



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 7m² 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 6.5m² 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.

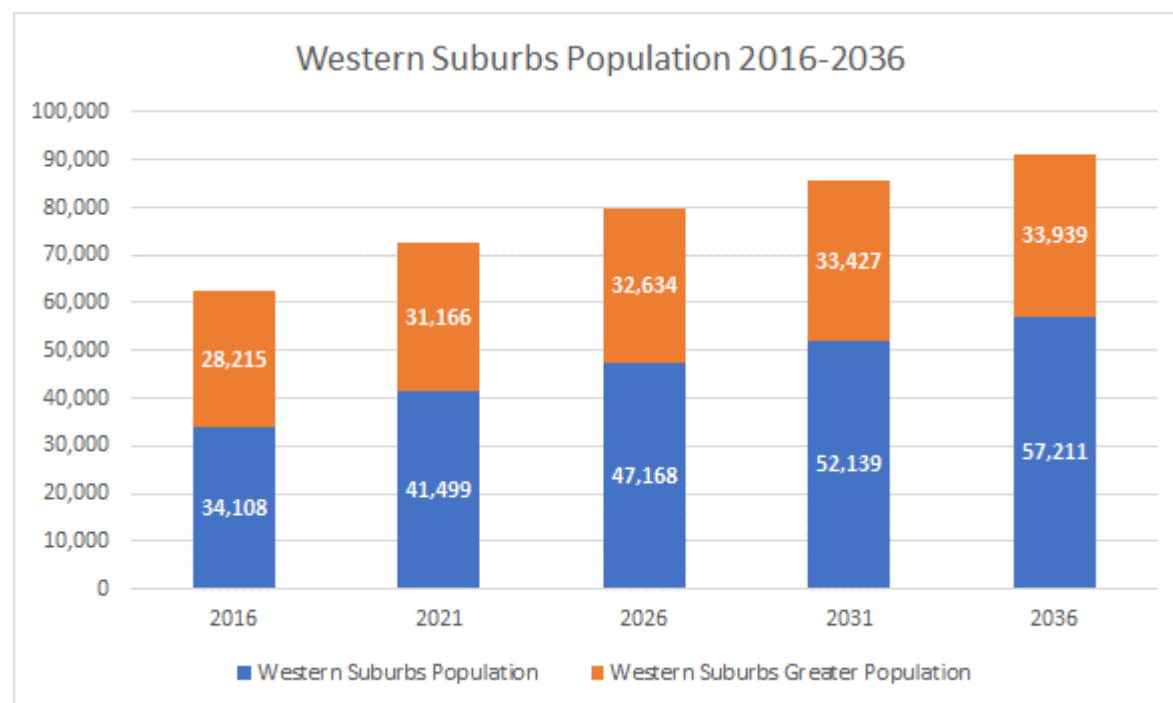
- Netball WA recognises that the current facility requirements are being met in Metropolitan Perth. However, the quality of infrastructure in many areas is in need of improvement. New court provision at the ARC has since replaced the poorer quality South Lakes Leisure Centre provision. The metropolitan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

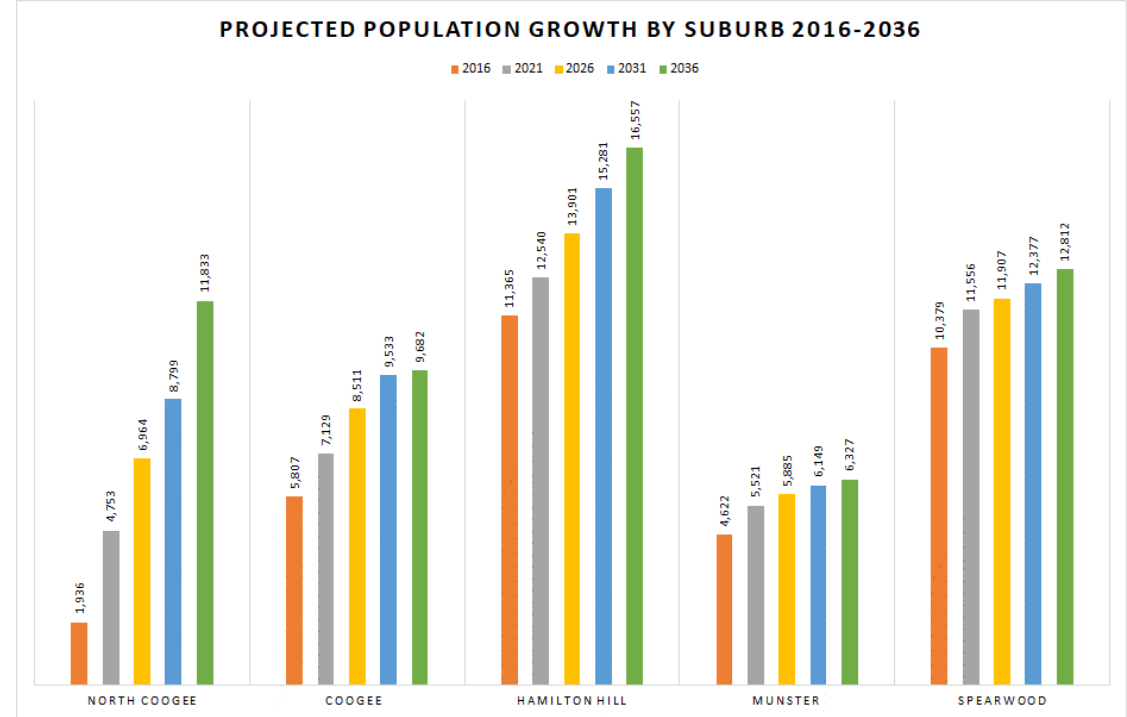
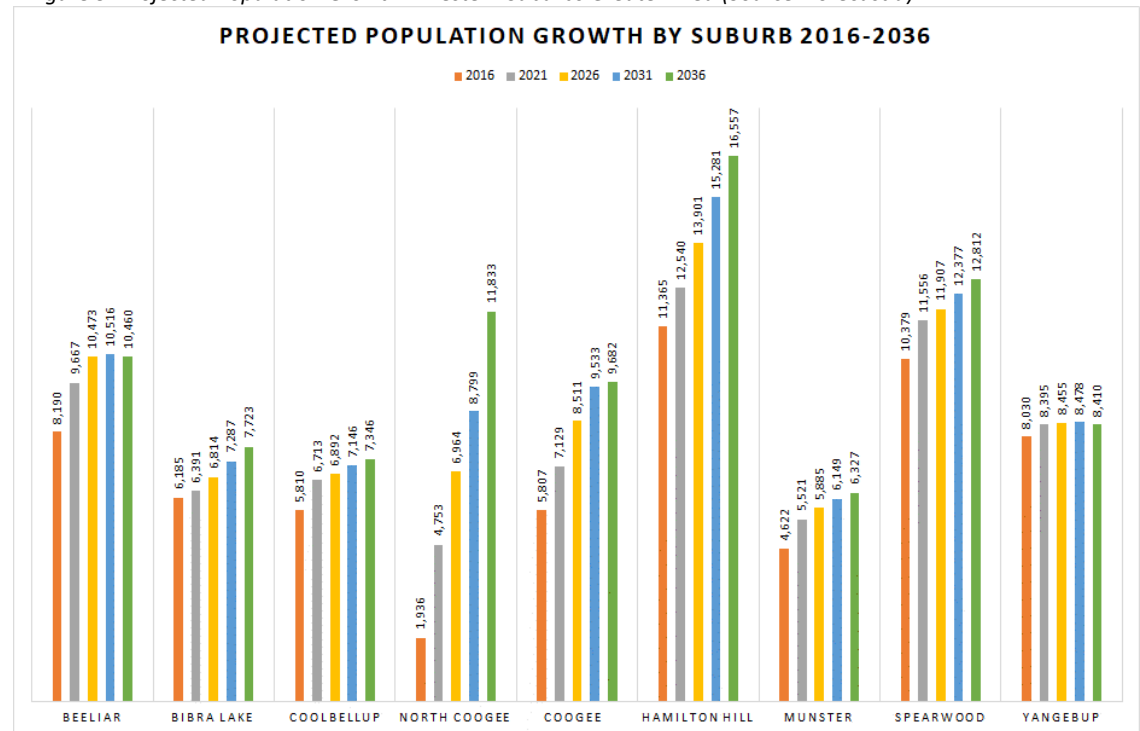


Figure 3: Projected Population Growth - Western Suburbs Greater Area (Source: Forecastid)



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

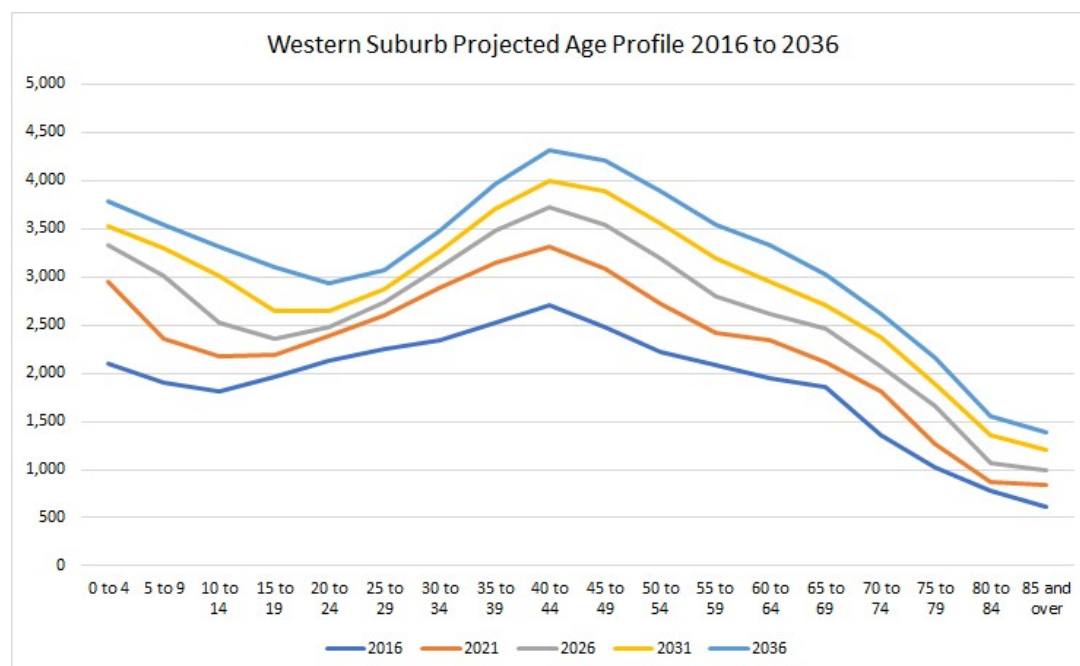
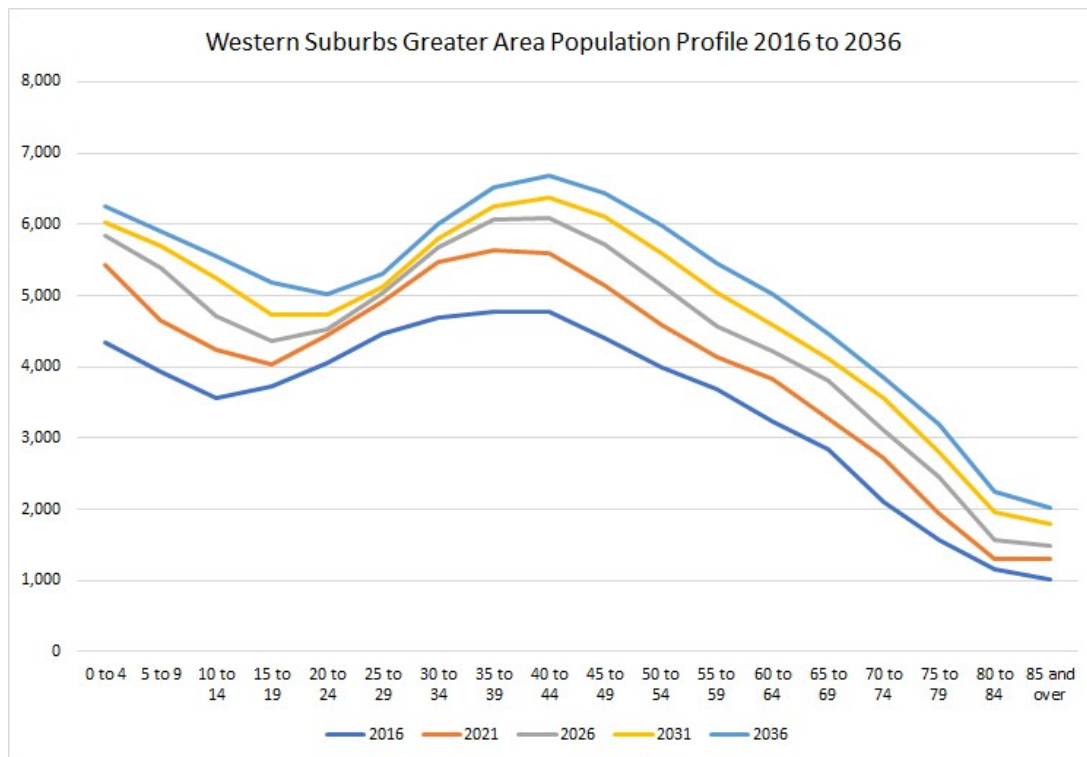


Figure 5: Western Suburbs Greater Area Projected Population Growth Age Profile 2016 to 2036



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.

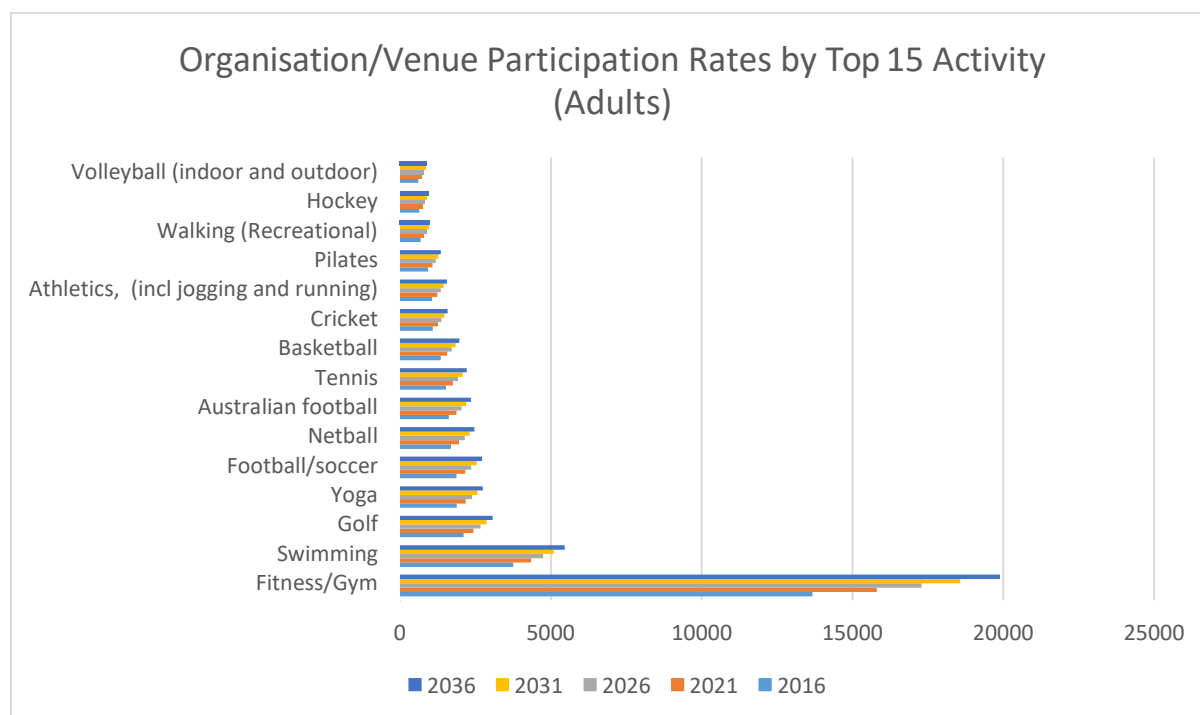
It is to be noted that the above figures do not take into account local, state or national level initiatives and a rate increase in excess of natural population growth.

