <li>• Incorporate unisex changing room within the extended stadium to service the new rectangular pitches</li> <li>• New floodlighting to rectangular pitches</li> <li>• Relocation of skate park and pump track</li> <li>• Relocate existing sump</li> <li>• Enhance tree planting within and on the perimeter of the site to align with an ecological corridor</li> <li>• 167 bay car park</li> </ul>

## 11.6 Davilak Oval

Development Considerations	Challenges	Proposed
Clubhouse Development	The current clubhouse is sub-standard and does not meet modern sports facility guidelines for the provision of cricket and AFL. The building, whilst structurally sound is ageing and compromised by an inadequate internal layout and lack of provision for shared male/female use.	<ul style="list-style-type: none"> <li>• New clubhouse facility</li> <li>• Gutting of existing clubhouse and retention for a temporary period for storage (until the end of its useful life)</li> </ul>
Development of additional Oval with floodlighting	Currently the site is limited due to high banking which rises to the north around the existing oval. Land to the south and southwest is compromised by a raised area which has been used for junior cricket and training. The land however is poorly utilised and provides the potential to extend the oval capability with the provision of an appropriately sized junior oval	<ul style="list-style-type: none"> <li>• Development of a second junior oval</li> <li>• Relocated cricket nets</li> <li>• Relocated playground adjacent to pavilion.</li> </ul>
Car parking provision	Current car parking is limited and substandard to meet the needs of both adult and junior training and competition. Alternative provision to on-road car parking needs to be sourced.	<ul style="list-style-type: none"> <li>• Phased removal of trees to increase ground capacity and replacement on a 3:1 basis.</li> </ul>
Play Equipment	Play equipment lies in the north east corner of the site and is due for replacement in 2025/26. The play area is relatively isolated in its location adjacent to Rockingham Road. A greater usage could be achieved with a stronger alignment to the clubhouse	<ul style="list-style-type: none"> <li>• New floodlighting (100lux) to service all pitches.</li> </ul>

<p>Fitness Station and accessibility to reserve</p>	<p>The City have recently installed a fitness station adjacent to the clubhouse in place of a sand play area.</p> <p>There is no all abilities footpath access around the site which would increase connectivity</p>	<ul style="list-style-type: none"> <li>• Footpath network and fitness equipment around perimeter of the site</li> <li>• Relocation of the Tennis Club to Anning Road</li> <li>• Development of new 153 bay car parking area</li> <li>• Relocation of Drainage sump</li> </ul>
<p>Provision of Cricket Nets</p>	<p>There are five cricket nets located on the southern boundary of the site which are in need of upgrade. The mature tree cover adjacent has impacted on their maintenance and whilst an important resource could be relocated within a more functionally appropriate site.</p>	
<p>Retention or Relocation of Tennis Infrastructure</p>	<p>The current tennis infrastructure is tired and in need of significant investment to bring back into effective use. Whilst playable the courts (5 senior and 4 short tennis) are experiencing excessive wear and tear and the clubhouse building provides limited opportunities other than as a small meeting room and kitchen. Existing toilets and storage areas require replacing due to age and poor functionality. Land to the east is showing signs of subsidence and will require retaining. Club membership is low and is unlikely to grow given the poor quality of infrastructure. Consideration should be given to re-locating the tennis infrastructure elsewhere and utilising the area to enhance the football and cricket infrastructure and usage of the reserve.</p>	
<p>Tree Replacement</p>	<p>The current tree canopy areas are extensive on the eastern and western boundary of the site with extensive mature and semi-mature trees also positioned internally within the site adjacent to the nets and tennis courts. Any future redevelopment will need to consider removal of internal trees and some boundary trees and the planting of offsets.</p>	

	<p>Care will need to be taken to ensure sufficient offsets are provided for any loss of trees being considered centrally within the site to expand playing surface capability.</p>	
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## 11.7 Santich Park

Development Considerations	Challenges	Proposed
Clubhouse Redevelopment	The existing user group have intimated a need to improve the clubhouse and address drainage issues on site. Whilst the facility has been upgraded and the structure is sound, the functionality is limited.	<ul style="list-style-type: none"> <li>• Re-alignment of Little Athletics infrastructure to enable floodlights to be placed around junior oval.</li> </ul>
Development of Junior Oval with floodlighting	Currently in place but not floodlit. The permanent floodlighting of the oval will necessitate the relocation of the grass athletics track to the north which potentially conflicts with the permanent athletics throwing areas.	<ul style="list-style-type: none"> <li>• Re-alignment of throwing circles and new run-up long and triple jump tracks.</li> </ul>
Additional Car parking	Current car parking is substandard to meet the needs of a senior AFL Club for both match days and for training. This would only be exacerbated if not addressed through the provision of additional off-road car parking provision.	<ul style="list-style-type: none"> <li>• Introduction of perimeter footpath with fitness equipment and seating.</li> </ul>
Fitness Station and path	Currently there are limited opportunities for people of all abilities to access the reserve via a bound path. The lack of social infrastructure and fitness stations do not encourage the use of the park by non-sports club users.	<ul style="list-style-type: none"> <li>• Enhanced tree planting adjacent to the Stock Road boundary and on perimeter of</li> </ul>

<p>Re-alignment of athletics infrastructure</p>	<p>There are a series of jumping pits and throwing circles to support Little athletics on the site. The grass running track is marked up and located on the southern oval. If the southern oval is to be floodlit, the potential impact on the track would render it incapable of being used. It would therefore need to be moved northwards. This in turn would necessitate the throwing areas to be re-aligned to ensure the throwing areas for shot put (formal throwing circle), Discus (formal throwing circle) and javelin (informal grass provision) are orientated in a southerly direction. There would be no impact on the existing jumping pit areas.</p>	<p>site.</p> <ul style="list-style-type: none"> <li>• Extended car parking area to 122 bays to increase off road car parking capability.</li> <li>• Enhancement to clubhouse building to provide unisex changing rooms, enhanced air conditioning, removal of carpet internally and replaced with hardwood flooring and address drainage issues adjacent to the clubhouse and oval.</li> <li>• Existing playground to remain until the end of its useful life.</li> </ul>
<p>Tree cover</p>	<p>Currently the tree cover is limited to thin perimeter planting with a number of mature and semi-mature trees principally located on the northern boundary with Asquith and Shelley way. Shade is limited on the southwest, southern and eastern boundary.</p>	
<p>Existing Play Infrastructure</p>	<p>The existing play infrastructure on site will require replacing and re-alignment in due course. They have limited value in their current isolated location and the area could be used for additional tree planting.</p>	

## 11.8 North Coogee Oval Development

Development Considerations	Challenges	Proposed
Oval development	The allocated site under the Robb Jetty Local Structure Plan is restricted by the development and allocation of land for a primary school; heritage fig trees and heritage chimney stack. Care needs to	<ul style="list-style-type: none"> <li>Heritage Fig Tree Corridor retained with walkway through</li> </ul>
	be taken to ensure the minimum oval provision and run-off can be achieved.	<ul style="list-style-type: none"> <li>Heritage Chimney is retained and incorporated within a plaza/piazza to the north</li> </ul>
Clubhouse	Due to the single oval provision, a detached clubhouse facility will be required to service the needs of a future club with an appropriate level of storage, ablutions, function, kiosk and changing accommodation. In addition, shade around the building will need to be provided. The optimum location of the building due to space limitations would be to the south of the oval.	<ul style="list-style-type: none"> <li>Off-road 61 bay car parking provided to the south</li> <li>New clubhouse facility with public toilets and unisex changing rooms.</li> </ul>
Car parking	Car parking provision will need to be accessed adjacent to the clubhouse facility to ensure sufficient off-road parking bays are provided to offset any irregular car parking on road verges.	<ul style="list-style-type: none"> <li>Floodlighting to oval (50 Lux)</li> </ul>
Tree Heritage Area	The importance of retaining and enhancing the heritage fig corridor has been emphasised to retain the local character of the area.	
Piazza Commitment	The importance of retaining and enhancing the heritage fig corridor has been emphasised to retain the local history of the area. The chimney represents an important local landmark and will encourage activation of the reserve and has the potential to increase passive surveillance during the day.	
Play areas	Due to limited opportunities within close proximity of the site an all ages playground will be important to encourage family use.	

## 11.9 North Coogee: Current Considerations

The Draft CSRFP identified a shortage of community facilities and reserves in North Coogee and as a result, recommended the development of Western Suburbs Sporting Precinct Study.

The proposed Cockburn Coast POS provision is identified on the adjacent plan (figure 9) together with the 2km North Coogee central catchment. The plan identifies the overlapping district catchments (2km) of both Beale Park and Davilak Park which extend to incorporate the full extent of the North Coogee planning area.

Consideration however, has been given to the acquisition and development of land within the North Coogee precinct. These are identified at figure 10 below. This includes the potential acquisition of three potential oval sites to fulfil sporting needs of the emerging population:

- Location 1 (North of current site): This impacts on the BRT Line and would require removal of proposed main street reducing the overall activity centre and impacting its viability. (Not supported).

- Location 2 (West of Railway line): This land is a highly constrained site and would impinge on the

foreshore area. It significantly encroaches on coastal setback line and contains the best quality vegetation along the foreshore reserve. (Not supported).

- Location 3 (Lots 30, 31, 32 Cockburn Rd). This is an already cleared site and has minimal impact on coastal activity centre. Furthermore, it does not impact on East to West green links. (Potential to acquire).

Of the 3 potential sites identified, location3 is the only option considered possible. However initial costs for the purchase of the additional POS indicate that the purchase of lots 30, 31 and 32 would be approximately \$8.8m with a consequential

Figure 9: North Coogee central location and 2km catchment overlap with current sporting infrastructure

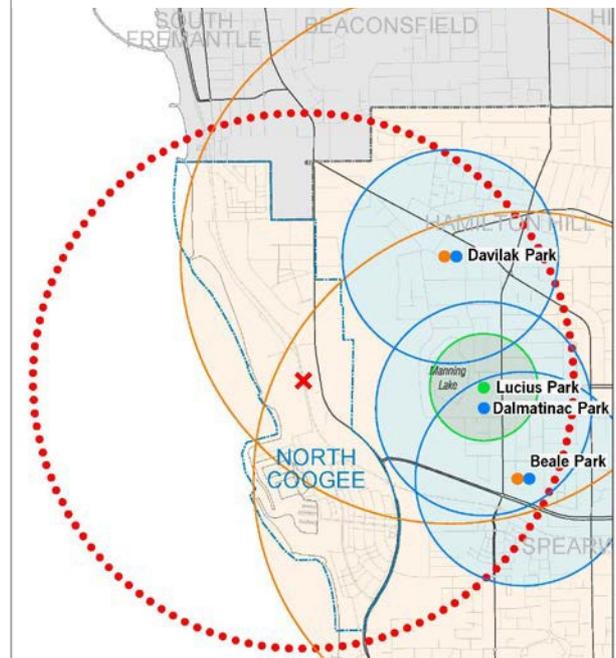


Figure 10 Potential land acquisition for sporting reserves within the Cockburn Coast Precinct



reduction in developer contributions of \$7.55m due to the loss of developable land. An approximate cost for the development of one oval with associated clubrooms is \$4m. Based on the cumulative costs the acquisition of the appropriate size land and development of one oval within the Cockburn Coast area is estimated at \$20.35m.