- 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

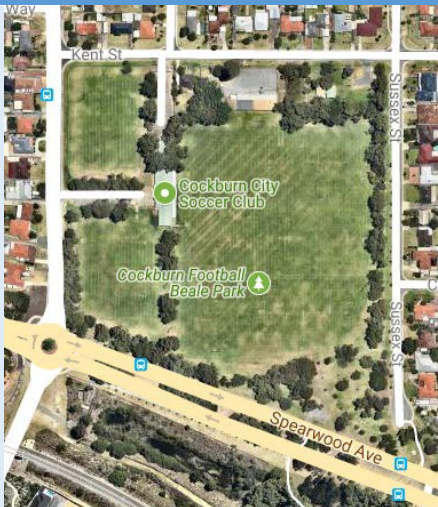
necessitating greater consideration of non-contact sport and recreational activities with a higher level of casual social interaction.


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

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

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

	<p>adjacent to clubhouse</p> <ul style="list-style-type: none"> • 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. • Good high level floodlighting throughout (quality of spread not assessed). • Limited car parking adjacent to cricket/football clubhouse and tennis club but on-road parking available around perimeter. • 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). • Existing mature trees limit capability to expand oval space and need to be assessed for quality. • Drainage sumps to north and south of main oval. <p>Initial Considerations:</p> <ul style="list-style-type: none"> • Assess car parking provision and rationalisation. • Evaluate tree quality and potential offsets. • Potential removal and relocate tennis club. • Explore re-alignment of clubhouse on eastern boundary.
<p>Watsons Oval and Edwardes Park</p>	<ul style="list-style-type: none"> • Tired and dated facilities serving as changing infrastructure and storage for soccer and Little athletics/Football. • Quality of pitch and associated little athletics infrastructure is good and one play area currently being redeveloped. • Floodlighting exists throughout but split in levels provides a distinct split between two playing areas. • Adjacent school site (open access) provides junior soccer and football/cricket provision. • 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. 

	<p>Initial Considerations:</p> <ul style="list-style-type: none"> • Explore the potential to acquire the adjacent (DoE) land. • There is a need to consider off road car parking which is extremely limited. • Exploring the potential to combine the two pavilions into one would assist with viability and management of the asset. • Potential limitations with trees on perimeter of the site will need to be assessed further.
<p>Dixon Park/Wally Hagan Basketball Stadium</p>	<div data-bbox="887 595 1401 981" data-label="Image"> </div> <ul style="list-style-type: none"> • New proposed play area and shade/seating to activate corner of Ommanney Street. • Poor quality surface (due to previous tipping on site) and ineffective use of space with ad hoc activity areas on fringe. • Unknown land conditions raise concerns in respect of future capability and capacity of development for formalised pitch sports. • Further guidance needed on adjacent land holding (equine and development use – denoted as swamp on plans). • Basketball facility provides onsite security and passive surveillance. It could however provide better integration with the reserve if redeveloped and re-aligned. • 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). • Limited spectator infrastructure, poor changing room and ablutions; constrained storage and poor disabled access. • Car parking is limited and spills out onto road and adjacent commercial area. • 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. • The ecological and historic/heritage value of the site needs to be investigated further. <p>Initial Considerations:</p>

	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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. <div data-bbox="959 667 1390 1189" data-label="Image"> </div> <p>Initial Considerations:</p> <ul style="list-style-type: none"> • 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
Beale Park	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.
Lucius Park	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.
Dalmatinac Park	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.
Edwardes Park and Watsons Park	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.
Wally Hagan Basketball Stadium	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.
Dixon Park	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.
Davilak Oval	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.
Santich Park	Significant concerns had been expressed by residents relating to car parking issues associated with football use.
Cockburn Coast	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

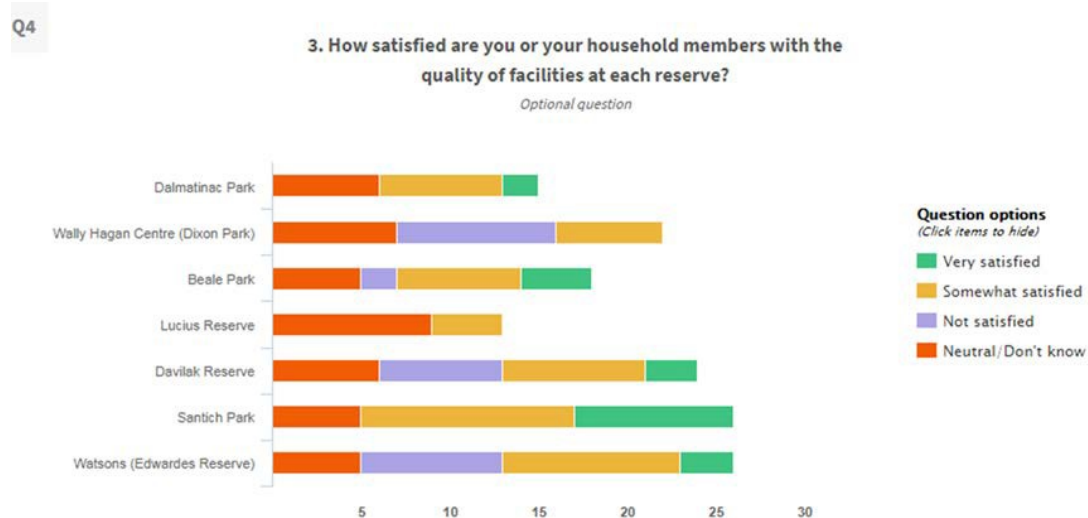
An online survey on 'Comment on Cockburn' was also sent to all sporting clubs in the City, and publicised via email newsletters. A total of 241 people visited the website. Overall, 46 people and one community group contributed to the survey by Friday 30 June 2017.

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



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 1,600m² 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 100m² 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:

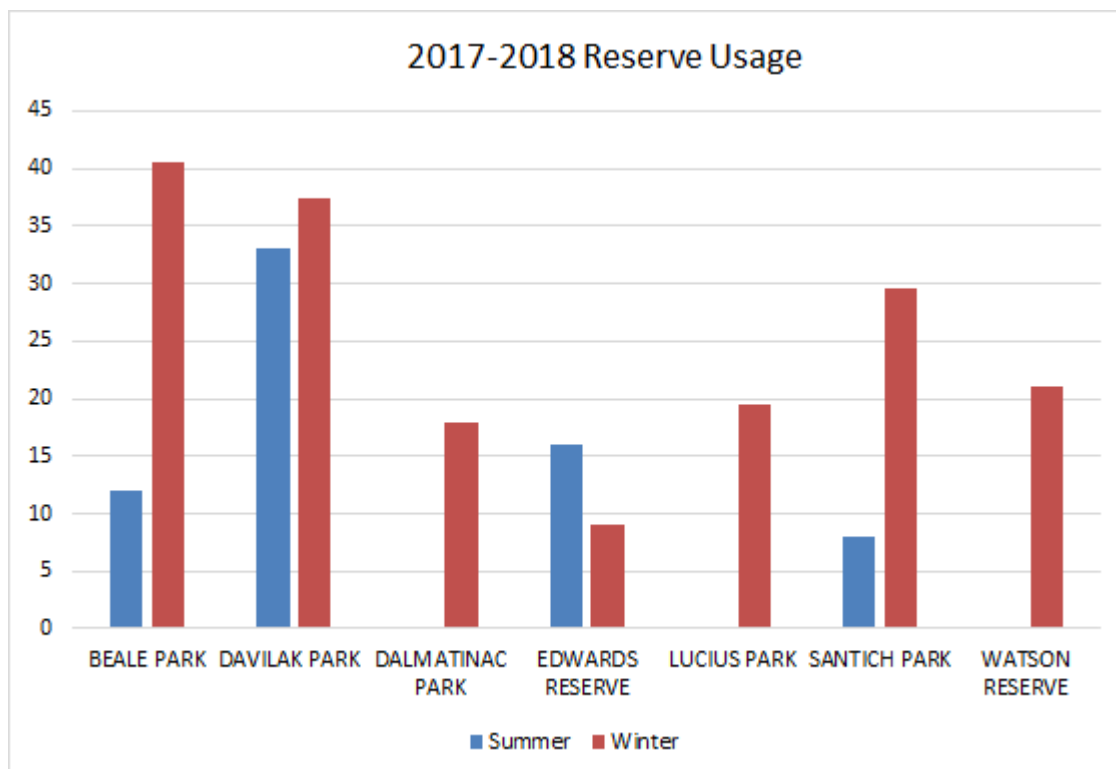
- Current oval/pitch usage and capacity.
- Current and projected future growth anticipated by each club.
- Industry development trends and generic participation implications.
- Population growth and projected demographic changes.
- Current facility status and limitations impacting on growth and accessibility.

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
Beale Park	16 hours over capacity	3 hours under capacity
Lucius Park	4 hours over capacity	No booked usage
Dalmatinac Park	3 hours over capacity	No booked usage
Davilak Park	13 hours over capacity	8 hours over capacity
Watson Reserve	6 hours over capacity	No booked usage
Edwardes Reserve	16 hours under capacity	9 hours under capacity
Santich Park	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 usage 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 6.5m² to 7m² 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
Total Participants		798	995	1144	1261	1371

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
Competition					
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
Training					
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
Total Court demand	3	4	4	5	5

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.

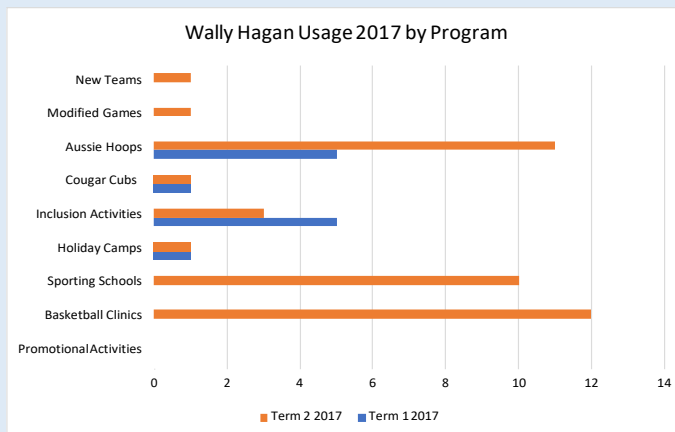
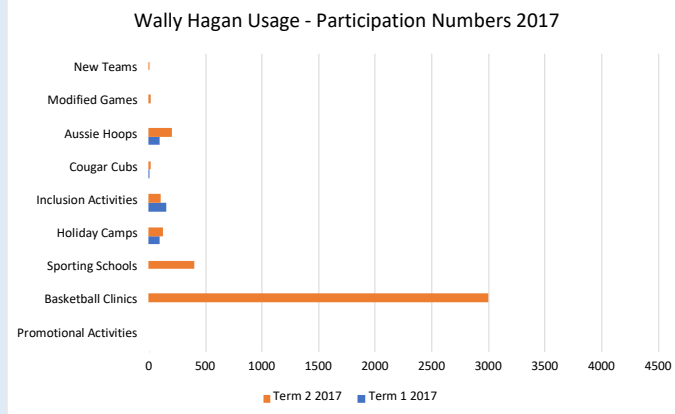
In comparing this analysis to the current basketball operations at Wally Hagan Stadium, it is estimated that they are operating at 95% capacity in catering for 172 teams (which operate between 3pm and 10pm on Mondays to Fridays; 7am to 10pm on Saturdays and 9am to 6pm on Sundays) using the Stadium weekly 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
Cockburn Basketball Association Wally Hagan Centre	<ul style="list-style-type: none">• 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.• 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.	<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.

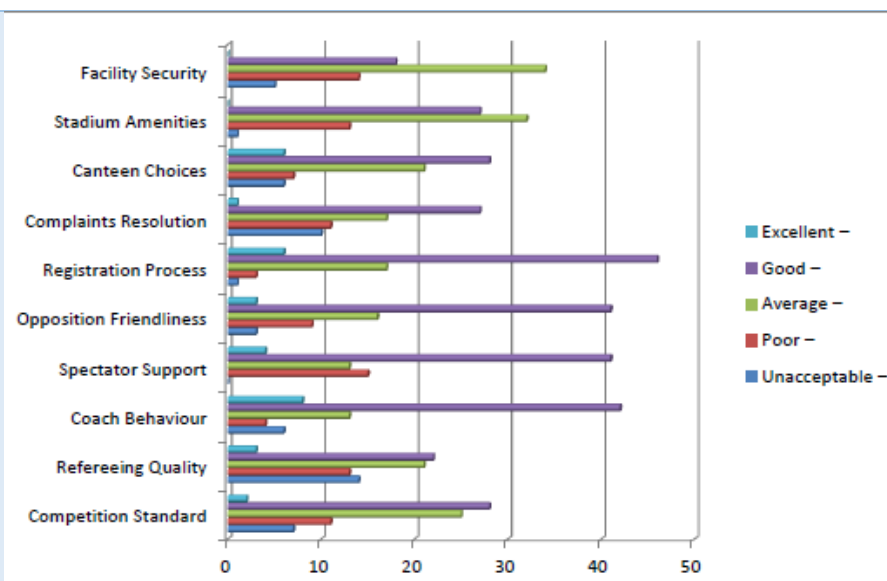
It is reasonable to assume that the limited availability of court infrastructure at core times would necessitate the provision of additional courts.

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).
Dalmatinac Club	<ul style="list-style-type: none"> • over 600 members and is self-funded. • Netball has around 180 girls on the two courts. • They see future development as a partnership between the state, local community and the city. • 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. • 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. • 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. • 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. • 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. 	<p>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</p>

		of the City (beyond the standard recreational provision of 100lux).
Cockburn City Soccer Club	<ul style="list-style-type: none"> • 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). • The club aspire to all three senior teams achieve a top four finish on an annual basis. • They have a stated target to increase Equal Opportunity Squad numbers by 20% (13 currently) • They are seeking to achieve 8 junior developed players in the league squad p.a. • The club wish to participate in the FFA cup (via winning State Cup) by 2018 • The club are committed to providing two referee and coaching workshops for volunteers/guardians per season • The club wish to provide an elite 3rd specialist training session per week (in season) 	<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>
Southern Spirit Football Club	<ul style="list-style-type: none"> • 70 members and has been stable for some time (operating four teams). • It is all seniors and do not want to grow any more given limitations they have. 	<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.
Phoenix Park Little Athletics	<ul style="list-style-type: none"> • They currently have 120 members. • There is currently no strategic plan in place but have aspirations to enhance the facility infrastructure on site. 	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.
Cockburn Little Athletics and Cockburn Senior Athletics Club	<ul style="list-style-type: none"> • Approximately 320 members with an average of 350 over the past 5 years on the three associated satellite sites. 	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.
Cockburn Cobras Football Club	<ul style="list-style-type: none"> 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). 	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).
South Coogee Junior Football Club	<ul style="list-style-type: none"> The football club have grown by 200 members over the past 3 years with an influx from Jandakot, Mundijong, Bibra Lake. 	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).

Spearwood Bulls Softball Club	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	The club is 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.
Cockburn City T-Ball/Baseball Club	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.	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.