In addition, the development would essentially be a duplicate Local level POS across a main road from Cockburn coast POS. As such, due to the significant investment required to achieve a local POS this option is not recommended.

The development of Cockburn Coast POS is critical to ensuring sufficient level of POS is provided. An opportunity exists to bring the development forward through entering a lease agreement with Landcorp. It is recommended that this opportunity be further investigated.

Additional opportunities for POS development in North Coogee have been put forward by South Beach Community Group.

Those identified for additional consideration by South Beach Community Group includes land acquisition and development to offset the need for sporting space. Three lots, or portions of, for additional sports and recreation facilities in North Coogee should be acquired. These include:

- Lot 2108 Bennett Avenue. Owned by Landcorp. Increase area of POS proposed on this lot. Create a usable, people oriented, multipurpose sports and recreational area and a central community hub for the suburb. Suggested final purpose: local sports field and community centre.
- Lot 802 Robb Rd. Owned by West Australia Planning Commission. Heavily contaminated site. Suggested final purpose: skatepark and netball court (winter)/overflow parking (summer). Due to contamination levels DoH recommends concreting site.
- Lot 803 Robb Rd. Owned by West Australia Planning Commission. Remove Robb Rd from Rollinson Rd to proposed Robb Jetty Plaza; divert traffic to Anchorage Drive. Suggested final purpose: green POS creating recreational bush or park areas.

*Figure 11 Lot Location of South Beach Community Group suggested additional POS Provision*



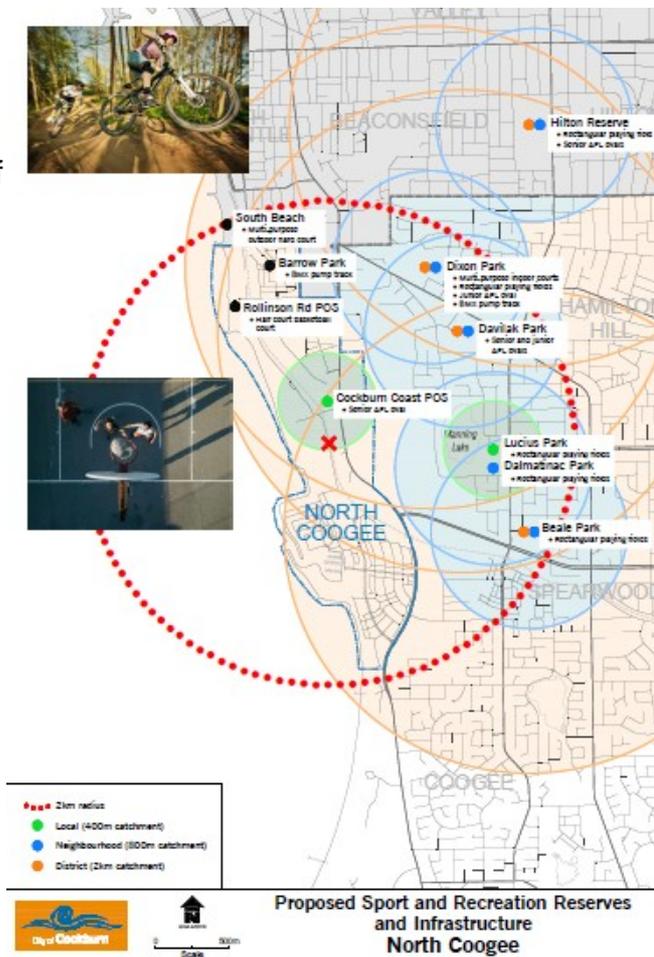
The lots are all referenced at figure 11. It was requested the following be undertaken:

- Update WA legislation relating to development areas with high population densities to increase the minimum requirements for public open space and to remove areas such as drainage from being included in calculations for public open space.
- Engage the Public Transport Authority in discussions to promote the urgent requirement for a public transport solution in North Coogee.

The additional information provided by South Beach Community Group does have some merit which will require further investigation. The following however should be noted:

- Lot 802L is a contaminated site and has previously been discussed with the WAPC. It may be possible to have a capped option for the provision of netball/ basketball courts.
- Lot 803 L is a conservation reserve contains high value flora and fauna and will remain a passive POS.
- Lot 2108L is also a contaminated site which belongs to Landcorp and has a landscape concept plan developed.

Figure 12: Proposed Cockburn Coast sport and recreation reserves and overlapping catchments of existing sporting reserves



Two out of the three options may provide additional recreational space but will not provide the level of infrastructure which the investment across the existing western suburb sporting reserves will provide. It is recommended that these sites be explored further outside of the remit of this analysis.

Figure 12 highlights the potential impact of the extended catchments of investment in expanding the capability of all reserves within close proximity to the North Coogee development area. Extended development at Dixon Park would in addition enhance the potential opportunities of current and future residents within North Coogee to gain access to sporting opportunities.

## 12 Draft Report Outcome of Community Consultation

The draft report was released for feedback on 15<sup>th</sup> June 2018 and closed for comment on 24 August 2018. The consultation process included:

- City officers and the consultant meeting different community and sporting club representatives at various sports venues for discussions on the plans and immediate feedback and subsequently more detailed written feedback.
- A mailout to residents living 400m from the various parks, inviting them to complete an online survey on Comment on Cockburn.
- An email newsletter inviting the general population to comment on the plans to upgrade sporting facilities.

The consultation process was also reported by both local newspapers which subsequently led to 456 online surveys being completed with the website receiving 2,700 views and a further 10 letters submitted. 334 respondents support or strongly supported the plans and 51 were opposed or strongly opposed the plans. 70 were unsure or expressed no interest.

Wally Hagan Basketball Stadium and Dixon Park received the most interest amongst the community with 256 indicating a direct interest compared to the next site (Davilak Park) indicating 125 interested parties. Beale Park was also of interest to a high number of people (86), whilst the remainder received less than 50 responses indicating a direct interest in the parks/reserves.

### 12.1 Community Representation Following Advertising the Draft Plan

An overview of the comments received are provided at Annex 8. In summary the key points raised included:

- Parking around Strode Ave.
- Noise and traffic impact of higher capacity venues.
- Removal of mature trees.
- Overdue need to upgrade clubrooms.
- Proposed location of new features questioned regarding sun, rain and views.
- Need to provide for passive recreation and dog walking.
- Rates increase from upgrades.
- Need to remove Dixon Park from plan and deal with it separately.

With Wally Hagan Basketball Stadium and Dixon Park developments receiving the most diverse comments it is important to understand where the main issues of

contention are placed. The table below identifies the extent of comments received across all of the active sporting reserve proposal sites:

Site	Strongly Support	Support	Unsure	Oppose	Strongly Oppose	No interest
Wally Hagan/ Dixon Option 1	181	50	65	6	56	66
Wally Hagan/ Dixon Option 2	22	43	78	58	150	62
Wally Hagan/ Dixon Option 3	44	159	80	10	59	65
Davilak	122	63	53	7	11	149
Dalminac/ Lucius Park	54	84	64	3	5	181
Beale Park	85	74	54	7	7	181
Watsons/ Edwardes Park	52	59	81	3	2	189
Santich Park	46	85	70	7	7	179
Cockburn Coast Oval	54	95	68	5	7	168

## 12.2 Letters from Clubs and Community Representative Groups

The table below references letters from clubs and groups in summary and the responds to concerns raised:

Community Group	Comment/Concerns	Response
Cockburn Community Wildlife Corridor	<ul style="list-style-type: none"> <li>• Dixon Park and Davilak Oval did not meet with wide approval.</li> <li>• A more comprehensive consultation than the survey was required before final plans could be adopted.</li> <li>• The three options at Dixon Park fail to take into consideration Aboriginal, cultural and environmental issues.</li> <li>• The planning is premature and should be considered when the Roe 9 corridor future is resolved.</li> <li>• The loss of mature trees.</li> </ul>	<ul style="list-style-type: none"> <li>• Whilst the group do not support any of the three options at Dixon Park the option to do nothing, given the current deficit in sporting space within the western suburbs is not appropriate. Discussions with Main Roads WA need to be undertaken to secure the previous Roe 9 allocated land and the plans provide a baseline to enter those discussions.</li> <li>• The loss of mature trees can be mitigated by additional planting.</li> <li>• Heritage, cultural and environmental concerns will need to be addressed in the subsequent detailed planning stages.</li> </ul>
Landcorp	<ul style="list-style-type: none"> <li>• LandCorp is broadly supportive of the City's initiative to consider appropriate provision of active recreation facilities in the western suburbs of Cockburn and wish to work with the City to ensure recreation proposals align with approved structure plans and historic stakeholder agreements.</li> <li>• LandCorp understands that the South Beach Community Group has expressed a desire for larger areas of active open space within Shoreline and the wider Cockburn Coast redevelopment area. It is not however supportive of the open space</li> </ul>	<ul style="list-style-type: none"> <li>• The boundary at Cockburn Coast Oval has been adjusted to reflect current agreed.</li> <li>• The additional recreational options put forward by South Beach Community Group are not part of this study and will be considered under a separate process.</li> <li>• Concerns have been raised in respect of development adjacent to Lot 51 (adjacent to Dixon Park). Floodlighting on adjacent ovals will be designed to minimise light spill without detriment to existing or future residential developments. The potential activity which may cause noise/disturbance (skate and race track) has, in response to the comments, been</li> </ul>