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"> Relocated Clubhouse facility to include: <ul style="list-style-type: none"> 3 home and away unisex changing rooms Function space (260m²) External and internal storage areas Public toilets (including ambulant toilet)
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"> ○ Offices ○ First Aid ○ Referees/officials room ○ Bar and kiosk
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"> ● Acquisition of adjacent land on Kent Street and demolition of community buildings to repurpose the land as an extended car park
Kiosk	The current kiosk area serves from the eastern portion of the building with limited food preparation area.	<ul style="list-style-type: none"> ● Rationalisation and development of car park (185 bays) off Kent Street with protected Norfolk Pine as an Entry statement
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	<ul style="list-style-type: none"> ● 6 full size soccer pitches and one junior/small sided soccer pitch.
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	<ul style="list-style-type: none"> ● Relocated playground adjacent to pavilion. ● Phased removal of trees to

	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"> • New floodlighting (100lux) to service all pitches, including power upgrade. • Mains sewerage connection • Additional tree planting along Hamilton Road to prevent unauthorized verge parking. • Relocation of Navy Cadets to a facility closer to the ocean.
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"> Replacement changing facility on Lucius Reserve to include: <ul style="list-style-type: none"> 1 x home and away unisex changing rooms to service Lucius and Dalmatinac pitches (including use for National Premier League matches). Referees/officials room Cleaners store External storage Public toilets (including ambulant toilet) Floodlighting Upgrade to 100lux at Dalmatinac Park
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"> • Linked Footpath to Manning Reserve • Enhanced floodlighting on Lucius Park to 100 lux • Extension of Junior soccer pitch • Replacement boundary fencing with Dalmatinac and Residential properties
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"> • Minor extensions to both Edwardes Park Pavilion and Watsons Park Pavilion to increase functionality and flexibility. • Enhanced floodlighting at Edwardes reserve to 100 lux. • Cricket nets at Edwardes Reserve • Optional Softball/Baseball infrastructure
	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"> Optional off-road car parking extension
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"> • 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. • Existing Stadium to be retained until new stadium facility is ready for occupation. • Development of 2 rectangular pitches on Dixon Park. • Development of new oval on adjacent Main Roads WA land with trotting track around.
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"> • Incorporate unisex changing room within the extended stadium to service the new rectangular pitches and oval. • New floodlighting to rectangular pitches and oval. • Relocation of skate park and pump track. • 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
Environmental Link	<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>	<p>Option 2: New Build Contained within Dixon Park</p> <ul style="list-style-type: none"> • 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).

	the opportunity to extend tracks and trails to the coastal area	<ul style="list-style-type: none"> • Development of 2 rectangular pitches 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 • 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. <p>Option 3: Reclad existing building and extend</p> <ul style="list-style-type: none"> • Develop off existing basketball stadium and create additional two courts and community facility (including gym, function space, public toilets, storage, group fitness).
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	

	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.	<ul style="list-style-type: none"> • Redevelop existing two-story element of basketball stadium to increase functionality. • Development of 2 rectangular pitches 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 • Relocate existing sump • Enhance tree planting within and on the perimeter of the site to align with an ecological corridor • 167 bay car park
Provision of DCP committed infrastructure	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.	

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"> • New clubhouse facility • Gutting of existing clubhouse and retention for a temporary period for storage (until the end of its useful life) • Development of a second junior oval • Relocated cricket nets • 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.
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	
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.	
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	

Fitness Station and accessibility to reserve	<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"> • Footpath network and fitness equipment around perimeter of the site • Relocation of the Tennis Club to Anning Road • Development of new 153 bay car parking area • Relocation of Drainage sump
Provision of Cricket Nets	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.	
Retention or Relocation of Tennis Infrastructure	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.	
Tree Replacement	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.	

	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.	
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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"> • Re-alignment of Little Athletics infrastructure to enable floodlights to be placed around junior oval. • Re-alignment of throwing circles and new run-up long and triple jump tracks. • Introduction of perimeter footpath with fitness equipment and seating. • Enhanced tree planting adjacent to the Stock Road boundary and on perimeter of
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.	
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.	
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.	

Re-alignment of athletics infrastructure	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>site.</p> <ul style="list-style-type: none"> Extended car parking area to 122 bays to increase off road car parking capability. 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. Existing playground to remain until the end of its useful life.
Tree cover	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.	
Existing Play Infrastructure	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.	

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 be taken to ensure the minimum oval provision and run-off can be achieved.	<ul style="list-style-type: none"> 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 (50 Lux)
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.	
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.	
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

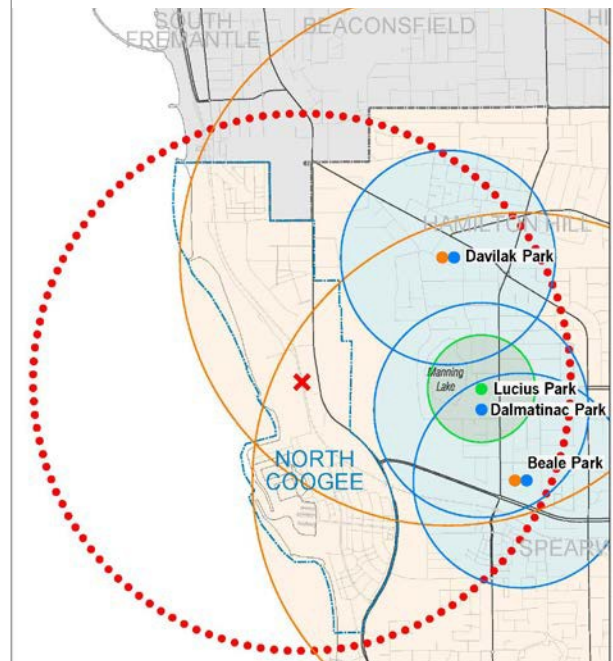


Figure 10 Potential land acquisition for sporting reserves within the Cockburn Coast Precinct



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.

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

- 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.



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.

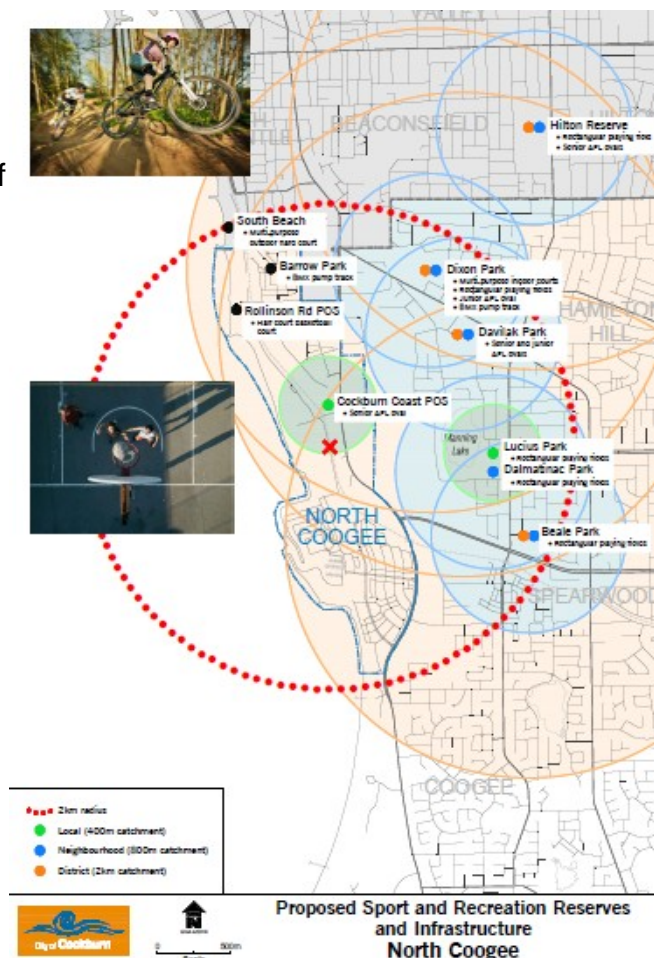
The additional information provided by South Beach Community Group does have some merit which will require further investigation. The following however should be noted:

- 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.

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.

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



12 Draft Report Outcome of Community Consultation

The draft report was released for feedback on 15th 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 (Daviton 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
Dalmatinac/ 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"> Dixon Park and Davilak Oval did not meet with wide approval. A more comprehensive consultation than the survey was required before final plans could be adopted. The three options at Dixon Park fail to take into consideration Aboriginal, cultural and environmental issues. The planning is premature and should be considered when the Roe 9 corridor future is resolved. The loss of mature trees. 	<ul style="list-style-type: none"> 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. The loss of mature trees can be mitigated by additional planting. Heritage, cultural and environmental concerns will need to be addressed in the subsequent detailed planning stages.
Landcorp	<ul style="list-style-type: none"> 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. 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 	<ul style="list-style-type: none"> The boundary at Cockburn Coast Oval has been adjusted to reflect current agreed. 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. 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

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"> • 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. 	<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"> • 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.
South Beach Community Group	<ul style="list-style-type: none"> • Require more sport and recreation facilities in North Coogee and Coogee and feels current proposals are insufficient. • 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) • Additional consideration of public transport accessibility options and end of trip cycling infrastructure. • 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 	<ul style="list-style-type: none"> • 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). • 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). • 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

Community Group	Comment/Concerns	Response
	<p>WSSPS.</p> <ul style="list-style-type: none"> • 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. • 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. 	<p>supporting plans.</p> <ul style="list-style-type: none"> • 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. • 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.
Hamilton Hill Community Group	<ul style="list-style-type: none"> • The group believe the sporting needs to be overestimated and request further evidence of undersupply. • 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. • There is a bias towards locating sporting facilities in the northern precinct. This imbalance will not meet the needs of current and future residents. • Beeliar Regional Reserve is not 	<ul style="list-style-type: none"> • 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

Community Group	Comment/Concerns	Response
	<p>acknowledged in the study.</p> <ul style="list-style-type: none"> • The siting of the facilities proposed in all options is inefficient, cramped and will result in an oversupply of playing fields in this area. • The proposed options for Dixon Park are one-dimensional in their determination to superimpose sporting facilities onto a multifaceted and complex site. 	<p>undersupply within the western suburbs.</p> <ul style="list-style-type: none"> • 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. • Beeliar Regional Reserve does not provide for formal club based sporting activities and therefore is not applicable to this study. • As referenced above, the heritage, cultural and environmental concerns will be addressed through more detailed planning and assessment.
Coogee Beach Progress Association	<ul style="list-style-type: none"> • 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. • The Cockburn Basketball Association needs have only been partially addressed in the Study recommendations. • 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. • The development of facilities on Cockburn 	<ul style="list-style-type: none"> • 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. • 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. • The Basketball Association have confirmed that there needs are being addressed but will be the subject of more detailed planning. • The Coogee Golf Course is not included as part of this study and is being considered under a separate design process. • There is no justification for the development of a

Community Group	Comment/Concerns	Response
	<p>Road and Rockingham Road are impractical for North Coogee.</p> <ul style="list-style-type: none"> • 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. • 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. • Western Suburb Sporting Precincts generally, suffer from inadequate car parking due to these facilities being squeezed into Developer Contribution parcels of land. 	<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"> • 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.
Cockburn Basketball Association	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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. • All other aspects regarding the need to develop a stadium capable of hosting the Australian Junior

Community Group	Comment/Concerns	Response
	<p>ready for use on completion of the facility.</p> <ul style="list-style-type: none"> • They also require corporate facilities, recognise playing heritage and be Australian Junior Championship compliant. • 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 	<p>Championship would be subject to detailed design development.</p>
Cockburn Little Athletics	<ul style="list-style-type: none"> • Concern expressed in relation to access to the equipment storeroom. • Loss of significant grass area to car parking. • Location of high jump sites. • Uncertainty over the location of shot put rings. • A new running track to the northern oval would need to be surveyed and concerns about a slope. • Overlapping of throwing events during competitions. • Maintaining sufficient shade viewing to parents. • Suggestions have been made to introduce lighting to the southern oval to 	<ul style="list-style-type: none"> • 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. • 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. • The issue of car parking has been addressed by modifying the original proposed site development and introducing a 35 bay car parking option to

Community Group	Comment/Concerns	Response
	<p>rationalise football training.</p> <ul style="list-style-type: none"> Develop nose to tail perimeter parking and a new car park in the north east corner of the site. 	<p>the north east corner of the reserve.</p> <ul style="list-style-type: none"> 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.
Phoenix Park Little Athletics Club	<ul style="list-style-type: none"> 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. 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. Flood lighting at Edwardes Reserve is inadequate for any night-time activity. 	<ul style="list-style-type: none"> The comments referencing Edwardes Reserve and Watsons Oval have been addressed with the provision of extensions to existing infrastructure. 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. 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.
Friends of the Community	<ul style="list-style-type: none"> Friends of the Community need housing in the new project so we have a vested interest. The group need office space and warehousing as well as somewhere to meet and a kitchen to prepare meals. 	<ul style="list-style-type: none"> 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.

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">• Loss of trees.• 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.• Reference was made to the loss of existing buildings for Friends of the Community and the Navy Cadets.	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. Additional tree planting is proposed on the road verge adjacent to Hamilton Road to discourage verge parking. The existing community groups are to be re-located prior to any development commencing (see the following section).
Lucius Park Dalmatinac Park	<ul style="list-style-type: none">• Concern has been expressed relating to the boundary treatment and impact on residential properties	Additional tree planting adjacent to the northern boundary has been incorporated.

Site	Comments	Amendments
Edwardes Park and Watsons Park	<ul style="list-style-type: none"> Concern was identified with the alignment of the grass running track and the lack of dedicated parking. 	<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"> Similar concerns raised by community groups to those raised above by CCWC, CBPA, SBCG and HHCG. Loss of dog walking area. Noise and disturbance as a result of increased use and activity. 	<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"> General support for the development but opposition to the relocation of the clubhouse on the east. Increased car parking on the east. Loss of trees. 	<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"> 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. 	<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"> Insufficient POS for the coastal area. 	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 -120m² of lockable storage for Food Van (Caravan), BBQ Trailer, Community Trailer, Van, General Storage
- Access to a 15-20m² office
- Access to a meeting space (could be hired externally)
- Access to a kitchen (could be hired externally)

TS Navy Cadets

- 80-100m² of lockable storage for canoes, boats, uniforms, camping equipment.
- Access to a 10m² 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 100-120m² available that is in close proximity to the ocean.
- **South Coogee Agricultural Hall**, 739 Rockingham Road, Munster includes a 120m² 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% (2,000m²) 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 40m² and 50m² in size and a small kitchen that is part of the 40m² 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 50m² meeting space, 40m² kitchen and approximately 30m² 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"> Option One Option Two Option Three 	\$36.51M \$33.66M \$25.51M
Total Estimated Construction Costs Ex GST inclusive of all contingences, professional fees and allowances	\$56.12M - \$67.12M (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
TOTAL POTENTIAL ADDITIONAL SPORTING SPACE		6.85ha

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 Annexes

15.1 Annex 1 – Document Review

The following documents have been reviewed to support the recommendations made within the report:

Document	Precis of Main Considerations	Implications
City of Cockburn City of Cockburn Strategic Community Plan 2016 – 2031	<p>The Strategic Community Plan 2016 – 2026 sets the City’s direction and lists our strategic aspirations. The following is of particular relevance to this study:</p> <ul style="list-style-type: none"> - City Growth: planning for the City’s population growth whilst maintaining our strong financial position – (3) Ensure growing high density living is balanced with the provision of open space and social spaces. - Community, Lifestyle and Security: Providing safe, attractive, healthy programs and infrastructure for a diverse range of activity and people. (1) Provide residents with a range of high quality accessible programs and services; (2) Provide for community facilities and infrastructure in a planned and sustainable manner (4) Create and maintain recreational, social and sports facilities and regional open space. <p>Community consultation outcomes expressed the following aspirations:</p> <ul style="list-style-type: none"> - 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. 	<p>The key implications for sporting facility provision within the western suburbs are:</p> <ul style="list-style-type: none"> - The need to ensure appropriate level of public open space and sporting infrastructure is available to meet growth whilst also being managed within established financial constraints. - Ensuring that there is a range of services and infrastructure that meets the diverse demographic needs

Document	Precis of Main Considerations	Implications
Buildings Asset Management Plan 2014-2017	<p>Identifies buildings with high PQS of deficiencies including: Beale Park Hall/Change Rooms – Total: 257, Yr 2010: 86 – 33%; Yr 2013: 37 – 14%.</p> <p>Beale Park - 10 year renewal program of 15/16 - \$16,130 (Renewals SPM) and upgrade of \$300,000 (Upgrade PFTD); 16/17 \$21,472 (Renewals SPM) and upgrade of \$400,000 (Upgrade PFTD); 17/18 \$8,244 (Renewals SPM) and upgrade of \$300,000 (Upgrade PFTD); 18/19 \$7,873 (Renewals SPM); 19/20 \$9,854 (Renewals SPM); 20/21 \$9,232 (Renewals SPM) 21/22 \$10,083 (Renewals SPM); 22/23 \$12,218 (Renewals SPM) 23/24 \$22,308 (Renewals SPM); 24/25 \$43,939 (Renewals SPM). Internal funding in 2014/15 - \$70k for clubrooms design and upgrade other \$30k. \$600k DCF in 2016/17 Upgrade (DCF) \$980k in 2017/18 and (other) \$1.72M.</p> <p>Wally Hagan – 10 year renewal program of 15/16 - \$34,360 (Renewals SPM); 16/17 \$12,252 (Renewals SPM); 17/18 \$20,318 (Renewals SPM); 18/19 \$1,500 (Renewals SPM); 19/20 \$178,052 (Renewals SPM); 20/21 \$2,645 (Renewals SPM) 21/22 \$45,038 (Renewals SPM); 22/23 \$13,770 (Renewals SPM) 23/24 \$20,764 (Renewals SPM); 24/25 \$43,939 (Renewals SPM). Internal funding in 2014/15 - \$70k for clubrooms design and upgrade other \$30k. \$195 stadia building improvements in 14/15 from upgrade other. \$779,700 DCF and \$500k external funding in 2015/16 for Wally Hagan/ Dixon Res.</p> <p>Lucius Park - 10 year renewal program of 16/17 - \$13,069 (Renewals SPM); 17/18 - \$3,644 (Renewals SPM); 18/19 - \$50 (Renewals SPM); 19/20 \$9,480 (Renewals SPM); 20/21 \$23,475 (Renewals SPM) 21/22 \$9,718 (Renewals SPM); 22/23 \$2,160 (Renewals SPM) 23/24 \$800 (Renewals SPM). Upgrade other \$30k allocated in 14/15</p>	<p>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).</p>

Document	Precis of Main Considerations	Implications
	<p>Davilak Oval Clubrooms - 10 year renewal program of 15/15 - \$2,132 (renewals SPM) and upgrade CoC \$30k for flooring; 16/17 - \$9,718 (Renewals SPM); 17/18 - \$31,222 (Renewals SPM); 19/20 - \$3,200 (Renewals SPM); 20/21 \$8,536 (Renewals SPM) 21/22 \$7,446 (Renewals SPM); 22/23 \$20,172 (Renewals SPM) 23/24 \$22,616 (Renewals SPM). Upgrade other \$85k allocated in 14/15; \$120k in 15/16.</p>	
Community Sport and Recreation Facilities Plan 2016 – 2026 (DRAFT)	<p>The plan concludes:</p> <ul style="list-style-type: none"> - There is a distinct undersupply of playing fields across the City, in particular in the neighbourhood and district categories. - The resulting issue of existing reserves being relatively small in size and the City not having any large multi-use sporting hubs as can be seen in other Local Government Authorities. - By 2026 the City's population will drive a need for a further 2 district and 6 neighbourhood reserves – this will require existing facilities to be master planned, re-aligned and potentially include land swaps/freehold purchases 	<ul style="list-style-type: none"> - 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.

Document	Precis of Main Considerations		Implications
Community Sport and Recreation Facilities Plan 2016 - 2026	<ul style="list-style-type: none"> – Sporting grounds are the most important facility to respondents with a 94% rating as important or very important. This is followed by recreation centres and the youth centre both with 82%. – Considering the gap between the importance and satisfaction levels, the top two priorities for community facility improvements and development would be. <ol style="list-style-type: none"> 1. Sporting grounds 2. Recreation centres – The lack of facilities in Coogee, North Coogee was identified, together with better shared use of school ovals, without fencing around the school site. – The need for a larger sporting facility/reserve of a regional size i.e. 15-20ha was strongly suggested. 	Cockburn Basketball Association Key needs, issues, trends <ul style="list-style-type: none"> - Accessible, welcoming and inclusive facilities - Declining rate of volunteers - Governance and risk management issues (responsibilities) - Cost to participate in sport - Transition, conversion and retention of juniors 	The raw data from the consultation process indicates: <ul style="list-style-type: none"> - 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 have a need to upgrade tired and ageing infrastructure. - Phoenix Lacrosse Club require a new ground with lights. - Cockburn Netball Club require additional floodlit court space. - Little athletics require additional infrastructure to accommodate storage and provide more effective shade.
Community Needs Assessment - Task Three Report (Community Perspectives)		Cockburn City Soccer Club Key needs, issues, trends <ul style="list-style-type: none"> - Ageing facilities - Growing club 	

Document	Precis of Main Considerations		Implications
	<ul style="list-style-type: none"> - Currently in the NPL <p>Plans, priorities, vision for the future:</p> <ul style="list-style-type: none"> - Upgrade and expand Beale Park and Dalmatinac Park - Improved lighting at Beale Park - Improved Parking - Upgrade of Clubroom facility <p>Cockburn Cougars Softball Club</p> <p>Key needs, issues, trends</p> <ul style="list-style-type: none"> - Expansion of facilities - Development of fields - Growth of club with senior and junior members - Growth of tee ball - Equipment rejuvenation - ongoing - Saturday morning ground access to grow into tee-ball. - Lack of specialised maintenance. - Players moving from one club to another <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - Renovation/extending club rooms or relocation to a purpose built ground 	<p>multicultural and disabled athletes</p> <ul style="list-style-type: none"> - Possible shared facility (multi-use basketball, netball, volley ball and badminton) <p>Fremantle Croatia Soccer Club</p> <p>Key needs, issues, trends</p> <ul style="list-style-type: none"> - Sharing community facility does not allow our club to have a true home identity - Barrier to expansion. - Promotion to the Saturday Leagues requires specific criteria to be met i.e. Main grounds enclosed with boundary fencing <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - Establish true club home - Change name to identify with community based on club room location - Establish junior participation - Establishing summer tenants i.e. to share facilities. Allow for all year round usage. - Establishing junior and senior teams for various sports and participation levels for broader community. - Facilities that can cater for more than one sport so the 	<ul style="list-style-type: none"> - 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 additional clubroom, changing facilities and ablutions with the space and the ability to cater for both adults and juniors. One facility with weather training facilities for cricket is needed 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. Lack of storage is a

Document	Precis of Main Considerations		Implications
	<p>(summer/winter, men/women's/juniors)</p> <ul style="list-style-type: none"> - Get full 12 month use of oval for weekends. - A club business plan for growth of member and ground - Retention of members and recruitment drive. - Getting involved in schools and disability centres – clinics. - Upgrade equipment and keep the parents/carers costs down - Start up Tee-ball for summer 2016/17 - Work with Kidsports to get more disadvantaged families involved. <p>Phoenix Lacrosse Club Key needs, issues, trends</p> <ul style="list-style-type: none"> - Need a facility in a growing area - Need bigger area for safety - 2 or 3 ovals required - Distance for people to travel - No “new” kids in the area - Need lights <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - New ground and facility 	<p>facility can be used all year round.</p> <p>Cockburn Cricket Club / Cockburn Junior Cricket Club Key issues and needs or trends</p> <ul style="list-style-type: none"> - Two clubs need to have access facilities to be able to provide opportunities for players in the Coogee/Coogee North – one facility is needed - When facilities are shared by multiple clubs (x2 seniors / 2x juniors) some of the clubs are not provided with access to water/toilet/shade - Sufficient storage when facilities are shared - Junior clubs only have access to one toilet that males and female's adults and children have to share - Decent facilities that allow for players, parents and spectators to have security and safety (sun etc.) - Leasing arrangements to allow for all stakeholders to have equal access to facilities (such as each club needs to provide one rep into an 	<p>significant issue which needs to be addressed. The relocation of clubrooms to Beeliar is suggested.</p> <ul style="list-style-type: none"> - The fencing association require a long term permanent home for national events particularly from the Asia regions to replace current facility in North Coogee. - The Cockburn BMX Club is lacking the ability to facilitate state and national training and events. This needs to be provided with the ability to generate income to sustain club activities.

Document	Precis of Main Considerations	Implications
	<ul style="list-style-type: none"> - Lights - Move to a growth area <p>Phoenix Park Little Athletics Club Key needs, issues, trends</p> <ul style="list-style-type: none"> - Continuing good standard of facilities that are maintained to a high level. - Participation rates need to increase to ensure ongoing viability of clubs then council support - Facilities keeping pace with community expectations - Parental involvement for youth sport is an issue <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - Continue to pursue maintenance and upgrade of facilities - Provision of training of coaches – funding assistance - Join with other facility users to pursue club and storage facilities for equipment. - Clubrooms and shade for spectators <p>Cockburn Netball Club (training based in Hamilton Hill) Key needs, issues, trends</p>	<p>overarching board to allow for concerns and decision making)</p> <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - All weather training facilities for cricket - That sporting clubs are a vital tool for the City to provide services to its residents. <p>Phoenix Cricket Club Key needs, issues, trends</p> <ul style="list-style-type: none"> - Senior clubs are growing and demand for facilities growing - Would like to grow membership by 1 extra side (11 members) - Current membership is spread over 3 suburbs (Coolbellup, South Lake and Beeliar). - Relocation of our clubrooms to Beeliar. – additional ground at Beeliar. – Access to clubrooms and facilities at Beeliar - Growth of juniors and senior members in the Beeliar area <p>Plans, priorities, vision for the future</p>

Document	Precis of Main Considerations		Implications
	<ul style="list-style-type: none"> - Space – growing club. Require larger facility for training. - Participation - Incentives for volunteers - Rapid growth/rapid decline in older areas - Upkeep of club rooms and grounds - Outdated facilities - Volunteers/parent participation - Bigger grounds – training facilities - Recruiting players in older growth - Club being in Cockburn area, competition in Fremantle - Council working with Fremantle council to assist in development <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - Additional court space as opposed to drawing out volunteers over 5 nights - Upskilling coaches, through coaching, coaches subsidising or playing in full and Incentives for coaches 	<ul style="list-style-type: none"> - Growth and development of juniors to support senior club growth - Consolidate from 3 wards in the City to one - Growth in interest in cricket in community - Require more grounds as our club grows - Opportunity to share with winter sports like soccer - Require dedicated clubroom with bar/club area. - Dedicated use during the season – identity - Storage facilities required <p>Fencing Association of WA (Excalibur)</p> <p>Key needs, issues, trends</p> <ul style="list-style-type: none"> - Given that sports are attended by participants in shorter periods i.e. try before you buy, we need to offer a wider range of sports that can be done or carried out over the whole year rather than seasonal and only during daylight hours <p>Plans or priorities for development in the future</p>	

Document	Precis of Main Considerations		Implications
	<ul style="list-style-type: none"> - Court space to expand club numbers/members - Incentives for coaching/training to retain players at club - Ensure joint ventures with the Council are supported to make plans and projects work together - Lift employment constraints around sporting commitments, flexible fees 	<ul style="list-style-type: none"> - A long term permanent home for national events particularly from the Asia regions. The current club house is near the North Coogee population growth area and is threatened by closure as the land becomes developed. - Shade facilities with other martial arts and indoor football clubs so that the costs of running a wide range of services to a wide range of age groups is available to a larger population. <p>Cockburn BMX Stadium (Bibra Lake)</p> <p>Key needs, issues, trends</p> <ul style="list-style-type: none"> - Volunteers - Advertising, getting the sport out there - Fundraising - Facility maintenance and up keep - Security <p>Plans, priorities, vision for the future</p> <ul style="list-style-type: none"> - Bring the track and facilities up to a world level - Bring fun back into the club - Grow the canteen - Have a strong committee 	

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		<ul style="list-style-type: none"> - Bring a Cockburn rider to an Olympic level - An international track – BMX WA/Cycle West
DCP Report: Development Contribution Plan 13 (Community Infrastructure) – (9 September 2016)	<p>Infrastructure identified includes:</p> <ul style="list-style-type: none"> - Regional Facilities: <ul style="list-style-type: none"> o Coogee Beach Surf Club \$7,626,000 total DCA funding is \$3,732,774. o Coogee Golf Complex (excluding the pro-shop and restaurant component) Estimated total cost \$8,200,548 DCA funding is estimated to be \$4,014,004. - Sub-Regional Facilities – western suburbs <ul style="list-style-type: none"> o Beale Park Sports Facilities. Approximately 8ha in total with active reserve space at approximately 4ha (soccer, t-ball and baseball). One of the City's largest reserves that is owned freehold and is one of few reserves that hold large annual sporting events and carnivals. 906 players. Football West expects a 7% increase in the membership of soccer clubs in the south west zone of Fremantle, Melville Cockburn and Kwinana from now till 2031. Len Packham clubroom development estimated total cost \$5,284,518 DCA funding is estimated to be \$2,314,883 o Western Suburbs Skate Park – Complete. Estimated total cost \$312,014 DCA funding is estimated to be \$136,678 o Bicycle Network – West. The location of the proposed works is in accordance with the adopted Strategic Bicycle and Footpath Plan. Estimated total cost \$5,224,091 (total project). DCA funding is estimated to be \$2,288,413 o Dixon Park/Wally Hagen Facility Development (excluding café component). Upgrading and a 2500 m2 extension of the 	<p>The DCP report highlighted the following as being of significance:</p> <ul style="list-style-type: none"> - Coogee Beach Surf Club - completed. - Coogee Golf Complex – DCA commitment outstanding. - Beale Park Sports Facilities – DCA commitment outstanding. - Western Suburbs Skate Park – completed. - Bicycle Network – DCA commitment outstanding. - Wally Hagan/Dixon Reserve – DCA commitment outstanding. - Munster Recreation Facility – DCA commitment outstanding. - Cockburn Coast Sporting Oval and Clubrooms – DCA commitment outstanding.


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	<p>existing Wally Hagen Basketball Stadium to include a café, dry side recreation and fitness and sporting club facilities to accommodate overflow sports and toilet/change room facilities. The proposal also includes two additional car park areas, totaling approximately additional car 124 bays. The reserve is currently not utilised during the summer or winter months as the playing surface is not up to an active reserve standard. The reserve used form part of a land fill site. Given the current structure and management of the facility, the Wally Hagen Stadium is unable to diversify the opportunities it offers to attract more people to the facility. The future of the facility lies in the development of alternative services including a full suite of fitness services to provide opportunities to the community on the western side of the City. Estimated total cost \$6,066,600 (excluding café component – approximately 150m2 in size). DCA funding is estimated to be \$2,657,474</p> <ul style="list-style-type: none"> - Local - Specific Suburbs <ul style="list-style-type: none"> o Munster Recreation Facility: Develop a recreation reserve with requisite change rooms. Building approximately 1,000m2, including facilities for sporting clubs It is noted the land for the reserve will be as part of a relocation of the current South Coogee reserve as part of the Landcorp development of Australian Marine Park. As part of the development of the Technology Park, Landcorp proposes to relocate the existing oval which fronts Russell Road to this more northern position so it is adjacent to the Munster residential area and for the former site to be developed as part of the Technology Park. Estimated total cost of \$1,056,903 with the City portion being \$662,953. The DCA funding is estimated to be \$393,950. 	