Community Group	Comment/Concerns	Response
	<p>on Bennett Avenue being increased in size to accommodate active open space uses. This is due to the extensive planning that has been undertaken to date and the additional land requirements which would result in LandCorp's gross developable area being reduced.</p> <ul style="list-style-type: none"> <li>The advancement of the Cockburn Coast Oval at Shoreline is supported and they will assist in enabling delivery of the infrastructure. It is recommended a working group be established to further progress the design of the Oval.</li> </ul>	<p>relocated away from the boundary with Lot 51 to minimise any potential concerns. It should however be recognised that it currently exists adjacent to Lot 51.</p> <ul style="list-style-type: none"> <li>Remediation work on Lot 51 was undertaken at the City's cost to enable development and was predicated on providing the 10% POS adjacent to Dixon Park.</li> </ul>
South Beach Community Group	<ul style="list-style-type: none"> <li>Require more sport and recreation facilities in North Coogee and Coogee and feels current proposals are insufficient.</li> <li>They require a comprehensive strategic approach to sporting facilities. (including consideration of an additional POS for kickabout, netball court, a skatepark or a South Beach Surf Club)</li> <li>Additional consideration of public transport accessibility options and end of trip cycling infrastructure.</li> <li>Coogee and North Coogee are two suburbs with completely different anticipated population growths and densities. Anticipated populations and density for North Coogee should be reviewed to accurately inform the</li> </ul>	<ul style="list-style-type: none"> <li>The desire to provide more sport and recreation infrastructure is supported by this study. The study is however focused on active sporting reserves and not broad recreational infrastructure. This is being dealt with under a separate process (as referenced earlier in the report).</li> <li>The issue associated with public transport is noted and should be addressed through the broader structure planning processes in the vicinity of each site (in particular to ensure access with Wally Hagan Basketball Stadium and Dixon Park is enhanced).</li> <li>Similarly, connectivity can be improved and enhanced through linking footpath and cycleways as part of a broader planning and design process. Options to enhance the connectivity have been produced in the</li> </ul>

Community Group	Comment/Concerns	Response
	<p>WSSPS.</p> <ul style="list-style-type: none"> <li>• They are supportive of proposals to upgrade Wally Hagan and additional sporting facilities at Dixon Park but are not supportive of current options. No alternative solution is however proposed and reference is made to increasing the basketball facility to 8 courts.</li> <li>• Connectivity to the east from North Coogee is compromised by manmade barriers. The response advocates that Dixon Park should not be planned beyond its capacity.</li> </ul>	<p>supporting plans.</p> <ul style="list-style-type: none"> <li>• Population growth and density of the two residential areas are recognised. An estimation of potential population growth is provided in the report and the sporting reserves which principally meet the growing populations needs in North Coogee will be located at Davilak Oval, Dixon Park and Beale Park. The option to purchase additional land within the North Coogee area is not financially viable.</li> <li>• Whilst the group have stated they do not support the three current options for Wally Hagan Basketball Stadium and Dixon Reserve, alternative solutions have not been put forward. The current proposals reflect the available capacity at Dixon Park and potential opportunities on adjacent allocated Roe 9 land should it be secured. This would offer the optimum sporting return for the local community.</li> </ul>
Hamilton Hill Community Group	<ul style="list-style-type: none"> <li>• The group believe the sporting needs to be overestimated and request further evidence of undersupply.</li> <li>• Support an upgrade and extension of Wally Hagan. However, this upgrade should not be proposed in the context of the options included in the DWSSPS.</li> <li>• There is a bias towards locating sporting facilities in the northern precinct. This imbalance will not meet the needs of current and future residents.</li> <li>• Beiliar Regional Reserve is not</li> </ul>	<ul style="list-style-type: none"> <li>• The report has been updated to incorporate further analysis of capacity and as a result, future demand for both oval and indoor court space. The reference to 16 and 25 hours use for rectangular and oval pitch space is a guide and assumes each surface is of equal quality and accessibility. In practice this is not the case. Other analysis based on population projections in accordance with Parks and Leisure Australia Community Provision Guidelines, 10% POS requirement of new development, participation trends and industry benchmarking all indicate an</li> </ul>

Community Group	Comment/Concerns	Response
	<p>acknowledged in the study.</p> <ul style="list-style-type: none"> <li>The siting of the facilities proposed in all options is inefficient, cramped and will result in an oversupply of playing fields in this area.</li> <li>The proposed options for Dixon Park are one-dimensional in their determination to superimpose sporting facilities onto a multifaceted and complex site.</li> </ul>	<p>undersupply within the western suburbs.</p> <ul style="list-style-type: none"> <li>No alternative solution has been put forward to address the deficiencies of Wally Hagan Basketball Stadium nor are there alternative opportunities to address the recognized deficiencies in active sporting reserves in the western suburbs.</li> <li>Beeliar Regional Reserve does not provide for formal club based sporting activities and therefore is not applicable to this study.</li> <li>As referenced above, the heritage, cultural and environmental concerns will be addressed through more detailed planning and assessment.</li> </ul>
Coogee Beach Progress Association	<ul style="list-style-type: none"> <li>It is clear that the Study has a strong focus on existing Sporting Facilities. The development of a comprehensive strategic approach to sporting facilities in the western suburbs to meet community needs have not been addressed by this study. As a consequence, there is significant additional work required in some areas.</li> <li>The Cockburn Basketball Association needs have only been partially addressed in the Study recommendations.</li> <li>The Dixon Park consultation meeting concluded that the three Dixon Park redevelopment concept options were not acceptable, and wanted them removed from the Study, as being quite premature.</li> <li>The development of facilities on Cockburn</li> </ul>	<ul style="list-style-type: none"> <li>The study provides a comprehensive strategic approach to the delivery of active sporting reserve infrastructure for the current and future population of the western suburbs. It is not the purpose of the study to extend into play, passive and incidental recreation opportunities.</li> <li>The Dixon Park meeting did not resolve that all options on the site were unacceptable. Responses received indicate that there is general support for option 1 (preferred) and option 3. There is strong opposition to option 2.</li> <li>The Basketball Association have confirmed that there needs are being addressed but will be the subject of more detailed planning.</li> <li>The Coogee Golf Course is not included as part of this study and is being considered under a separate design process.</li> <li>There is no justification for the development of a</li> </ul>

Community Group	Comment/Concerns	Response
	<p>Road and Rockingham Road are impractical for North Coogee.</p> <ul style="list-style-type: none"> <li>• There is no reference in the Study to the long awaited Coogee Golf Course, proposed for the ridge/valley areas east of Port Coogee, and both north and south of Ocean Road.</li> <li>• Santich Park does not have space for their badly needed eight lane synthetic track which could support some 1200 athletes across Senior Athletics and Little Athletics. The South Coogee Reserve is only a relatively short distance from Santich Park and would be far more suitable for development as a Regional Sporting Precinct.</li> <li>• Western Suburb Sporting Precincts generally, suffer from inadequate car parking due to these facilities being squeezed into Developer Contribution parcels of land.</li> </ul>	<p>synthetic athletics track within the City of Cockburn and state government have made their views on future provision known. They would not support an additional synthetic athletics track in Southern Metropolitan Perth which would undermine existing provision at the state athletics centre and at Ern Clark Reserve, within the City of Canning. South Coogee Reserve is therefore not an option for such development. In addition, South Coogee Reserve is 2km away and a local level reserve. It is therefore constrained and not suitable for such provision. Furthermore, this was not requested by the senior and Little Athletics clubs.</p> <ul style="list-style-type: none"> <li>• The issue associated with car parking has been addressed on all plans. Without any further detail on inadequacy, the comment in relation to DCP parcels of land is not supported.</li> </ul>
Cockburn Basketball Association	<ul style="list-style-type: none"> <li>• The CBA is more than just a basketball association, it is the home of the Cougar Family with more than 1600 members comprising junior and senior domestic teams, junior and senior state league teams, the Red Dust Healers National Wheelchair Basketball League teams and the Filipino Australian Basketball Society of Perth. To cater for current and future growth they require six indoor courts</li> </ul>	<ul style="list-style-type: none"> <li>• It is evident that the Basketball Association favour the extensive development incorporating the Roe 9 allocated land. This is the option which should be pursued as a priority. If the option cannot be secured through subsequent negotiation with Main Roads WA, option 3 should be pursued as it provides the optimum level of court provision.</li> <li>• All other aspects regarding the need to develop a stadium capable of hosting the Australian Junior</li> </ul>

Community Group	Comment/Concerns	Response
	<p>ready for use on completion of the facility.</p> <ul style="list-style-type: none"> <li>• They also require corporate facilities, recognise playing heritage and be Australian Junior Championship compliant.</li> <li>• An agreement similar in nature to the existing arrangement at Wally Hagan Basketball Stadium is required. The association favour option 1 although there are concerns over funds being made available to secure the 6-court option. They do not support option 2 as it would not provide a sustainable solution for the association but endorse option 3</li> </ul>	<p>Championship would be subject to detailed design development.</p>
Cockburn Little Athletics	<ul style="list-style-type: none"> <li>• Concern expressed in relation to access to the equipment storeroom.</li> <li>• Loss of significant grass area to car parking.</li> <li>• Location of high jump sites.</li> <li>• Uncertainty over the location of shot put rings.</li> <li>• A new running track to the northern oval would need to be surveyed and concerns about a slope.</li> <li>• Overlapping of throwing events during competitions.</li> <li>• Maintaining sufficient shade viewing to parents.</li> <li>• Suggestions have been made to introduce lighting to the southern oval to</li> </ul>	<ul style="list-style-type: none"> <li>• The development at Santich Park can accommodate all existing Little Athletics infrastructure. High Jumps are currently located within the centre of the grassed track which is surveyed at the start of each year. This will not change. During competition throwing events will be located on the southern oval and shot put rings are proposed to be relocated.</li> <li>• There is no specified limitation on slope for grass athletics tracks. Nevertheless the ground is relatively flat and in good condition on the northern oval and will be maintained to a level which supports continued Little Athletics use of the site.</li> <li>• The issue of car parking has been addressed by modifying the original proposed site development and introducing a 35 bay car parking option to</li> </ul>

Community Group	Comment/Concerns	Response
	<p>rationalise football training.</p> <ul style="list-style-type: none"> <li>Develop nose to tail perimeter parking and a new car park in the north east corner of the site.</li> </ul>	<p>the north east corner of the reserve.</p> <ul style="list-style-type: none"> <li>In addition, the proposed track to the north has been adjusted to ensure sufficient space is provided between the jumping pits and athletics track to accommodate the provision of temporary shade structures for parents and spectators.</li> </ul>
Phoenix Park Little Athletics Club	<ul style="list-style-type: none"> <li>At the moment the space allocated to athletics at Edwardes Reserve is too small and the undercover area is inadequate for the proper social gatherings for the club. If a new building is not able to be built then the existing one needs to be upgraded and expanded.</li> <li>The current lack of car parking space at both Edwardes Reserve and Watsons Oval. A suggestion is made to purchase Lot 21 for this purpose.</li> <li>Flood lighting at Edwardes Reserve is inadequate for any night-time activity.</li> </ul>	<ul style="list-style-type: none"> <li>The comments referencing Edwardes Reserve and Watsons Oval have been addressed with the provision of extensions to existing infrastructure.</li> <li>The purchase of Lot 21 would not be a viable solution as it is likely to attract a high sale value and be cost prohibitive.</li> <li>The proposed development at Edwardes and Watsons will provide enhanced floodlighting (at Edwardes Park) for training and the additional provision of nets for cricket and infrastructure for baseball.</li> </ul>
Friends of the Community	<ul style="list-style-type: none"> <li>Friends of the Community need housing in the new project so we have a vested interest.</li> <li>The group need office space and warehousing as well as somewhere to meet and a kitchen to prepare meals.</li> </ul>	<ul style="list-style-type: none"> <li>As a result of the proposed development at Beale Park, the Friends of the Community and Cockburn Navy Cadets will need to be relocated. A commitment is given to provide alternative accommodation in advance of any development which may result in either group having to vacate current premises.</li> </ul>

## 12.3 Responding to Community Feedback

The general tenure of feedback was in support of the development options proposed with limited opposition to all developments, with the exception of Dixon Park and Wally Hagan Basketball Stadium.