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	<ul style="list-style-type: none"> ○ Cockburn Coast Sport Oval and Clubroom (including land cost) The Cockburn Coast district open space, comprising sports oval and clubroom will service the sport and recreation needs of the Coogee and North Coogee community. A single storey dual use club house building with a gross floor area of 525m² located on the southern side of the sports oval. The club house will include the following: <ul style="list-style-type: none"> ▪ General change rooms, meeting hall and undercroft 2x200m² ▪ Kitchen 40m²=40m² ▪ General Toilets & Showers 2x42.5m² ▪ 34 car parking bays ▪ External works & services <p>The 2.82 hectare facility comprises a 1.3 hectare sports oval and associated club house building and will allow for close interaction with the adjacent primary school. Estimated total cost \$13,867,458. DCA funding is estimated to be \$11,290,191. Referenced in the Robb Jetty Local Structure Plan</p>	
City of Cockburn Public Open Space Strategy 2014 – 2024	<p>The Public Open Space Strategy will provide direction to guide the future provision, enhancement and management of open space in the City of Cockburn. The City manages over 300 parks. Public Open Space is defined as publicly owned land which has existing or potential value for a variety of purposes including recreation, sporting facilities, community development, conservation and public amenity. In respect of sporting reserves, the following actions are identified:</p>	<p>The Public Open Space Strategy identifies the need to:</p> <ul style="list-style-type: none"> - Prepare design guidelines for the promotion and utilisation of sports



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	<ul style="list-style-type: none"> - 3.2.1 Prepare design guidelines that promote the utilisation of existing sports grounds for recreation space for the local communities outside of sports usage times (e.g. shade, seating and paths). - 3.2.2 Undertake a Sport Oval Carry Capacity study to determine the maximum patronage limitation of the active sporting area to ensure that functionality is maintained. - 3.2.3 Develop a policy for the management of active sports ovals to ensure quality, bookings and usages are delineated to meet community expectations. - 3.2.4 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. 	<p>grounds. These have yet to be completed.</p> <ul style="list-style-type: none"> - Undertake a sporting oval carrying capacity stud – this has yet to be completed. - Develop a policy for the management of sporting ovals. - Ensure strong alignment with the Sport and Recreation Strategy.
Preliminary Site Investigation of Dixon Park (Dec 2008) Golder Associates	<p>4.27 ha site bounded to the south by Starling Street, the east by Hurford Street and to the north by Ommanney Street. Based on the site inspections, information obtained during the historical search and interviews it was considered that the site has three areas of potential environmental concern (APEC):</p> <ul style="list-style-type: none"> - APEC 1 – the landfill activities which occurred on-site in the 1970s. General waste including household, building material, inert and possibly chemicals may have been disposed of at the site as part of the landfilling process. - APEC 2 – the sump located on south-east corner of site. he sump receives stormwater discharge from the area to the east of site. Stormwater in urban areas has the potential to impact groundwater by carrying contaminants into the subsurface. - APEC 3 – the possibility for the site to contain potential acid sulphate soil (PASS) or actual acid sulphate soil (AASS). Limited data was available regarding the potential for ASS on-site, in particular that associated with the former swamp-like area. 	<p>The Dixon Park preliminary study identifies a number of issues which require a resolution to be found, if the site is to be used for a purpose other than passive recreational use. This includes:</p> <ul style="list-style-type: none"> - Remediation of landfill will be required to remove contaminants and stabilise the land. - The need to avoid disturbing acid sulphate soils. - The potential relocation of the existing sump.

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	<p>The following staged approach in investigating the potential contamination associated with the APECs was recommended:</p> <ul style="list-style-type: none"> - Undertake a limited preliminary intrusive environmental investigation to determine the lateral and vertical extent as well as the composition of the landfill and potential for ASS. - Based on the outcomes of the results, a SAP would be prepared for a detailed site investigation (DSI). <p>Depending on the outcomes of the limited environmental investigation and DSI and the proposed future land-use, a health risk assessment and site management plan may be required.</p> <p>Underground utilities include:</p> <ul style="list-style-type: none"> - Water Corporation had infrastructure located along the eastern boundary of Dixon Park within the site boundaries. - The results from Western Power indicated they had infrastructure along the eastern boundary of Dixon Park however the plans suggest that it was outside the site boundaries. Among the infrastructure was a substation located on the south-east corner of the property. - The information provided by WAGAS networks indicated that there was a low-pressure line on the southern boundary of the site within the Starling Street Park. - A service line to the basketball stadium enters the side to the east of the car park. - A low-pressure gas line also borders the site in the north-east corner of the site on Ommanney Street. - The information provided by Telstra indicated a line entering the site for the basketball stadium which also splits off to three dead lines. A second line entered the site along the eastern boundary across from Spiller Street. 	<p>All of the above needs to be incorporated within a future site management plan.</p>

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<p>Phoenix Central Revitalisation Strategy and Activity Plan Final Report May 2009</p> 	<p>It provides a strategic framework for improvements to the Phoenix town centre and parts of the suburbs of Spearwood and Hamilton Hill for the next ten years.</p> <p>The study area included:</p> <ul style="list-style-type: none"> - MacFaul Park; - Dubove Park; - Beale Park; - Lucius and Dalmatinac Parks; and - Goodchild Park. <p>Of the ideas considered, the redevelopment of the facilities at Beale Park and the creation of a link between Watson Oval and Edwardes Park by buying a portion of some existing school grounds.</p> <p>Recommendations include:</p> <ul style="list-style-type: none"> - Engineering Services to develop and adopt a public-realm refurbishment program for upgrading public open space in the Phoenix Central project area based on recommendations B to K. This should reflect a needs analysis of the future community and the appropriate role of each park in meeting the needs. - Engineering Services and Community Services to commence the Beale Park study (community consultation, relocation of State Emergency Services, expansions of sports grounds, redevelopment of clubroom facilities). - Engineering Services and Community Services to commence the MacFaul Park study (community consultation, demolition of Joe Cooper Recreation Centre, improvements to park). - Engineering Services to improve Goodchild Park (clubrooms and facilities). 	<p>The revitalisation strategy identifies a number of facility improvements which should be considered in respect of the future development of the existing developed area:</p> <ul style="list-style-type: none"> - The purchase and re-use of education land to more effectively utilise the space at Watsons and Edwardes Park. - Expand the Beale Park Sports Ground.

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Public Health Plan 2013-2018 (City of Cockburn)	<p>While the City's current focus is on new and improved infrastructure for sport, recreation, walking and cycling, and some policies relating to smoking, alcohol and nutrition, there is a need for much more especially in light of evidence showing that sedentary living, poor nutrition and alcohol/drug use contributes to obesity and poor mental health in the community.</p> <p>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) will provide improved services and activities for this age group. Capacity building for sporting clubs and associations also identified in the Plan will enhance opportunities for an increased number of young people to participate in community based teams of a wider range of sports and increase the likelihood of sustainability of these activities in the future.</p> <p>Of the recommendations identified, the following are relevant:</p> <ul style="list-style-type: none"> - Improve access to sport and recreation services and facilities for people with disabilities, CALD and/or indigenous residents - Investigate a major new regional sporting facility with Dept Sport and Recreation and Cities of Canning and Melville. 	<p>The public health plan re-emphasises the importance of early intervention to increase levels of physical activity and reduce sedentary lifestyles. This will include:</p> <ul style="list-style-type: none"> - upgrade parks and sporting facilities (including the swimming pool) to provide improved services and activities. - Building capacity in sporting clubs. - Improving accessibility or people with disabilities, CALD and/or indigenous residents. - Working in partnership with neighbouring local governments to increase access to regional level infrastructure
Robb Jetty Local Structure Plan	<p>The Robb Jetty precinct has been allocated five neighbourhood parks which have been strategically located so that residents are within close walking distance to a neighbourhood park.</p> <p>Sports Oval (District Open Space 2)</p> <p>In addition, a 1.3 hectare sports oval is strategically located adjacent to the school.</p>	<p>The current plans indicate a small level of local/neighbourhood provision which will need to be supported by access to district and regional level infrastructure</p>

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Sport and Recreation Strategic Plan 2009	<p>The plan, which is in the process of being superseded references the following:</p> <ul style="list-style-type: none"> - Wally Hagan Stadium: While the facility was heavily utilised through the 1980's, the development of Lakeside Recreation and the South Lake Leisure Centre combined with the decrease in popularity of basketball has significantly impacted on the utilisation of the stadium. The future of the facility lies in the development of alternative services including a full suite of fitness services to provide opportunities to the community on the western side of the City. - Spearwood Bowling Club – located on Azelia Road at the Dalmatinac Club. Competed with Cockburn Bowling Club for members but with its relocation should have a positive impact on the growth of this club. - Tennis Facilities: The City of Cockburn has one main Tennis facility that operates from Davilak Oval. The current club and facilities are 50 years old and there has been limited growth throughout recent years. Potentially re-allocated to Netball. 	<p>The plan, whilst in the process of being updated and replaced provides important historic data with regards to:</p> <ul style="list-style-type: none"> - Wally Hagan - The future of the facility lies in the development of alternative services including a full suite of fitness services to provide opportunities to the community on the western side of the City. - The need to focus on sustaining Spearwood Bowling Club. - The potential relocation of tennis with netball.
City of Cockburn Annual Business Plan 2016/17	<p>Actions to be undertaken 2016/17 as identified in the City's Corporate Business Plan</p> <ul style="list-style-type: none"> - Finalise and implement the Community, Sport & Recreation Facilities Strategic Plan 2016 – 2019 - Develop and implement the Coastal Activities Guide - Develop Western Ward Suburbs Sports and Recreation Needs and Feasibility Study 	<p>The annual business plan and corporate business plan emphasises the importance of effective strategic planning to justify investment in sport and recreation infrastructure.</p>
City of Cockburn Corporate Business Plan 2016/17 – 2019/20	<p>The Corporate Business Plan 2016/17 – 2019/20 maps the City's key priorities, projects, services and actions over the next four years. Reference is made to:</p> <ul style="list-style-type: none"> - Key objective 3: community, lifestyle and security - 3.2 Provide for community facilities and infrastructure in a planned and sustainable 	

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City of Cockburn Sustainability Action Plan 2015 / 16	<p>manner; 3.4 Create and maintain recreational, social and sports facilities and regional open space.</p> <p>The plan references the 2016-2019 Sport and Recreation Plan as being a core document containing details of the planned facilities and identifying future investment.</p> <p>The City of Cockburn's Sustainability Action Plan 2015/16, forms part of the City's integrated reporting platform. This platform guides the strategic direction of the City towards sustainability. The following broad strategic interventions are relevant:</p> <ul style="list-style-type: none"> - Objective Gov 2 - Adopt best practice in sustainable procurement and asset management - Objective Env 5 - Implement best practice water management strategies. - Objective Soc 2 - Provide well located community services and facilities to meet identified community needs and facilitate healthy lifestyles. - Objective Soc 1 - Enhance social inclusion, equity and diversity. 	The sustainability plan highlights the importance of more effective use of resources in the management of assets whilst also ensuring that all facilities provide for open access, recognising equality and diversity of use.
State and Regional Strategic Planning Documents		
Outer Metropolitan Perth and Peel Sub-Regional Strategy	<p>Theme: Accessible: All people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home. Strategies include:</p> <ul style="list-style-type: none"> - Connect communities with jobs and services. - Improve the efficiency and effectiveness of public transport. 	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

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<p>South Metropolitan Peel Sub-Regional Planning Framework Towards Perth and Peel@3.5million May 2015 Draft</p>	<ul style="list-style-type: none"> - The key actions identified to facilitate sustainable growth include a more efficient use of land through urban consolidation, integration of infrastructure and development, co-location of services and the strategic location of employment opportunities. - The structure plans are to provide strategic guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and community/social infrastructure for each sub-region. - The framework sets out proposals to identify sites to meet the growing requirements for regional sport and recreation facilities; - It states that Cockburn Central has the potential to be a key commercial and retail service provider in the sub-region while also leveraging potential synergies with health, sport/recreation and education facilities to become a sports/recreation and health precinct. - In respect of community and social infrastructure the plan specifically references Sport and Recreation. It states that the predicted population growth will result in increased demand for additional regional and district-level sporting facilities within the sub-region that will be met through a combination of existing and new recreation sites. The future use of existing sites and facilities will be maximised to cater for some of this additional demand. 	<p>effective use of public transport.</p> <ul style="list-style-type: none"> - As with the Central Sub-Regional Planning Framework, this document sets out the development principles to accommodate future growth within the South Metropolitan and Peel Sub-Regional area. - The draft document is an important planning consideration which impacts on future provision for residents in the western suburbs. - It is to be noted that a number of sites have been identified for new provision but that many of these sites are constrained environmentally and have still yet to be fully assessed in respect of their capability. They are unlikely to impact on the need within the western suburbs.

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Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia	<p>The plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia.</p> <ul style="list-style-type: none"> - Participation: To get over 1 million Western Australians regularly riding by 2020. - Transport: For cycling to achieve a transport mode share of 5% by 2020. - Female Participation: To reduce the disparity between men's and women's participation in cycling. - Children's Participation: To move the % of kids riding to school closer to the levels of the 1970's. - Safety: To reduce the number of serious bicycle injuries every year. - Image: To dramatically improve community perceptions of cycling as a safe and enjoyable activity. - Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships. - Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan and regional WA (includes cycle paths, mountain bike trails and cycle sport facilities) every year. <p>Of the challenges the following are relevant:</p> <ul style="list-style-type: none"> - We have an inadequate number of cycle sport facilities. - The financial and workforce capacity of our cycling organisations and clubs is fragile, which is limiting the breadth and depth of impact they can have in our community. - Our cycling organisations still tend to operate in isolation, with operational and functional duplication in many areas, and limited instances of collaboration and resource sharing. 	<ul style="list-style-type: none"> - The bike plan should be referenced when making any potential bid for resources. - The critical importance is to demonstrate how projects will increase participation and the mechanisms which are to be put in place to monitor and evaluate the impact of investment (i.e. by increasing female and children's participation and increase safety).

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<p>Emerging Constraints for Public Open Space in Perth Metropolitan Suburbs: Implications of Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods for Active Sport and Recreation (DSR, CSR and Curtin University)</p>	<p>Study findings (which included input from the local governments of Gosnells, Armadale, Cockburn, Rockingham, Wanneroo, Stirling, Melville, Subiaco and Nedlands) concluded:</p> <ul style="list-style-type: none"> - Both Bush Forever and WSUD has caused a reduced supply of active open space, and that the implementation of LN may have also caused a reduced supply of active POS. - There is a shortage of grounds in this corridor given the number of grounds being heavily used, and that this shortage is due to fewer grounds being provided in the Bush Forever and WSUD constrained suburbs. - Additionally, there is an issue of 'spatial equity', where the residents of the new suburbs of Cockburn have to travel much further to access these playing fields than the residents in the established suburbs. - Suburbs setting aside around 1.4% of the suburb for active open space will likely meet the demand. For suburbs with significantly less than this, serious consideration needs to be given to providing additional active open space. - As a guide to planners, and not a fixed criterion, setting aside around 7m² per resident as active open space would be adequate. By extension, anything significantly less than this figure would seem inadequate and serious consideration needs to be given to providing additional active open space. - The WAPC's policy framework does not adequately address the active open space needs of Perth, particularly taking into account the predictions of an additional half a million people in the region by 2031. - There is an urgent need for a study into the supply of active open space in all of these suburbs and to then determine any existing and predicted future needs. 	<ul style="list-style-type: none"> - The main output from the Curtin University research is the identification of 7m² as the minimum level of public open space required to serve the needs of each resident. This was subsequently modified to 6.5m² following further analysis. - The study emphasises that within the urban growth areas, the allocation of public open space and in particular, active open space continues to be deficient and ill-conceived.