The development options for Dixon Park consider the current issues associated with the green space being underwater and unusable for approximately 6 months of the year. The development of the area into active greenspace would allow an increase in the amount of time that the space is usable for the purpose of a variety of informal recreation activities, and not just sporting use, which would be a relatively small percentage of overall park usage (15-20 hours per week). At all other times they would be available for passive recreation, picnics, dog walking etc.

The dog off leash area is to remain at Dixon Park and will be used as a model for the potential extension to other similar parks where active spaces are being used as off-lead dog areas. This has been pursued in a number of local governments where the local population have an active interest in maintaining the quality of local amenity, and effectively self police the use of the activity space.

However, there were some aspects which required greater consideration and amendments to the plans which are now reflected in modified options. Annex 9 refers. These are summarised in the table below:

Site	Comments	Amendments
Beale Park	<ul style="list-style-type: none"> <li>Loss of trees.</li> <li>Car parking off Kent Street was considered to be a potential problem and reference was also made to the danger associated with the existing car parking arrangement.</li> <li>Reference was made to the loss of existing buildings for Friends of the Community and the Navy Cadets.</li> </ul>	<p>The plan seeks to replace tree planting on a three to one basis and whilst a total of 58 trees are to be removed, the tree loss has been minimised.</p> <p>Additional tree planting is proposed on the road verge adjacent to Hamilton Road to discourage verge parking.</p> <p>The existing community groups are to be re-located prior to any development commencing (see the following section).</p>
Lucius Park Dalmatinac Park	<ul style="list-style-type: none"> <li>Concern has been expressed relating to the boundary treatment and impact on residential properties</li> </ul>	<p>Additional tree planting adjacent to the northern boundary has been incorporated.</p>

Site	Comments	Amendments
Edwardes Park and Watsons Park	<ul style="list-style-type: none"> <li>Concern was identified with the alignment of the grass running track and the lack of dedicated parking.</li> </ul>	<p>The revised plan incorporates a re-aligned grass athletics track and re-positioned cricket nets to reflect the response of the consultee's.</p> <p>Formal chevron parking bays have now been identified within the road verges.</p>
Dixon Park and Wally Hagan Basketball Stadium	<ul style="list-style-type: none"> <li>Similar concerns raised by community groups to those raised above by CCWC, CBPA, SBCG and HHCg.</li> <li>Loss of dog walking area.</li> <li>Noise and disturbance as a result of increased use and activity.</li> </ul>	<p>As referenced above the plans have been adjusted to take into account connectivity options.</p> <p>Option 2, whilst the least preferred option is still provide as an alternative but is not put forward as a preferred solution.</p> <p>The area is to be considered as a self policed dog off leash area.</p> <p>The noise potential has been reduced through the relocation of the skate park/bike track within the newly planted areas adjacent to the Wally Hagan Stadium</p>
Davilak Oval	<ul style="list-style-type: none"> <li>General support for the development but opposition to the relocation of the clubhouse on the east.</li> <li>Increased car parking on the east.</li> <li>Loss of trees.</li> </ul>	<p>The clubhouse has been re-aligned along the western edge of the senior oval and a car parking area created to the rear. In addition, the fitness and play equipment has been relocated to the southwest of the new clubhouse development.</p> <p>The relocation has resulted in a reduced overflow car parking area on the east and reduction in tree loss.</p>
Santich Park	<ul style="list-style-type: none"> <li>Increase in car parking area to the south of the Little Athletics store room was objected to due to potential traffic flow and impact on Little Athletics area.</li> </ul>	<p>The car parking area has been reduced and an alternative car park placed in the north east corner of the reserve as an alternative overflow parking area.</p>

Site	Comments	Amendments
Cockburn Coast	<ul style="list-style-type: none"> <li>Insufficient POS for the coastal area.</li> </ul>	The option to develop additional sporting reserves has been considered in the report and no cost effective measures are available. The provision of alternative recreational options will be pursued outside of this planning process.

## 12.4 Displaced User Groups

The impact of development at Beale Park will result in buildings within the northern section of the site (adj to Kent Street) being demolished. The most north-western building (community house, 13 Kent St) was leased to Life Without Barriers who in mid-2018, moved to another location. Subsequently the City has not issued a lease for the building to any other group and has plans to demolish the building in late 2018.

The larger building immediately east of the community house (15 Kent St) is occupied under a lease of two community groups, the Friends of the Community and the TS Navy Cadets (Cockburn). The Friends of the Community is a charitable organisation servicing events providing hot food and coffee and funds are then re-invested back into the community (turnover of approximately \$60,000 per annum and provides donations and grants to individuals and groups in the community of approximately \$18-20,000 per annum).

The TS Navy Cadets (Cockburn) are a personal development program for young people conducted by the Australian Navy. Primarily local cadet units, including the one at Cockburn is facilitated by local volunteers and is supported through grants from various organisations as well as the Royal Australian Navy. Currently the group has approximately 10 youth cadet members, although in recent years has been up to 25 members. Indoor and outdoor activities are facilitated, including many boat activities.

Subject to further detailed investigation, indicatively the both groups have identified the following needs:

### Friends of the Community

- Minimum of 100 -120m<sup>2</sup> of lockable storage for Food Van (Caravan), BBQ Trailer, Community Trailer, Van, General Storage
- Access to a 15-20m<sup>2</sup> office
- Access to a meeting space (could be hired externally)
- Access to a kitchen (could be hired externally)

## TS Navy Cadets

- 80-100m<sup>2</sup> of lockable storage for canoes, boats, uniforms, camping equipment.
- Access to a 10m<sup>2</sup> office
- Access to a meeting space/classroom
- Access to an open area (for marching, drumming activities)
- Secured wall for a rifle safe.
- A location preferably closer to the ocean.

Alternative options have been considered for both groups and a number of options existing including:

- **Coogee the Coogee Surf Lifesaving Club** at Poore Grove which incorporates a large storage area as part of the facility, as well as various meeting rooms and function spaces, toilets and change areas. The current storage area is at capacity; however, there is external developable space of approximately 100-120m<sup>2</sup> available that is in close proximity to the ocean.
- **South Coogee Agricultural Hall**, 739 Rockingham Road, Munster includes a 120m<sup>2</sup> meeting space, toilets, meeting room, small kitchen and access to approximately 20 car park bays. The facility is underutilized with the current leaseholder, Jerviose Bay Sea Scouts use the facility only on Friday evenings. There is appropriate space on site to develop to support the needs of both groups, while gaining access to the Hall. Notably, the groups lease ends in 2021 and will be up for review.
- In 2017 the City constructed a new **Men's Shed** at 2 Sullivan Street, Cockburn Central on 50% of the existing site. The remaining 50% (2,000m<sup>2</sup>) is clear and undeveloped. Given the site is in the Cockburn Central Industrial area, it is central that suits the Friends of the Community and away from residents suiting the activities of the TS Navy Cadets (Cockburn).
- **12 Poletti Road** is a 4ha developed site which includes the Old Jandakot School (heritage listed), which is community space available for hire. It has two refurbished spaces approximately 40m<sup>2</sup> and 50m<sup>2</sup> in size and a small kitchen that is part of the 40m<sup>2</sup> space. It is underutilised and only three regular groups utilise the facility, including the Jandakot Lakes Lions Cub, the Spanish Baptist Church and the Cockburn Country Women's Association. It has the potential to be hired by both groups. A second building on site includes a 50m<sup>2</sup> meeting space, 40m<sup>2</sup> kitchen and approximately 30m<sup>2</sup> of office space. This could be available but would require additional storage space to be provided.
- **Cockburn Power Boat Association:** The potential to explore opportunities to store boats and look at an alternative solution for room hire.

Due to the need to undertake detailed investigations a \$500,000 allocation has been set aside as part of the Beale Park estimated project costs to support the re-location of both groups.

## 13 Costings

Indicative construction cost estimates have been prepared by Donald Cant Watts Corke Surveying Services for the proposed developments as depicted on the Concept Master Plans for each site.

A summary is provided below and incorporates design contingencies, contract contingencies, headworks, professional fees, into the cost of each item. More detailed costings are provided at Annex 10.

*Table 3: Indicative Costs for all Facility Options*

Project	Estimated Costs (Inc. 6 Court Wally Hagan Devpt)
Beale Park (including displaced activities)	\$9.66M
Davilak Park	\$7.4M
Watsons/Edwardes	\$3.84M
Dalmatonic/Lucius	\$3.15M
Cockburn Coast Oval	\$4.25M (plus \$11.45M land purchase at an agreed time through DCP13)
Santich Park	\$2.3M
Wally Hagan/Dixon Park <ul style="list-style-type: none"> <li>• Option One</li> <li>• Option Two</li> <li>• Option Three</li> </ul>	\$36.51M \$33.66M \$25.51M
<b>Total Estimated Construction Costs Ex GST inclusive of all contingences, professional fees and allowances</b>	<b>\$56.12M - \$67.12M</b> (plus \$11.45M land purchase for Cockburn Coast Oval at an agreed time through DCP13)

These costs show that the total of all works comes to between \$56.12M - \$67.12M for the development of all sites with a 6 court Wally Hagan option. It is to be noted that a further \$11.45M is required to purchase the Cockburn Coast Oval. This is accounted for within the DCP13 agreement and will be expended when development thresholds are reached.

## 14 Cost Benefit Analysis

Based on the potential developments of the western suburbs sporting reserves the overall increase in additional useable oval/formal sporting space will be 6.85 hectares (conservative estimate). This includes the following:

Site	Additional Sporting Pitch Infrastructure	Additional Useable Sporting Space
Wally Hagan/Dixon	2 rectangular pitches and a potential oval.	4ha
Davilak	1 junior oval	0.85ha
Dalmatinac/Lucius	Extended junior pitch	0.1ha
Beale	Increased senior pitch capability	0.6ha
Watsons/Edwardes	No change – improved functionality	0ha
Santich	Formalised floodlit junior oval (currently used for Little Athletics)	0ha
North Coogee	1 oval (previously allocated)	1.3 h
<b>TOTAL POTENTIAL ADDITIONAL SPORTING SPACE</b>		<b>6.85ha</b>

The estimated required investment in the western suburbs sporting reserves will be between \$56.12M to \$67.12M depending on the optimum development scenario for Wally Hagan Basketball Stadium and Dixon Park (\$30.61M of which is for all sites excluding Wally Hagan Basketball Stadium and Dixon Park).

An investment of \$67.12M will deliver an increase of 6.85ha at a cost of approximately \$9.8M per hectare. The investment of \$56.12M will deliver an increase of 4.65ha at a cost of \$12.07M per hectare. The costs associated with the overall development will be partially offset by current committed development contribution which includes:

- Wally Hagan Basketball Stadium and Dixon Reserve: The DCA funding is estimated to be \$2,790,348
- Beale Park Sports Facilities: The DCA funding is estimated to be \$2,430,627
- Cockburn Coast Sport Oval and Clubroom: The DCA funding is estimated to be \$11,448,122 (which includes the full cost for acquisition of the land).

When the DCP contribution is considered, the overall cost imposed on the City reduces by between \$1M to \$2M (when the land acquisition cost is removed). If any of these projects were not to proceed the development contribution elements would be lost and under the terms and conditions of the Developer Contribution Plan cannot be transferred to another site.

Commentary has previously been provided in section 11.9 on the potential development of land parcels for sporting and recreational use within the Robb Jetty Precinct. The following sites were put forward:

- Site 1: North of current proposed Active Sporting Reserve site.
- Site 2: West of the Railway line.
- Lots 30, 31, 32 Cockburn Road.



Option 3 was identified as the only viable option. However the option to purchase this land would:

- Achieve 1.8ha of Active open space
- Require the purchase of lot 30, 31, 32 Cockburn Rd and development of a POS and community space. Current land value is \$8.8M
- Reduce potential DCP income by \$7.55M due to loss of developable land
- Cost approximately \$4M to develop one AFL oval, associated clubrooms and parking

The overall cost of this option is \$20.35M which would provide additional public open space at a cost of \$11.3M per hectare. The actual cost in relation to the creation of an active sporting reserve would be \$15.65M (providing 1.3ha of sporting reserve) without addressing the high cost issues associated with the development of the sports and recreation hub at Wally Hagan Basketball Centre and Dixon Park (for which the majority of costs are not related to the provision of sporting reserves).

If the cost of developing the basketball stadium were to be taken out of the costs associated with the development of sporting space at Dixon Park and the adjacent land the cost for developing the sporting space would be between \$6M for two rectangular pitches and \$12M for the two rectangular pitches and the oval (conservative estimate having regard to the ground conditions and need to provide changing rooms to service the sporting space). When the cost is adjusted and added to the costs of developing the other additional sporting reserves under the WSSPS, it would be equivalent to a cost of \$5.5M to \$6.3M

per hectare, significantly lower than the cost of acquiring and developing additional land at North Coogee.

In view of these circumstances the highest value return which addresses both increased provision of active and useable sporting reserves and the development of the sport and recreation hub is the development of western suburb infrastructure as recommended within this report.

## 15 Summary Overview of Key Findings

The research and outcomes of the consultation process has confirmed the following:

- There is an under provision of oval space within the western suburbs which is impacting on opportunities to meet current community sporting needs
- Over the next 20 years, given the anticipated population growth there will be a deficit in rectangular pitch facilities to meet the emerging need of the community.
- Current indoor court provision for basketball currently meets demand but has limited capacity to expand competition and developmental programs to meet the needs of the anticipated growth and demographic changes in the western suburbs.
- Current active sporting facility infrastructure within the western suburbs is ageing and in need of replacement to comply with current trends, community sporting expectations and sustainable development which now has a greater focus on the growth in women's sport and multi-functional use of club based facilities.
- There is a recognised under-provision of active sporting reserves within the Coogee and North Coogee suburb. This under provision can be offset by the advancement of the Cockburn Coast Oval at Shoreline and increased capacity on existing active sporting reserves, particularly at Dixon Park, Davilak Oval, Beale Park and Lucius Park. All of these facilities lie within the catchment of the growing coastal corridor.
- The majority of respondents to the consultation process are supportive of the development proposals associated with all of the active sporting reserves which are the subject of this study. The one exception is Option 2 related to the development of Dixon Park which is not recommended to be pursued further.
- The majority of concerns raised by respondents to the community consultation process can be addressed through the modification to the concept designs associated with the current process or through further engagement with the local community and consideration of specific development principles when undertaking the detailed design process. This includes:
  - Further research related to Indigenous and European heritage associated to the development of Dixon Park and the appropriate recognition of matters of significance.
  - Enhanced tree planting to offset the removal of existing trees at Beale Park and Davilak Oval.
  - The use of materials to be used to be sensitive too and reflect the

local setting of the active sporting reserves.

- Mitigating the potential loss of residential amenity by imposing specific performance measures in respect of floodlighting, noise related activity and provision of car parking.
- Enhancing public transport and dual use connections to the active sporting reserves and surrounding recreational POS.
- There are no other potential opportunities within the western suburbs to increase the level of active sporting reserves without entering into costly land acquisition processes. This would not be a viable nor an affordable option for the City to consider.

## 16 Recommendations

That Council:

1. Endorses the WSSPS.
2. Considers the proposed infrastructure development within the CSRFP and the 10-year Long Term Financial Plan process.
3. Enters into formal discussions with Landcorp to develop a lease agreement for the land identified for the Cockburn Coast Oval development with the view to bringing the development forward.
4. Enters into discussion with Main Roads WA to determine whether the road reserve adjacent to Wally Hagan Basketball Centre can be acquired to provide an extended sporting reserve combined with Dixon Park.
5. Undertakes further consultation with current clubs and user groups in relation to all reserves to further develop the plans in a staged manner in accordance with their needs.
6. Investigate the feasibility of the options identified for the Dixon Park development in consultation with various key stakeholders and adjoining landowners. This is to include further detailed assessment of Options 1 and 3 to include:
  - Progress discussions with Landcorp in respect of the boundary treatment and commitment to POS provision within the Landcorp controlled land.
  - Detailed design of the boundary treatments, wetland garden, floodlighting, car parking surface treatment, connectivity and recreational use of the area.
7. Inform the South Beach Community Group of the options for sporting facility and reserve development to service the emerging needs of the North Coogee resident population. In particular:
  - Lot 802L – Progress discussions with WAPC with a view to coming to an agreement on remediation and management orders.
  - Lot2108L – Progress discussing with Landcorp about the inclusion of passive recreation spaces within this site.
8. Commits to undertake the necessary geotechnical, heritage and environmental assessments to further proof up the Dixon Park, Wally Hagan and Davilak Reserve sites to confirm the required remediation measures and cost implications necessary to develop each site.
9. Undertakes further site analysis on potential locations for both the Navy Cadets and Friends of the community to be relocated in advance of any development to secure their future. Sites are to include, but not limited to:

- Coogee Beach Surf Life Saving Club
- 12 Polletti Road
- South Coogee Agricultural Hall
- Men's Shed at 2 Sullivan Street

10. Undertakes further detailed designs on each site in a staged manner and the subsequent development of a tree replacement strategy.

11. Supports the development of a 6 court Recreation Centre development at Dixon Park subject to a future business case analysis.

15.9 Annex 9 – Concept Plans Incorporating Community Comments



**LEGEND**

○ TRESES TO BE REMOVED (58 TRESES)

**Facility Development**

Relocated Clubhouse facility to include:

1. 3 home and away unisex changing rooms.
2. Function space (260m<sup>2</sup>)
3. External and internal storage areas
4. Public toilets (including ambulant toilet)
5. Offices
6. First Aid
7. Referees/officials room
8. Bar and kiosk

Acquisition of adjacent land on Kent Street and demolition of community buildings to repurpose the land as an extended car park

Rationalisation and development of car park (185 bays) off Kent Street with protected Norfolk Pine as an Entry statement.

6 full size soccer pitches and one junior/small sided soccer pitch.

Relocated playground adjacent to pavilion.

Phased removal of trees to increase ground capacity and replacement on a 3:1 basis.

New floodlighting (100lux) to service all pitches, including power upgrade.

Mains sewerage connection.

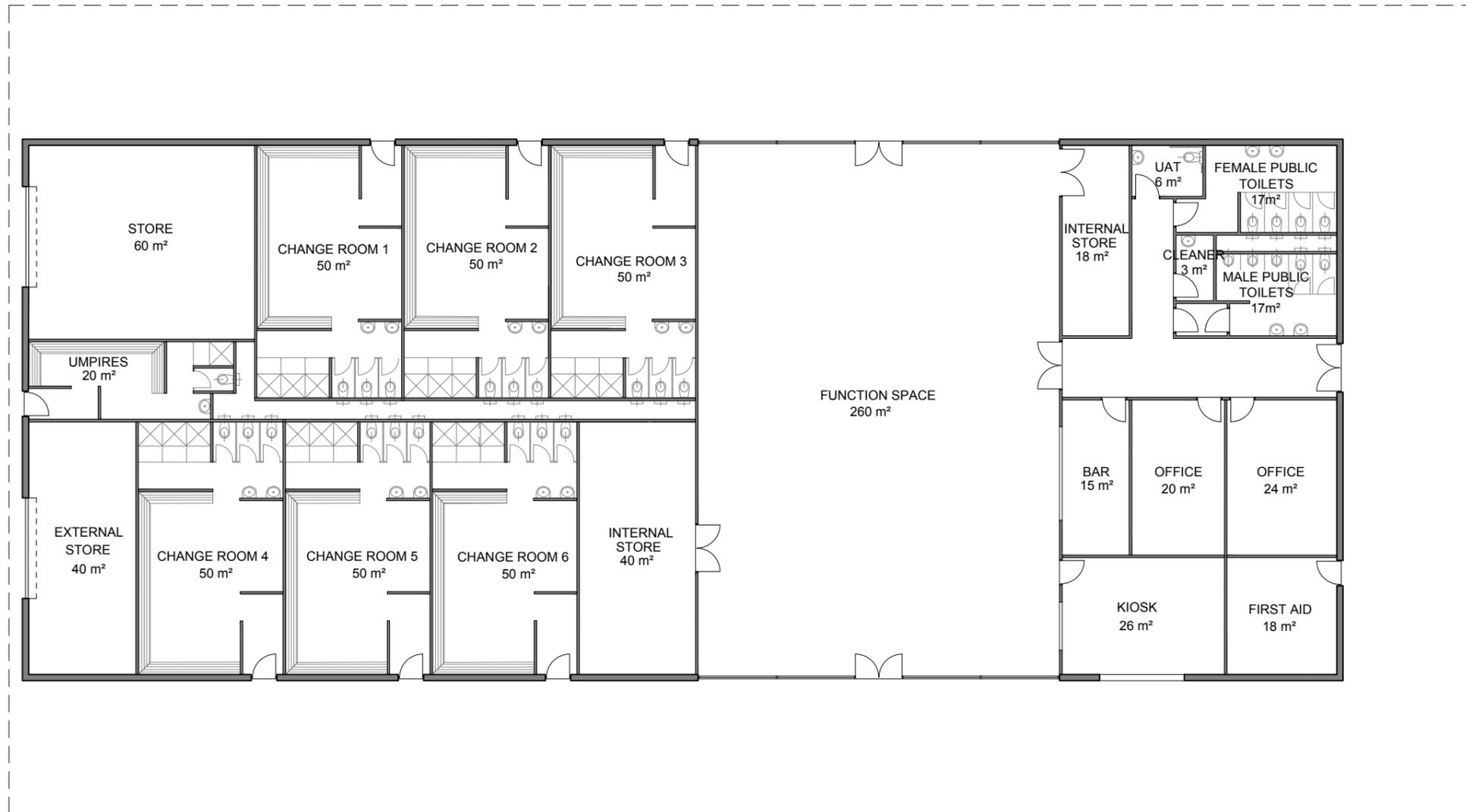
Additional tree planting along Hamilton Road to prevent unauthorised verge parking.