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Active Open Space - Playing Fields Centre for Sport and Recreation – Curtin and Department of Sport and Recreation) 2013	<p>The research found:</p> <ul style="list-style-type: none"> - In delivering significant environmental and social benefits, the unintended consequence of implementing Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods planning policies has been a reduction in the amount of open space able to accommodate organised sport. - The new suburbs in each of the fringe growth subregions of Perth already have a shortage of active playing fields. <p>The research concluded:</p> <ul style="list-style-type: none"> - If the provision of the support facilities is taken into account, the total shortfall of open space required for active sport by 2031 is around 495 hectares across Perth and Peel. - Without a change to the relevant planning policies and without the State Government stepping in to provide additional active open space as Regional Open Space, this shortage can only get worse 	<p>The document identifies that there has been a reduction in the amount of open space able to accommodate organised sport. New suburbs in each of the fringe growth subregions of Perth already have a shortage of active playing fields.</p>
Classification framework for public open space (Department of Sport and Recreation) 2013	<p>Within the Classification Framework for Public Open Space, different types of POS infrastructure are categorised by primary function: recreation, sport and nature space; and by expected catchment: local, neighbourhood, district or regional open space.</p> <p>Descriptions of primary function comprise:</p> <p>Recreation space</p> <ul style="list-style-type: none"> - Provides a setting for informal play and physical activity, relaxation and social interaction. - Includes open parkland and gardens, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares. <p>Sport space</p> <ul style="list-style-type: none"> - Provides a setting for formal structured sporting activities. - Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms. 	<ul style="list-style-type: none"> - Previous Research has indicated that sporting use and catchment will largely be dependent on the sporting activities serviced by a particular site. - Sports such as hockey and rugby league to historical locational characteristics tend to experience larger catchments that sports such as soccer and tennis which are predominantly

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	<p>Nature space</p> <ul style="list-style-type: none"> - Provides a setting where people can enjoy nearby nature. - Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values. <p>Catchment category descriptions are based on expected purpose, typical size and how far a user might travel from their home to visit parkland, and include:</p> <p>Local Open Space</p> <ul style="list-style-type: none"> - Usually small parklands that service the recreation needs of nearby residents. - 0.4ha to 1ha in size and within 400 metres or a 5 minute walk. <p>Neighbourhood Open Space</p> <ul style="list-style-type: none"> - Usually provide a variety of features and facilities with opportunities to socialise. - 1ha to 5ha in size and within 800 metres or a 10 minute walk. <p>District Open Space</p> <ul style="list-style-type: none"> - Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space - 5ha to 15ha in size and within 2 kilometres or a 5 minute drive. <p>Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.</p>	<p>more evenly spread within the metropolitan area (although this is not always the case).</p> <ul style="list-style-type: none"> - 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.
Sports Dimension Guide for Playing Areas (2016) (Department of	<p>The guide provides advice on:</p> <ul style="list-style-type: none"> - Sports surfaces from a playing perspective. - Line court marking which advocates shared use of court infrastructure due to the cost and space factors. 	<p>This guide is to be used for the spatial layout of any infrastructure identified as being required to meet</p>

Document	Precis of Main Considerations	Implications
<p>Sport and Recreation) Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)</p>	<ul style="list-style-type: none"> - The optimum orientation of outdoor playing areas <p>The document provides vision and direction for Western Australia's Sport and Recreation Industry. The following key challenges relevant to the development of Sporting infrastructure over the next five years are:</p> <ul style="list-style-type: none"> - PUBLIC OPEN SPACE AND URBAN FORM: Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. - COMMERCIALISATION: A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue. - FINANCIAL [UN]CERTAINTY: The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment. - LIFE COURSE AND LIFE STAGE PARTICIPATION: 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. A combination of expanding pioneering initiatives and 	<p>emerging community need within the regional area.</p> <p>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 identifies the following which need to be considered in the development of sporting infrastructure:</p> <ul style="list-style-type: none"> - In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces. - Community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these

Document	Precis of Main Considerations	Implications
	<p>adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.</p>	<p>organisations to source commercial revenue.</p> <ul style="list-style-type: none"> - 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. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.
State Sporting Facilities Plans		
Bowls WA Strategic Facilities Plan	<p>The Strategic Facilities Plan is to ensure that the provision of bowls facilities is carried out in a manner that is sustainable and in the best interest of the sport. Needs are to be assessed on a number of factors including the sustainability of the club, current facilities and the growth potential of the</p>	<p>Bowls WA Strategic Facilities Plan seeks to ensure that the provision of bowls facilities is carried out in a manner that is</p>

Document	Precis of Main Considerations	Implications
Football West Strategic Facilities Plan	<p>club. Local government authorities and clubs are to use the Strategic Facilities Plan as the basis for planning and development of bowling clubs and facilities. This should be carried out in consultation with the Department of Sport and Recreation, Bowls WA and other relevant stakeholders</p> <p>One of the aims of the project is for Football West and DSR to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. Recommendations were made with regard to the need for additional rectangular pitch provision in specific zonal areas. The recommendations were based on anticipated population growth and anticipated growth within the sport at different age/competition levels.</p>	<p>sustainable and in the best interest of the sport. No sites or specific developments related to the western suburbs are identified.</p> <p>The 2006 Football West Strategic Facilities Plan contains recommendations based on the need for additional rectangular pitch provision in specific zonal areas. It has never been formally pursued by the State Sporting Association and is now considered to be out of date.</p>
Tennis West Strategic Facilities Plan	<p>A requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements. The plan relates principally to establishing standards of provision, processes and broad strategic developments. The next level of development is critical i.e. sub-regional analysis and identification of site specific requirements.</p>	<p>Tennis West Strategic Facilities Plan advocates a requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements.</p>
WACA Strategic Facilities Plan	<p>A clear focus for all stakeholders when planning for cricket facility provision should be on the needs of the player. Achieved through recognition and use of the “facilities planning triangle” outlined under the WA Cricket Philosophy.</p>	<p>WACA Strategic Facilities Plan contains recommendations based on</p>

Document	Precis of Main Considerations	Implications
	<p>The strategy does not appear to have been developed beyond its initial publication by the WACA. Many of the recommendations would have required significant involvement of Regional Development Mangers working with clubs to implement the recommendations. It is not evident however that this has occurred.</p>	<p>the need for additional infrastructure and states that these ultimately should be based on the needs of the player. The strategy does not appear to have been developed beyond its initial publication by the WACA and is now considered out of date.</p>
<p>Western Australian Football Commission Strategic Facilities Plan</p>	<p>One of the aims of the project was to develop a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. The plan incorporates future facility needs based on population growth which specifies a significant increase in teams (and therefore need for football ovals). Reference is made to the facility requirements of each standard of play and provides commentary on the key facility components which may be utilised in developing the district level strategies/plans.</p>	<p>Western Australian Football Commission Strategic Facilities Plan advocates a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. The plan incorporates future facility needs based on population growth which specifies a significant increase in teams (and therefore need for football ovals).</p>
<p>Netball Strategic Facilities Plan</p>	<p>The intention of the plan is to:</p> <ol style="list-style-type: none"> 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and a process for prioritising and securing potential investment to deliver the plan. 	<p>Reference is made to the importance of the ARC in providing regional level infrastructure to support the growth and development of</p>

Document	Precis of Main Considerations	Implications
Basketball Strategic Facilities Plan	<p>2) Establish the framework within which the State Sporting Association (SSA) of Netball WA can provide support and guidance to its affiliated associations (“associations”) and local government.</p> <p>The outcomes of the court demand assessment for netball facilities to 2016 were that the existing level of provision of netball courts is meeting or exceeding demand in all regions except for the Peel Region based on broad community use under assessed population parameters.</p> <p>Netball WA’s priority development areas within the Metropolitan Region include their Coastal region (which includes the Cities of Fremantle, Cockburn and Rockingham). Reference is made to the City of Cockburn currently constructing a regional aquatic and recreation centre (the ARC) with up to an additional six courts, which will be used for basketball and netball.</p> <p>Of the recommendations it states: <i>“Explore the potential opportunity for Coastal Netball Association to locate competition or administrative activities at the centre (The ARC). Netball WA provide facility advice and strategic support in respect of potential usage through agreement, management of the facility asset and potential contribution of the association to operational costs.”</i></p> <p>The intention of the strategic plan is to:</p> <ol style="list-style-type: none"> 1) Identify future facility requirements for both sports within Western Australia for the next 15 years and a process for prioritising and securing potential investment to deliver the plan. 2) Establish the framework within which the State Sporting Association (SSA) of Basketball WA can provide support and guidance to its affiliated associations (“associations”) and local government. <p>Within the Metropolitan Region significant population growth is forecast for the Armadale, Canning, Cockburn, Gosnells, Joondalup, Perth, Rockingham, Stirling, Swan and Wanneroo local government areas. The Metropolitan Region is also a priority development region for BasketballWA.</p>	<p>the Coastal Netball Association.</p> <p>Basketball Strategic Facilities Plan identifies both the opportunity at Cockburn ARC and the need to consolidate infrastructure at Wally Hagan. Facility advice and support is identified as a priority to ensure the sport is sustainable and viable in the regional area.</p>

Document	Precis of Main Considerations	Implications
	<p>In addition, it states there is a need to clarify the future of the Wally Hagan Centre in the City of Cockburn which is identified in the City's sport and recreation plan as a recreation centre with a gym. Cockburn is one of the few associations with room for growth and is currently reviewing its governance and strategic direction.</p> <p>Of the recommendations contained within the plan the following are relevant:</p> <ul style="list-style-type: none"> - Work with the basketball user groups on the potential transition to new and extended court facilities at the Cockburn Regional Aquatic and Recreation Centre. To provide facility advice and strategic support in respect of the development of a new association by influencing the potential usage through agreement; management of the facility asset and potential contribution of an association to the facilities financial management. - Provide facility advice and strategic support to the Association in respect of appropriate governance models and its long-term business plan to facilitate the association's growth and future financial viability. 	
Overview	<p>A review of the facility plans identifies a number of common threads which can be summarised as:</p> <ul style="list-style-type: none"> • The strategic documents vary from being explicit in identifying sites for development whilst others are generic in advising on the approximate location of facilities in accordance with population growth. • With the exception of the WAFC strategic plan, no strategic facilities plan has been developed to incorporate implementation and delivery. • The role of local government is critical to the implementation of the majority of recommendations in respect of facility development. • The strategic plans have, with the exception of WAFC, not been reviewed on a regular basis to determine their currency. 	<p>Summary conclusions to be considered include:</p> <ul style="list-style-type: none"> - The role of local government is critical to the implementation of the majority of recommendations in respect of facility development and there is no commitment to funding. - Strategies have been developed in isolation

Document	Precis of Main Considerations	Implications
	<ul style="list-style-type: none"> • The strategies have been developed in isolation with little regard to ground sharing, colocation and compatible uses. • The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. • The majority of the strategies are linked to funding available through CSRFF. 	<p>with little regard to ground sharing, colocation and compatible uses.</p> <ul style="list-style-type: none"> - The Department of Education is highlighted as being a significant partner in delivering the facility development outcomes identified in the majority of strategic facility plans. - The majority of the strategies are linked to funding available through CSRFF.
National Participation Data		
<p>AusPlay: Participation data for the sport sector: Summary of key national findings October 2015 to September 2016 data (Australian Sports Commission)</p>	<p>The national data output identified:</p> <ul style="list-style-type: none"> • Over 17 million Australians aged 15 or over (87%) participated in a sport or physical activity in the last 12 months. • Nearly 3.2 million children (69%) participated in some form of organised sport or physical activity outside of school hours. • Adult men and women participate at similar levels across the life stages. • However girls 9-11 years old are slightly more likely to participate in sport or physical activity (at least once a year) compared to boys of the same age. 	<p>Key Conclusions highlight:</p> <ul style="list-style-type: none"> - 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

Document	Precis of Main Considerations	Implications
	<ul style="list-style-type: none"> • 11.6 million Australians (59%) aged 15 or over are participating in sport or non-sport related physical activity three or more times per week. • 2.5 million Australian children (54%) aged 0 to 14 are active at least once a week through organised sport/physical activity outside of school hours. Only 19% or 0.9 million children are active at least three times per week. • 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 social reasons than 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. • The main barrier to young children's participation in organised out of school hours sport or physical activity is their parents' perception that they are too young to start playing. • 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. • While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%). 	<p>physical and mental health reasons and to lose or maintain weight than men.</p> <ul style="list-style-type: none"> - Men are more motivated by fun/enjoyment and social reasons than 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.

Document	Precis of Main Considerations	Implications
	<ul style="list-style-type: none"> • The use of technology for sport or physical activity is popular with 39% of the Australian adult 'playing' population. Its popularity is highest amongst younger adults, particularly younger women. • Recreational walking is the most popular physical activity for Australians overall followed by fitness/gym activities. • Swimming is the activity of choice for a large proportion of Australian children, ahead of football in second. 	

15.2 Annex 2 – Sports Specific Influences

Sport (SSA)	Strategic Planning	Current Approach
Bowls WA	Bowls WA Strategic Facilities Plan: Seeks to ensure that the provision of bowls facilities is carried out in a manner that is sustainable and in the best interest of the sport.	Unchanged
Football West	Football West Strategic Facilities Plan: The need for additional rectangular pitch provision in specific zonal areas was identified. It has never been formally pursued by the SSA and is now considered to be out of date.	No Strategic Plan
Tennis West	Advocates a requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements.	A new WA facilities plan is in the process of being developed. Currently advocating re-purposing of 2 court infrastructure and development of 12-16 court regional facilities.
WACA	Contains recommendations based on the need for additional infrastructure to be based on the needs of the player. The strategy has not been developed and is now considered out of date.	Current planning on zonal levels based on building the strength within existing clubs. Female participation is the major growth consideration with growth in age competitions at U13, U15, U18.
WAFC	Advocates a classification system within a football hierarchy, based on the sustainability of individual clubs that will serve as a basis to plan for future infrastructure provision and upgrades. The plan incorporates future facility needs based on population growth which	A review of the strategy is imminent but current initiatives and planning processes suggest the population capture is 25% of catchment primary schools. Female participation is a major concern

	specifies a significant increase in teams (and therefore need for football ovals).	with current facility infrastructure inadequate to accommodate growth.
Netball	The Strategic Plan of 2015 confirms that current facility requirements are currently being met in Metropolitan Perth. However, the quality of infrastructure in many areas is in need of investment/improvement. The Metropolitan Region is a priority development region for Netball WA.	Netball WA are seeking to improve the quality and provision of outdoor court space wherever possible. Regional Centres currently exist in Fremantle, Canning and at Success
Basketball	The Strategic Plan of 2015 confirms that current facility requirements are currently being met in Metropolitan Perth. However, the quality and accessibility to infrastructure in many areas is a concern which impacts on the development of the sport. In respect of future growth and facility provision there is potential for an under provision of basketball courts in Metropolitan Perth by 2026.	Basketball WA consider the local associations as being the catalyst for growth and development of the sport and encourage as a minimum a 4 court facility will provide for the initial needs of an association. The longer-term aspiration would be to develop 6 to 8 court facilities to address current accessibility issues faced by the sport.
Cycle Sports (Westcycle)	Focus on Road/Track/BMX/ Mountain Bike/Transport. A mountain bike strategy has been endorsed and published. Also, Regional Master Plans have been produced which advocate the need for site connectivity and integration of cycling infrastructure where possible.	Implementing the strategies and advocating for increased levels of end of trip facilities and opportunities for all ages to undertake a variety of recreational and competitive activities.
Softball/ Baseball	No Strategic Plan – Softball are seeking to achieve a minimum of 5% growth per annum and grow to 5,000 participants by 2020. Softball attracts a lower socio-economic	Approach to facility development is deferred to the clubs

	demographic as it's fairly cheap in comparison to other sports. The transition from Tee Ball to Baseball is approximately 10%.	
Rugby Union	No Strategic Plan in place but focus is on supporting existing club infrastructure and identifying green space to expand junior development.	No additional infrastructure required in the western suburbs. Potentially use of grass pitches for extended club activity long-term.
Rugby League	No Strategic Plan in place but focus is on supporting existing club infrastructure and supporting the growth of Touch Rugby.	Access to grass playing surfaces to facilitate the growth of Touch - no other infrastructure required.
Athletics and Little Athletics	No strategic plan in place. LA is currently going through a strategic review with the potential to merge with AWA. LA presence in western suburbs is high and need to retain and potentially expand infrastructure is high.	Maintain and enhance current LA infrastructure at Santich Park and Edwardes Park.
Hockey	Current strategic facilities plan (2009) is in need of review. Focus is on supporting existing club infrastructure and meeting the challenge of transferring the sport from grass to turf. New infrastructure at South Lakes will cater for Western Suburb Growth.	Focus on South Lakes and emerging developments in other local government areas (Victoria Park, Curtin University, Town of Cambridge, City of Gosnells etc.)