cockburn western suburbs sporting precinct  
beale park  
proposed site plan

9 kent street  
spearwood  
wa 6163

SK01 REV. K  
17-107 sep 2018  
1:1000 @ A1 50m





PROPOSED FLOOR PLAN  
SCALE 1:100 @ A1, 1:200 @ A3

TOILET REQUIREMENTS BASED ON 260m<sup>2</sup> FUNCTION SPACE  
1m<sup>2</sup> PER PERSON. MAX CAPACITY 260 PEOPLE

MALE WC REQUIREMENTS  
2 WC  
3 URINALS  
2 HAND BASIN

FEMALE WC REQUIREMENTS  
4 WC  
2 HAND BASINS

cockburn western suburb sporting precinct  
beale park  
proposed floor plan

9 kent street  
spearwood  
wa 6163

SK02 REV. B  
17-107 aug 2017  
0 1:100 @ A1 5m





NOTE: UPGRADE EXISTING LIGHTING TO 100LUX UNIFORM COVERAGE

- CLUB  
AREA = 8075m<sup>2</sup>
- COUNCIL  
AREA = 11275m<sup>2</sup>  
AREA = 11095m<sup>2</sup>
- PUBLIC OVAL  
AREA = 25850m<sup>2</sup>

**Facility Development:** Replacement changing facility on Lucius Reserve to include:

1. 1 x home and away unisex changing rooms to service Lucius and Dalmatinac pitches (including use for National Premier League matches).
2. Referees/officials room
3. Cleaners store
4. External storage
5. Public toilets (including ambulant toilet)

Floodlighting Upgrade to 100lux at Dalmatinac Park.

Linked Footpath to Manning Reserve.

Enhanced floodlighting on Lucius Park to 100 lux.

Extension of Junior soccer pitch.

Replacement boundary fencing with Dalmatinac/Lucius Park and Residential properties.

Tree planting enhanced on northern boundary.

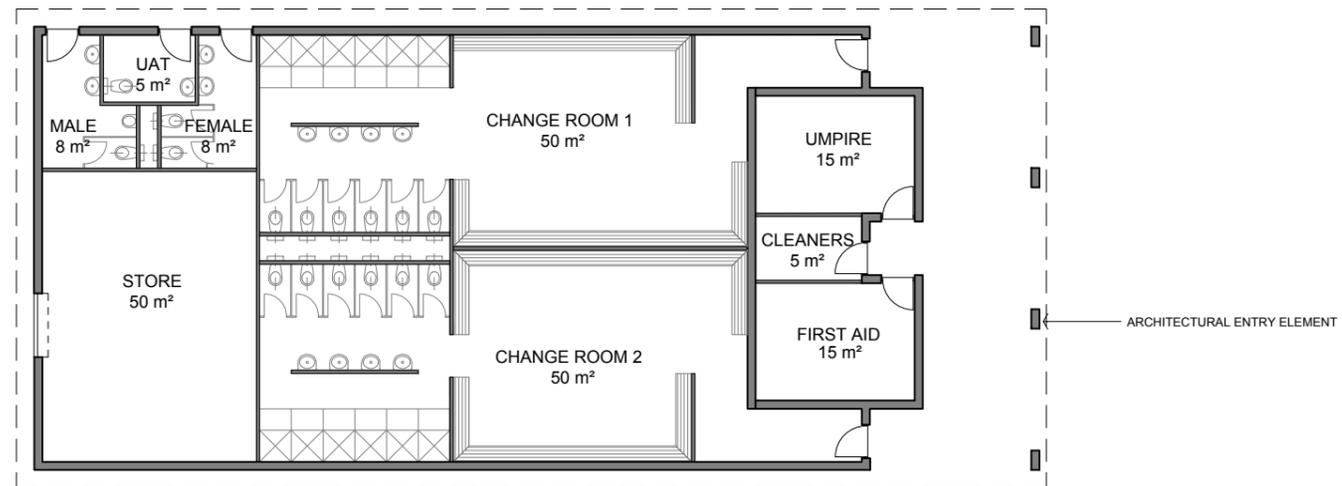
Banking between two pitches to be stepped to provide spectator standing areas for community events.

cockburn western suburbs sporting precinct  
dalmatinac reserve and lucius park  
proposed site plan

101 hamilton road  
spearwood  
wa 6163

SK01 REV. E  
17-107 sep 2018  
1:500 @ A1 25m





PROPOSED FLOOR PLAN  
SCALE 1:100 @ A1, 1:200 @ A3

cockburn western suburbs sporting precinct  
dalmatinac reserve  
proposed floor plan

101 hamilton road  
spearwood  
wa 6163

SK02 REV. B  
17-107 aug 2017  
0 1:100 @ A1 5m





**Facility Development:**

Minor extensions to both Edwardes Park Pavilion and Watsons Park Pavilion to increase functionality and flexibility.

Retention of existing football pitch infrastructure at Watsons Park and children's playground.

Enhanced floodlighting at Edwardes reserve to 100 lux.

Introduce cricket nets at Edwardes Reserve.

Optional Softball/Baseball infrastructure.

Optional off-road chevron car parking extension around the site perimeter on Lintott Way, Etherington Avenue and Reserve Road.

cockburn western suburbs sporting precinct  
watsons oval and edwardes park  
proposed site plan

15 reserve road  
spearwood  
wa 6163

SK01 REV. F  
17-107 sep 2018  
1:1000 @ A1 50m





- Development Option 1 - Expansive Development:**
- Develop a new four court basketball facility partly on Dixon Park and partly on adjacent land (currently within the control of Main Roads WA). Development to include community facility (gym, function space, public toilets, storage, group fitness) on Dixon Park.
  - Existing Stadium to be retained until new stadium facility is ready for occupation.
  - Development of 2 multipurpose fields on Dixon Park.
  - Development of new oval on adjacent Main Roads WA land with trotting track around.
  - Incorporate unisex changing room within the extended stadium to service the new rectangular pitches and oval.
  - New floodlighting to multipurpose fields and oval.
  - Relocation of skate park and pump track to south of multi-purpose fields.
  - Relocate existing sump.
  - Enhance tree planting within and on the perimeter of the site to align with an ecological corridor and potential bush link.
  - 249 bay car park.
  - Optional 2 basketball court extension.

cockburn western suburbs sporting precinct  
wally hagan centre  
proposed site plan - option 1

starling street  
hamilton hill  
wa 6163

SK01 REV. F  
17-107 sep 2018  
1: 1000 @ A1 50m





**PROPOSED EXTENSION PLAN**  
 SCALE 1:200 @ A1, 1:400 @ A3

**TOILET REQUIREMENTS BASED ON 300m² FUNCTION SPACE**  
 1m² PER PERSON. MAX CAPACITY 300 PEOPLE

MALE WC REQUIREMENTS  
 2 WC  
 3 URINALS  
 2 HAND BASIN

FEMALE WC REQUIREMENTS  
 4 WC  
 2 HAND BASINS

cockburn western suburbs sporting precinct  
 wally hagan centre  
 proposed stadium option 1

starling street  
 hamilton hill  
 wa 6163

**SK06** REV. A  
 17-107 sep 2017  
 0 1:200 @ A1 10m





**Development Option 2 - New Build Contained within Dixon Park:**

Develop a new four court basketball facility over the existing stadium and reposition within Dixon Park. Development to include community facility (gym, function space, public toilets, storage, group fitness).

Development of 2 multi-purpose playing fields on Dixon Park.

Incorporate unisex changing room within the extended stadium to service the new rectangular pitches.

New floodlighting to rectangular pitches.

Relocation of skate park and pump track to the west of the new stadium.

Relocate existing sump.

Enhance tree planting within and on the perimeter of the site to align with an ecological corridor.

190 bay car park.

Optional 2 basketball court extension.

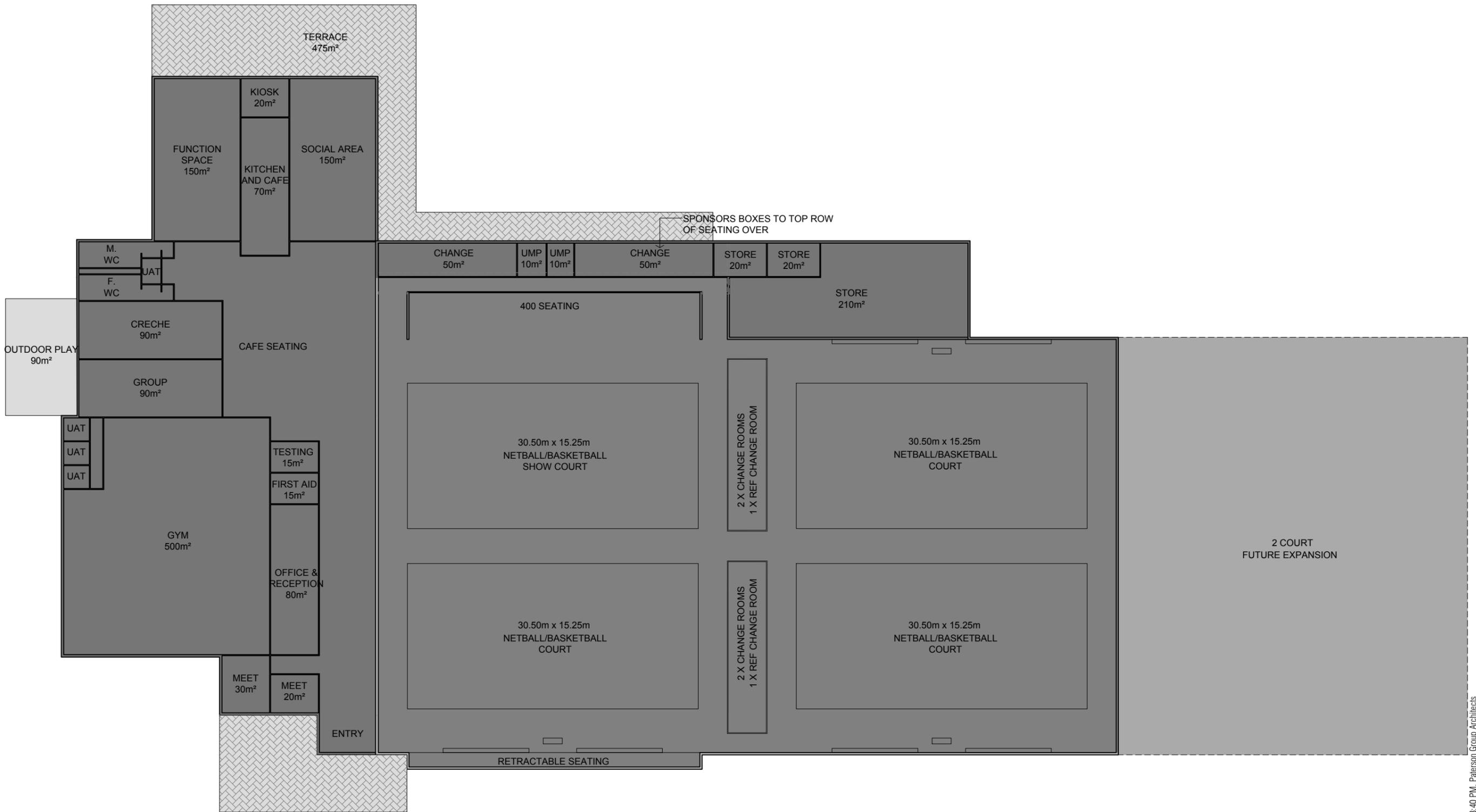
cockburn western suburbs sporting precinct  
wally hagan centre  
proposed site plan - option 2

starling street  
hamilton hill  
wa 6163

SK03 REV. D  
17-107 sep 2018  
1: 1000 @ A1 50m



www.patersongroup.com.au



PROPOSED EXTENSION PLAN  
SCALE 1:200 @ A1, 1:400 @ A3

TOILET REQUIREMENTS BASED ON 300m<sup>2</sup> FUNCTION SPACE  
1m<sup>2</sup> PER PERSON. MAX CAPACITY 300 PEOPLE

MALE WC REQUIREMENTS  
2 WC  
3 URINALS  
2 HAND BASIN

FEMALE WC REQUIREMENTS  
4 WC  
2 HAND BASINS

cockburn western suburbs sporting precinct  
wally hagan centre  
proposed stadium - option 2

starling street  
hamilton hill  
wa 6163

SK07 REV. A  
17-107 sep 2017  
1:200 @ A1 10m



Model, 17/05/2018 7:53:40 PM, Paterson Group Architects



**Option 3 - Reclad existing building and extend:**

Develop off existing basketball stadium and create additional two courts and community facility (including gym, function space, public toilets, storage, group fitness).

Redevelop existing two-story element of basketball stadium to increase functionality.

Development of 2 multi-purpose playing fields on Dixon Park.

Incorporate unisex changing room within the extended stadium to service the new rectangular pitches.

New floodlighting to rectangular pitches.

Relocation of skate park and pump track to south of multi-purpose playing field.

Relocate existing sump.

Enhance tree planting within and on the perimeter of the site to align with an ecological corridor.

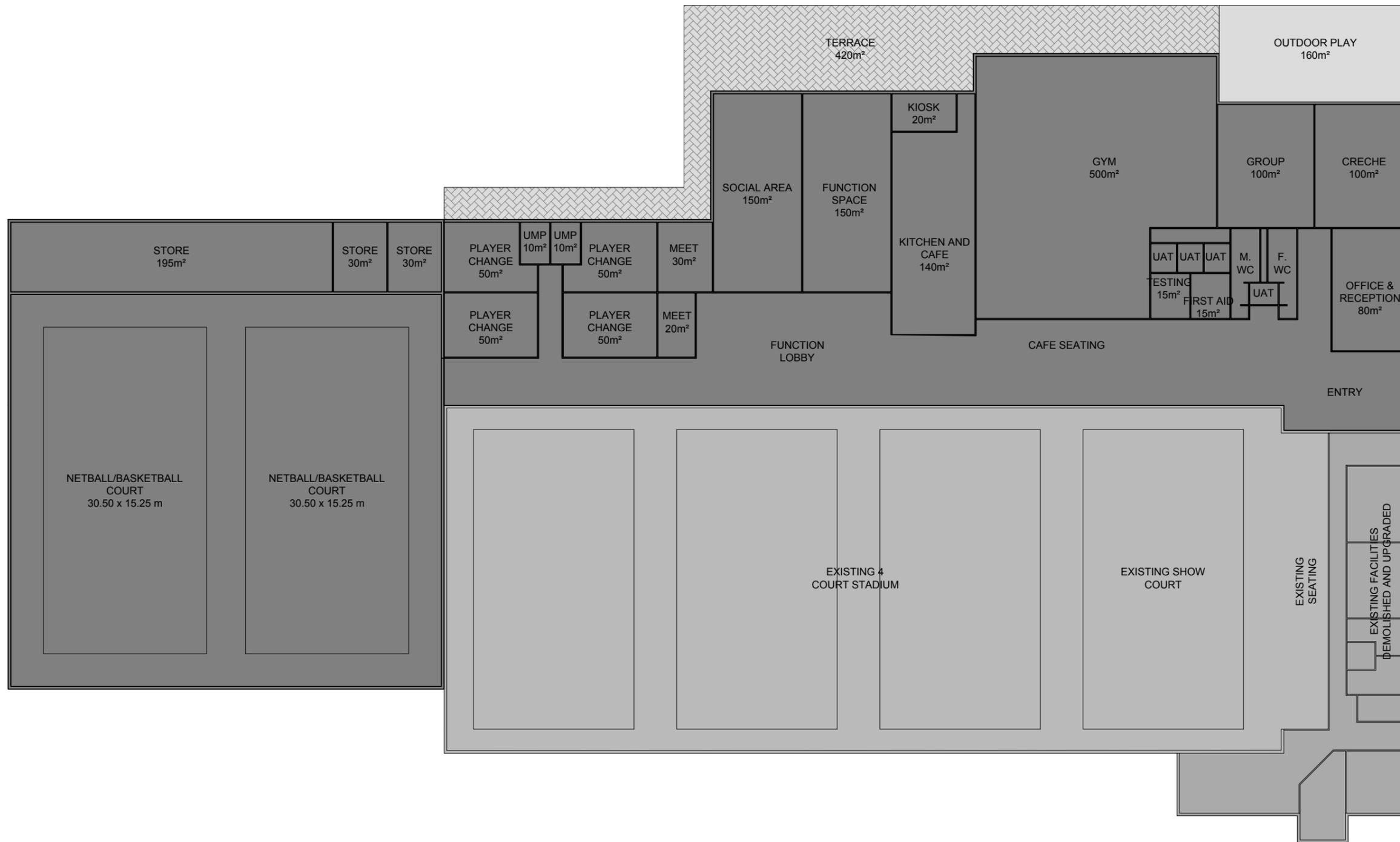
167 bay car park.

cockburn western suburbs sporting precinct  
wally hagan centre  
proposed site plan - option 3

starling street  
hamilton hill  
wa 6163

SK04 REV. C  
17-107 sep 2018  
1:1000 @ A1 50m





PROPOSED EXTENSION PLAN  
 SCALE 1:200 @ A1, 1:400 @ A3

cockburn western suburbs sporting precinct  
 wally hagan centre  
 proposed stadium extension - option 3

starling street  
 hamilton hill  
 wa 6163

SK02 REV. D  
 17-107 sep 2017  
 0 1:200 @ A1 10m





**LEGEND**

TREES TO BE REMOVED

**Facility Development:**

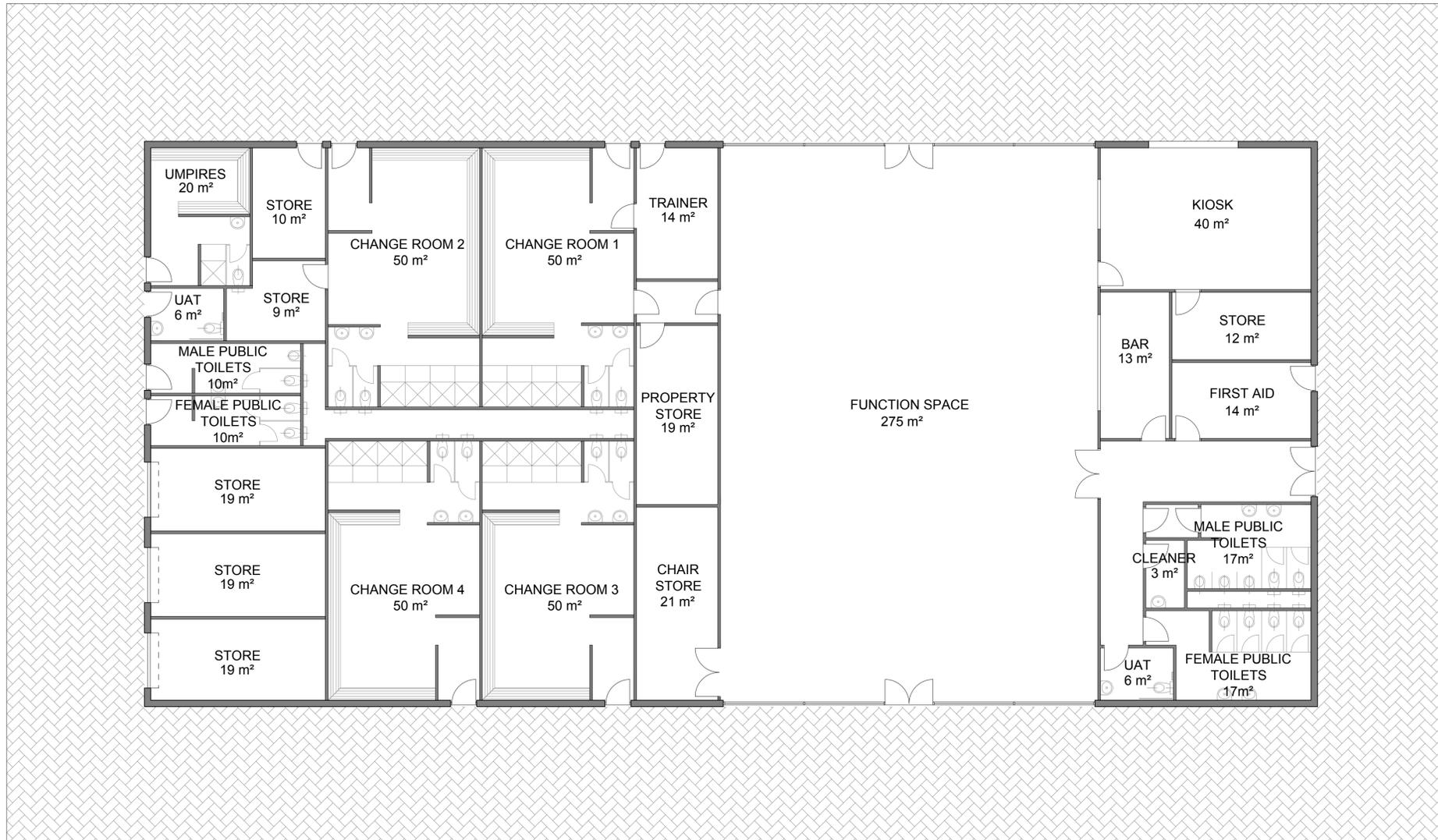
- New clubhouse facility aligned to senior oval to be orientated to face west with extended outdoor shade area.
- Demolition of existing clubhouse and development of car park over existing footprint and to the rear of the new clubhouse building.
- Development of a second junior oval to the south of the clubhouse facility.
- Relocated cricket nets offset by 30 degrees from the bowlers run-up to the senior oval wicket.
- Relocated playground adjacent to pavilion and to the south of the new car parking area.
- Phased removal of trees to increase ground capacity and replacement on a 3:1 basis.
- New floodlighting (100lux) to service all pitches. Western Power easement to south of junior oval to be avoided by locating lighting pylon outside of easement boundary.
- Footpath network and fitness equipment around perimeter of the site.
- Relocation of the Tennis Club to Anning Road.
- Development of new 123 bay car parking area as an overspill to accommodate function, game day and training day parking.
- Relocation of Drainage sump.