15.3 Annex 3 – Participation and Usage Trends

The Australian Sports Commission in December 2016 published AusPlay: Participation Data for the Sports Sector. The data highlighted a number of participation trends in Australia across the sports sector between October 2015 and September 2016. The key national trends referenced in the published document are identified in Appendix A. Subsequently state and territory data were provided in January 2017 which highlighted a variety of participation trends within each sport and recreational pursuits. This data covered the following aspects:

- Demographics of participants (adults)
- Demographics of organised participants outside of school hours (children)
- Organisation/venue use (adults)
- Type of organisations/venues used - selected organisations (adults)
- Frequency of participation (adults)
- Frequency of participation (children)
- Top motivations for participation (adults)
- Sport or non-sport related participation (adults)
- Participation by activity - top 15 activities (adults)
- Organised participation by activity - top 10 activities (children)
- Organisation/venue use by activity - top 15 activities (adults)
- Type of organisations/venues used by activity - top 15 club sports (adults)
- Non-playing roles (adults)

The main assumptions of Ausplay are:

- Adults and Children: For the purposes of AusPlay an adult is a person aged 15 and over and a child is a person aged 0-14.
- Duration of Activity: For each activity done within the last 12 months, all players were asked how long the most recent session had lasted. There were no minimum or maximum limits set. An average duration was calculated for each person from the durations they gave for their different activities, and this was used as an indicative session duration for reporting durations per person.
- Frequency of Activity: For each activity done within the last 12 months, all adult and child players were asked how many times, in total, they had done it (including any practice or training). The frequencies given by each person for each of their activities were summed for reporting the total frequency of participation in any sport-related or non-sport-related activities per person.
- Sample and Margin of Error: The AusPlay results are based on a sample and are therefore subject to sample error. Sample error is measured by the standard error and the margin of error. Knowledge of the standard error, or

the margin of error, enables the 95% confidence intervals to be constructed around survey results and also enables statistical significance testing to be carried out.

The data identified the following general participation trends which are relevant to WA:

- 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 social reasons than 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.

Figure 13: Adult Participation by Activity in WA (Source: Ausplay)

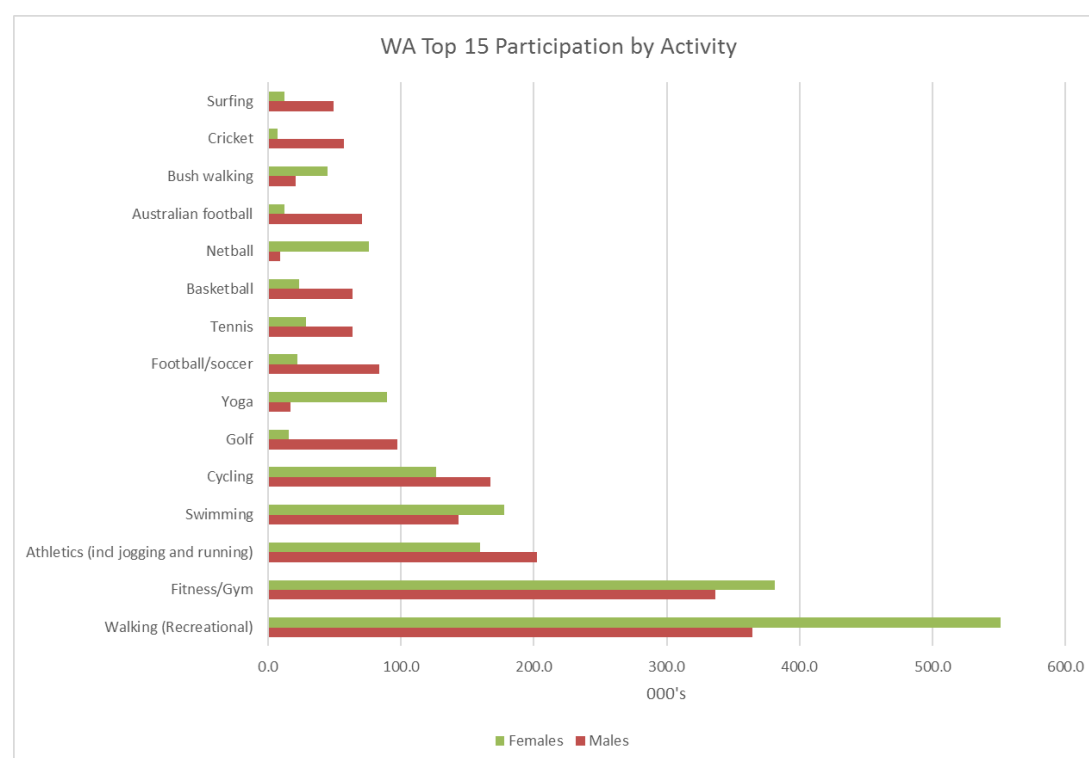
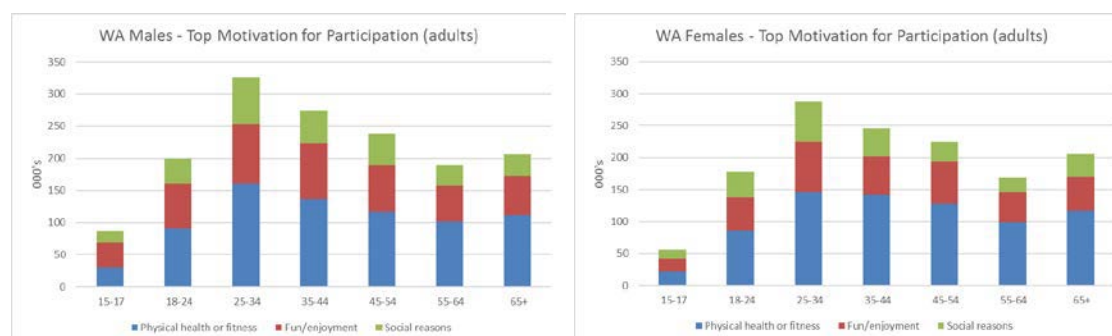


Figure 14: WA Adult Males and Females Top Motivation for Participation (Source: Ausplay)



- Boys and Girls out of school hours activity is dominated by swimming.
- The second most popular OSH activity for boys is football (soccer) followed by Australian Football and cricket.
- The top organisation/venue based activities for adults in WA is fitness/gym which is almost 4 times that of swimming, the second most popular. Yoga, pilates and volleyball are also in the top 15 activities which are venue/recreation centre based.

Figure 15: Organisation/Venue Based Use by Activity for WA Adults (source: Ausplay)

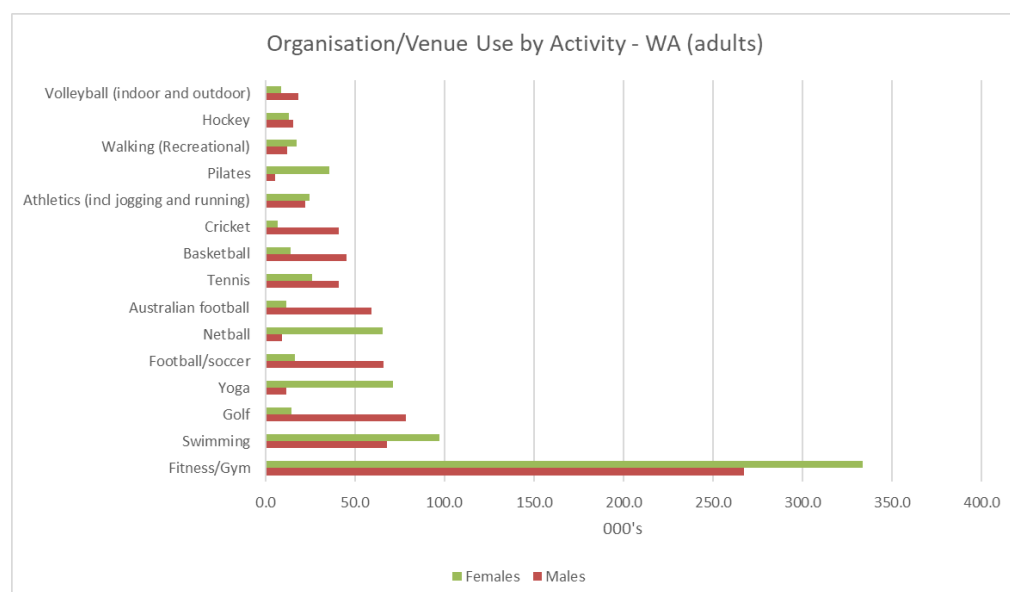


Figure 16: WA Male Adult Participation Rates (Source: Ausplay)

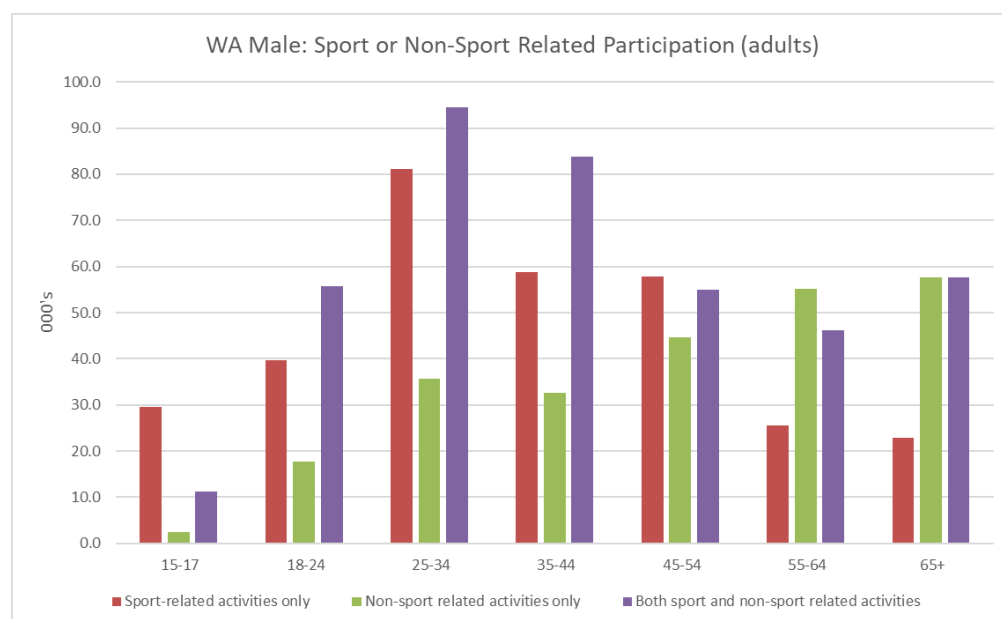
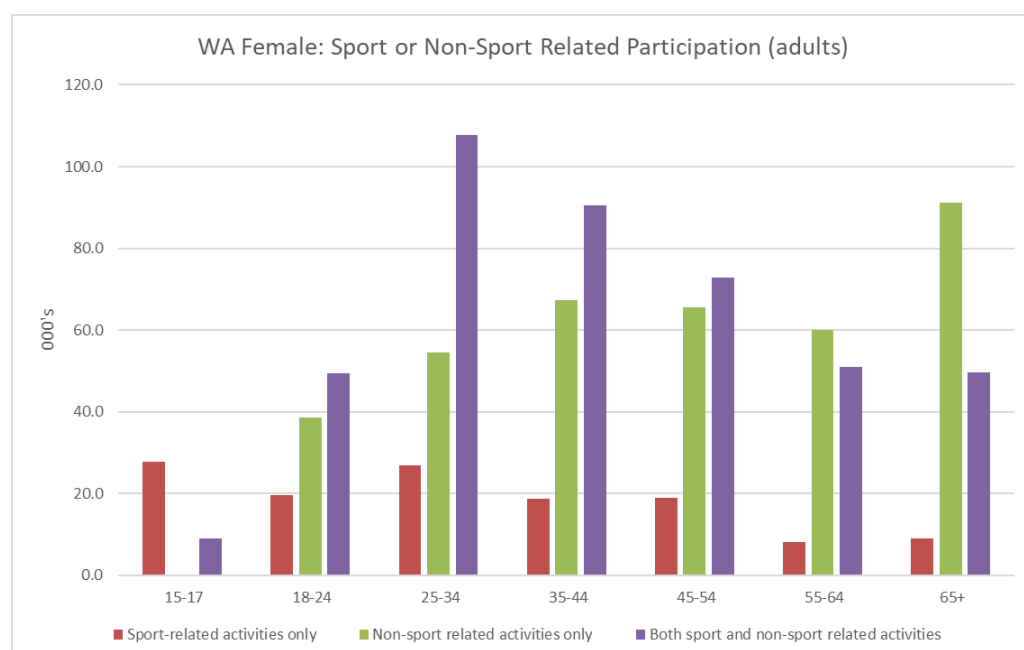


Figure 17: WA Female Participation Rates (Source: Ausplay)



- In respect of motivation, physical health or fitness is the main motivation for men or women to participate in sport and recreational activities.
- In respect of recreational activities, walking is the most popular adult activity followed by fitness/gym, running, swimming, cycling, golf and yoga. It is to be noted that all of these activities can be undertaken in isolation and are non-contact in nature.

The WA AusPlay results have been used to identify the current and projected player/participant data for the Western Suburb catchment area. It is used as one mechanism to assess and analyse demand for infrastructure within a given locale

(the catchment). In order to determine the need, assumptions have to be made in respect of numbers required to sustain a particular sport and recreational activity.

The data referenced below is compiled using:

- Ausplay participation data
- Forecast id population data for each catchment broken down in accordance with the following:
 - o A broad Western Suburb catchment incorporating the main suburbs within the boundary of the City of Cockburn.
 - o Assessment on 5-year population based increments from 2016 to 2036.
 - o The catchment does not take into account any significant barriers relating to accessibility at this stage nor does it incorporate population data from the neighbouring Cities of Fremantle, Melville, Rockingham and Kwinana.
 - o Multiplying the catchment population by the participation rates in 5-year increments from 2016 to 2036.

The key outputs are contained below:

- The key venue based sport and recreational activities for adults are swimming and gym activities (table 7 below refers).
- 13,673 adults in 2016 within the catchment were likely to participate in fitness/gym related activities in venues. In 2036, taking into account population growth, this is likely to increase to 19,886 (a 50.7% increase in participation numbers).
- 7,306 adults in 2016 within the catchment were likely to participate in swimming related activities in venues. In 2036, taking into account population growth, this is likely to increase to 10,626.
- When it comes to organised club based sports participation rates at venues, the main sports are Golf, Australian Football, Football/soccer, Tennis, Netball, Basketball and Cricket. When combined in 2016 within the catchment, these venue based sports are likely to have 14,307 adult participants and by 2036 will have 20,809 adult participants.