cockburn western suburbs sporting precinct  
 davilak oval  
 proposed site plan

12 lucius road  
 hamilton hill  
 wa 6163

**SK01** REV. G  
 17-107 sep 2018  
 0 1: 1000 @ A1 50m





PROPOSED FLOOR PLAN  
SCALE 1:100 @ A1, 1:200 @ A3

TOTAL INTERNAL FLOOR AREA 870m<sup>2</sup>

cockburn western suburbs sporting precinct  
davilak oval  
proposed floor plan

12 lucius road  
hamilton hill  
wa 6163

SK02 REV. A  
17-107 sep 2017  
0 1:100 @ A1 5m







**LEGEND**

<span style="color: blue;">■</span>	PROPOSED SCHOOL AREA = 15375m <sup>2</sup>
<span style="color: pink;">■</span>	PUBLIC COUNCIL AREA = 32400m <sup>2</sup>

- Facility Development:**
- Heritage Fig Tree Corridor retained with walkway through.
  - Heritage Chimney is retained and incorporated within a plaza/piazza to the north.
  - Off-road 61 bay car parking provided to the south.
  - New clubhouse facility with public toilets and unisex changing rooms.
  - Floodlighting to oval.
  - New Playground to north east of the clubhouse

cockburn western suburbs sporting precinct  
 north cockburn coast oval  
 proposed site plan - option 2

9002L cockburn road  
 north coogee  
 wa 6163

**SK01** REV. C  
 17-107 sep 2018  
 1:1000 @ A1 50m



## 15.10 Annex 10 – Order of Probable Cost

Park	Beale Park		Lucius / Dalmatinac		Watson / Edwardes		Wally Hagan 1	
	Total		Total		Total		Total	
Building Works		\$3,068,300		\$834,500		\$1,140,000		\$16,124,700
Optional / Non-essential		\$0		\$30,000		\$0		\$4,799,370
External Works and Services		\$3,640,615		\$1,461,251		\$1,692,295		\$5,938,053
Temporary Infrastructure		\$50,000		Excluded		Excluded		\$80,000
<b>Construction Works Sub-Total</b>		<b>\$ 6,758,915</b>		<b>\$ 2,325,751</b>		<b>\$ 2,832,295</b>		<b>\$ 26,942,123</b>
Design Contingency	10%	\$ 675,892	10%	\$ 232,575	10%	\$ 283,230	10%	\$ 2,694,212
Construction Contingency	10%	\$ 743,481	10%	\$ 255,833	10%	\$ 311,552	10%	\$ 2,963,634
Professional Fees @ 12%	12%	\$ 981,394	12%	\$ 337,699	12%	\$ 411,249	12%	\$ 3,911,996
<b>Construction Works Sub-Total</b>		<b>\$ 9,159,682</b>		<b>\$ 3,151,858</b>		<b>\$ 3,838,326</b>		<b>\$ 36,511,965</b>

Wally Hagan 2		Wally Hagan 3		Davlak		Santich Park		North Coogee	
Total		Total		Total		Total		Total	
	\$16,482,200		\$15,056,200		\$2,693,500		\$100,000		\$1,732,500
	\$4,799,370		\$44,900		\$0		\$0		\$0
	\$3,476,825		\$3,645,950		\$2,736,085		\$1,601,644		\$1,406,862
	\$80,000		\$80,000		\$30,000		Excluded		Excluded
	<b>\$ 24,838,395</b>		<b>\$ 18,827,050</b>		<b>\$ 5,459,585</b>		<b>\$ 1,701,644</b>		<b>\$ 3,139,362</b>
10%	\$ 2,483,840	10%	\$ 1,882,705	10%	\$ 545,959	10%	\$ 170,164	10%	\$ 313,936
10%	\$ 2,732,223	10%	\$ 2,070,976	10%	\$ 600,554	10%	\$ 187,181	10%	\$ 345,330
12%	\$ 3,606,535	12%	\$ 2,733,688	12%	\$ 792,732	12%	\$ 247,079	12%	\$ 455,835
	<b>\$ 33,660,993</b>		<b>\$ 25,514,418</b>		<b>\$ 7,398,830</b>		<b>\$ 2,306,068</b>		<b>\$ 4,254,463</b>

<b>Exclusion :</b>
Excludes GST
Excludes abnormal ground conditions / contamination etc
Excludes major services diversions
Excludes major utility upgrades / contributions & headworks
Excludes FF&E
Excludes client costs, legal costs, site costs, agents fees, finance etc
Excludes land purchase costs
Excludes Client Representative / Project Management Fee / Professional Fees
Excludes escalation - costs are current day
Excludes % for Public Art
Excludes ESD
Costs assume Competitive Tender process with local builders using basic palette of materials
<b>Notes :</b>
OPC based on indicative proposal drawings provided
All quantities and rates are provisional therefore subject to adjustment
All external works and service allowances are Provisional
Scope adjusted as per email 15/09/2018











FUNCTIONAL AREA	Wally Hagan			
	Qty	Unit	Rate	Total
<b>Proposed Stadium</b>				
Allowance for lighting	1	item		Included
Allowance for public address system	1	item		Included
Allowance for scoreboard	4	no	\$10,000	\$40,000
Allowance for shot clocks	4	no	\$500	\$2,000
Allowance for 600 retractable bleacher seating	600	no	\$650	\$390,000
Allowance for basketball / netball courts	1600	m2	\$2,800	\$4,480,000
Allowance for gym	508	m2	\$2,800	\$1,422,400
Allowance for function space	159	m2	\$3,500	\$556,500
Allowance for toilets	42	m2	\$3,500	\$147,000
Allowance for UAT	28	m2	\$3,500	\$98,000
Allowance for kitchen / café / kiosk	179	m2	\$3,500	\$626,500
Allowance for offices and meeting rooms	144	m2	\$2,500	\$360,000
Allowance for group room	109	m2	\$2,500	\$272,500
Allowance for social area	159	m2	\$2,500	\$397,500
Allowance for first aid and testing room	33	m2	\$2,500	\$82,500
Allowance for change rooms	218	m2	\$3,500	\$763,000
Allowance for store rooms	285	m2	\$2,500	\$712,500
Allowance for umpire rooms	25	m2	\$3,500	\$87,500
Allowance for duct	15	m2	\$2,000	\$30,000
Allowance for creche	106	m2	\$2,500	\$265,000
Allowance for outdoor play	160	m2	\$1,500	\$240,000
Allowance for circulation	639	m2	\$2,200	\$1,405,800
Allowance for demolition and new build inlieu of existing two level building	275	m2	\$3,500	\$962,500
Allowance for demolition and build new halls	2735	m2	\$3,000	Excluded
Allowance recladding sports hall (including minor services works) only	1715	m2	\$1,000	\$1,715,000
<b>Indicative Proposed Stadium Sub-Total</b>	<b>4684</b>	<b>m2</b>	<b>\$3,214.39</b>	<b>\$15,056,200</b>
<b>Optional / Non-essential</b>				
Allowance for workshop (wheelchair basketball)	20	m2	\$2,000	\$40,000
Allowance for circulation	2	m2	\$2,450	\$4,900
<b>Indicative Optional / Non-essential Sub-Total</b>	<b>22</b>	<b>m2</b>	<b>\$2,041</b>	<b>\$44,900</b>
<b>External Works</b>				
Allowance for site clearance / levelling	1	Sum	\$100,000	\$100,000
Allowance for soft landscaping	1	Sum	\$40,000	\$40,000
Allowance for hard landscaping	1	Sum	\$100,000	\$100,000
Allowance for bins, seats, bike racks, signage etc	1	Sum	\$40,000	\$40,000
Allowance for car parking	4870	m2	\$120	\$584,400
Allowance for terrace	420	m2	\$500	\$210,000
Allowance for soccer pitch	14002	m2	\$75	\$1,050,150
Allowance for bush link	8620	m2	\$20	\$172,400
Allowance for potential skate park and pump track	430	m2	\$285	\$122,550
Allowance for Preliminaries	10%	Sum		\$241,950.00
<b>External services</b>				
Allowance for stormwater /water	1	Sum	\$50,000	\$50,000
Allowance for sewer	1	Sum	\$25,000	\$25,000
Allowance for gas	1	Sum	\$25,000	\$25,000
Allowance for electrical and lighting	1	Sum	\$250,000	\$250,000
Allowance for sport lighting	6	no	\$70,000	\$420,000
Allowance for pumps/tanks/hydrants	1	Sum	\$50,000	\$50,000
Allowance for communications	1	Sum	\$25,000	\$25,000
Allowance for security	1	Sum	\$50,000	\$50,000
Allowance for Preliminaries	10%	Sum		\$89,500
<b>Indicative External Works and Services Sub-Total</b>				<b>\$3,645,950</b>
<b>Estimated Total Current Day Construction Budget</b>				<b>\$18,747,050</b>