Table 7: Western Suburbs Projected Participation rates 2016 to 2036 amongst adults

Participation Rates by Activity (Adults)	2016	2021	2026	2031	2036
Walking (Recreational)	20,845	24,092	26,364	28,321	30,316
Fitness/Gym	16,336	18,880	20,661	22,194	23,758
Athletics (incl jogging and running)	8,235	9,518	10,416	11,189	11,977
Swimming	7,306	8,444	9,240	9,926	10,626

Cycling	6,691	7,733	8,463	9,091	9,731
Golf	2,563	2,963	3,242	3,483	3,728
Yoga	2,416	2,792	3,056	3,282	3,514
Football/soccer	2,408	2,784	3,046	3,272	3,503
Tennis	2,101	2,428	2,657	2,854	3,055
Basketball	1,977	2,285	2,500	2,686	2,875
Netball	1,927	2,227	2,438	2,618	2,803
Australian football	1,882	2,175	2,381	2,557	2,737
Bush walking	1,478	1,708	1,869	2,008	2,149
Cricket	1,449	1,675	1,833	1,969	2,108
Surfing	1,397	1,614	1,767	1,898	2,031
TOTAL	79,011	91,317	99,932	107,347	114,913

- The gender split related to the top 15 activities undertaken in WA highlights a significantly higher level of female activity in non-competitive sport compared to males (with the exception of Netball).
- Overall participation across both genders in walking, fitness/gym, athletics, swimming and cycling is high. This also emphasises the relatively lower levels of participation in organised sport.
- In respect of sport related activities, core participation age cohorts for adults indicated a higher propensity for females to take part in non-sports based activities whilst males under the age of 44 generally focused on sports based participation. As people age, there is a propensity to move away from sport to non-sports based activities (walking, gym, fitness and non-contact recreational activities).
- When the overall participation rates are assessed within the catchment, walking for recreational purposes is the most popular pastime. It is however to be noted that fitness/gym, athletics (including jogging and running), swimming and cycling are extremely popular recreational activities.
- Children's participation in the top ten sports highlights the role that swimming plays in the formative years. It is clearly the most dominant sport due to the focus on learn to swim, water play and squad swimming up to the later teenage years.
- The gender split related to the top 10 activities undertaken by children in WA highlights a significantly higher level of female activity in non-competitive sport compared to males (with the exception of Netball and Gymnastics). It is nevertheless clear that swimming is the most dominant activity as participation level are more than double the second most popular activity of football/soccer).

Figure 18: Participation Rates - Males, Females and Combined for the top 15 Activities in WA

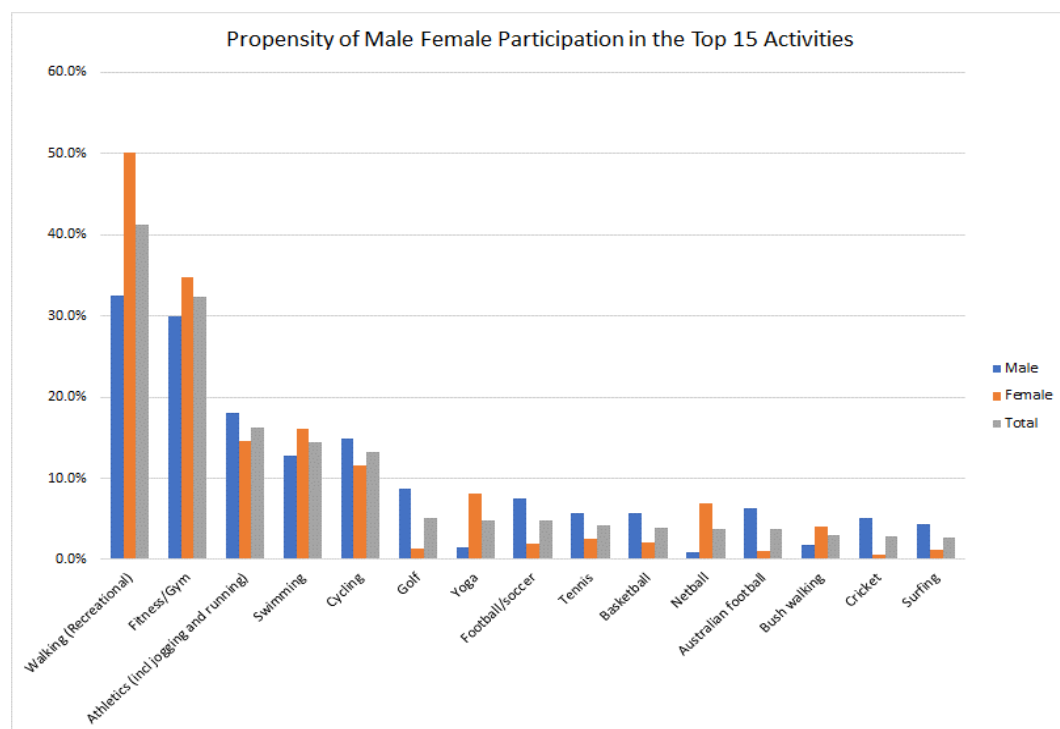
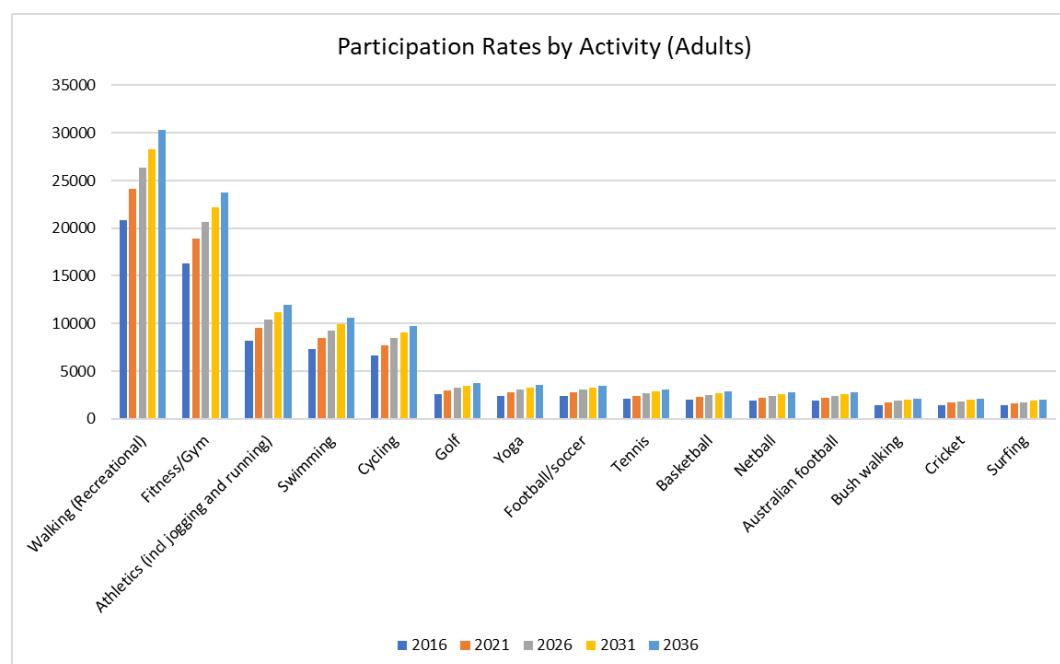


Figure 19: Western Suburbs Adult participation rates by activity



- Adults participation in the Top ten sports highlights the role that walking and gym/fitness plays in their life. This confirms the view that organised sport is less important to adults than children.

Figure 20: Top 10 Sports: Percentage of children within WA participating

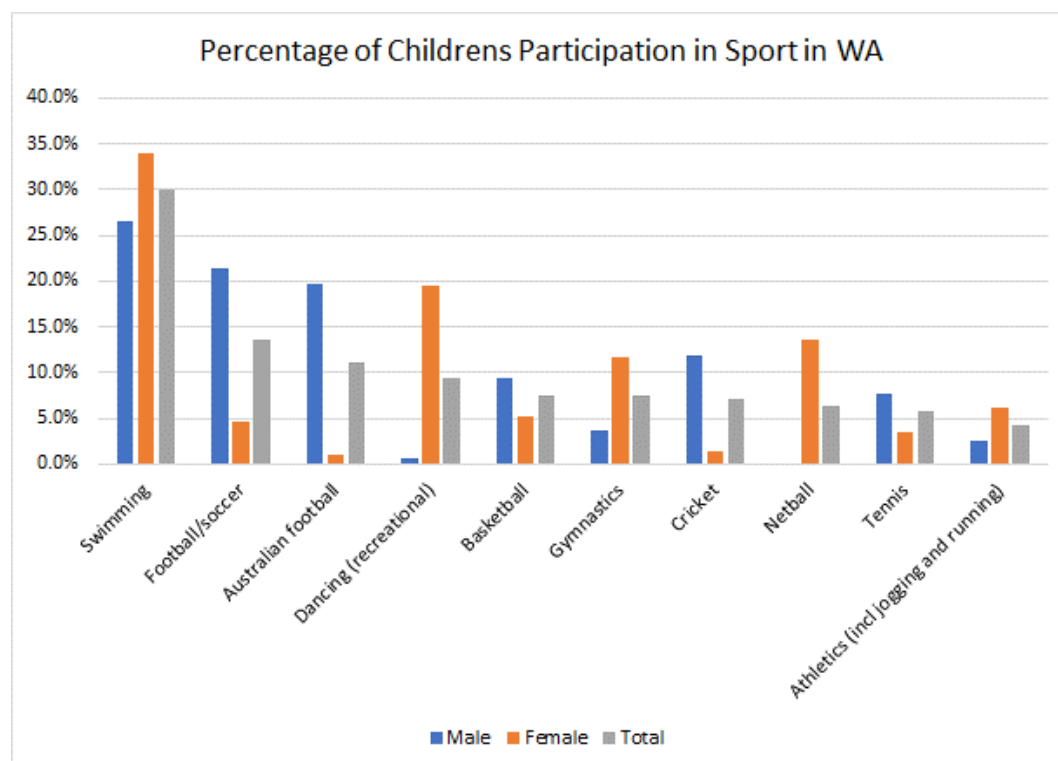
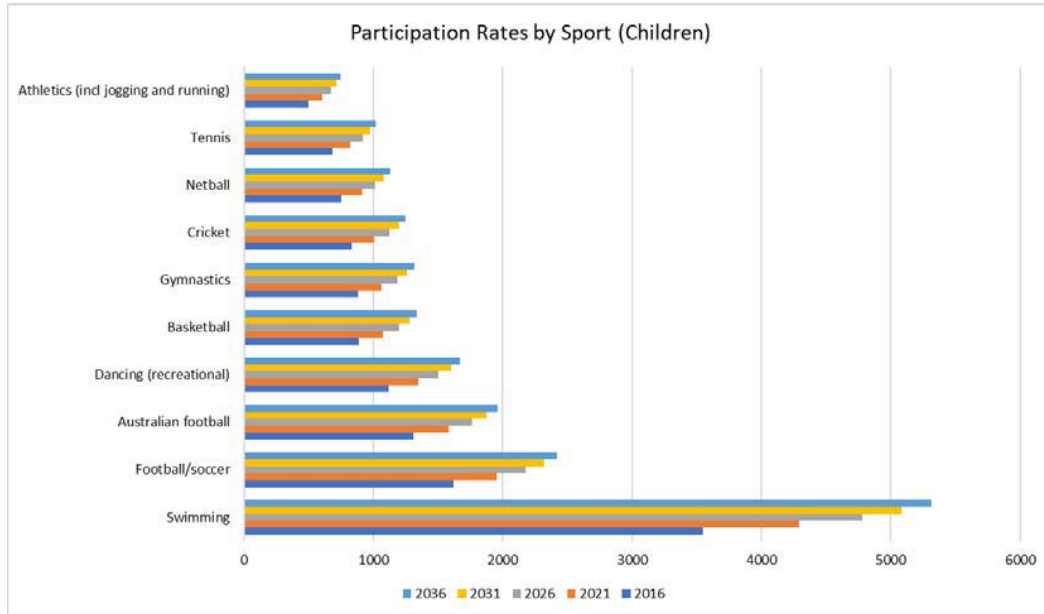


Table 8: Children's participation rates by sport in the Western Suburbs

Participation Rates by Sport (Children)	2016	2021	2026	2031	2036
Swimming	3,550	4,292	4,782	5,088	5,314
Football/soccer	1,617	1,955	2,178	2,317	2,420
Australian football	1,308	1,582	1,763	1,875	1,959
Dancing (recreational)	1,117	1,350	1,504	1,600	1,671
Basketball	891	1,077	1,200	1,277	1,333
Gymnastics	881	1,065	1,186	1,262	1,318
Cricket	835	1,009	1,124	1,196	1,249
Netball	753	911	1015	1,080	1,128
Tennis	681	823	917	976	1,019
Athletics (incl jogging and running)	497	601	669	712	744
TOTAL	12,129	14,665	16,339	17,383	18,155

Figure 21: Children's Participation in the Top 10 Sports 2016-2036





Western Suburbs Sporting Precinct Study Community Consultation Outputs (Working Draft)

Dave Lanfear Consulting | City of Cockburn | August 3, 2017

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1. Background

The City of Cockburn is undertaking an analysis of the potential development of sporting reserves within the Western Suburbs. This has resulted from a recognition that a significant amount of forecasted residential growth is projected to occur in this part of the City. As a result, the draft Community, Sport and Recreation Facilities Plan has recommended a coordinated approach be applied to the future facility and reserve provision in the area. As part of the strategic analysis to enable informed investment decisions to be made by the Council having regard, in particular, to sustainability outcomes consultation has been undertaken with the users of the following reserves:

- Davilak Oval
- Wally Hagan Centre
- Dickson Reserve
- Dalmatinac Park
- Beale Park
- Lucius Reserve
- Santich Park
- Edwardes Park and Watsons Reserve

The interviews with the clubs associated with each active sporting reserve followed the following questioning format:

Questions
1. Provide an overview of what your association/club does: <ul style="list-style-type: none">a. Current activitiesb. Location of activitiesc. Type of used. Growth over the past 3-5 yearse. Typical age profilef. Membership numbersg. Current catchment areah. Capacity on current site/within the region.i. Gaps in current provision on your current site/within the region.
2. What current development programs do you run/operate and what is emerging?
3. What is the future growth aspiration for the Club/Association within the City?
4. Is there anything that is currently inhibiting growth or the level of provision for the sport/ your club?
5. What facilities do you currently operate from and are the facilities adequate? <ul style="list-style-type: none">a. Meeting/Activity Rooms

<ul style="list-style-type: none"> b. Toilets c. Car parking d. Ability to provide secure bookings e. Accessibility f. Security g. Competitions/Events
<p>6. What are the future growth aspirations?</p> <ul style="list-style-type: none"> a. Current facility b. For the Regional area
<p>7. What type of access to facilities would you require and when?</p> <ul style="list-style-type: none"> a. Space/size b. Location c. Facility composition d. Indoor/outdoor space e. Supporting infrastructure f. In partnership with...?
<p>8. What could you deliver if additional facilities were made available in addition to what you currently provide?</p>
<p>9. What are you able to provide in support of your operations?</p> <ul style="list-style-type: none"> a. Volunteer training and development b. Ability to pay/financial contribution c. Service for the local community not provided elsewhere d. Social or service function
<p>10. Any other comments?</p> <ul style="list-style-type: none"> - Management of infrastructure - Financial commitment - Cost parameters - Shared Use/ Joint Use - Local government partnership

In addition, a broader community consultation process was undertaken which raised the following specific questions:

- Have you, or a member of your household, visited, accessed or used any of the following sporting reserves and facilities in the last 12 months?

- On average, how often would you or a member of your household visit, access or use the sporting reserves identified?
- When visiting, accessing or using the reserves, what is the main activity(ies) that you, or members of your household undertake?
- How satisfied are you or your household members, with the quality of facilities at each reserve?
- If, you answered "not satisfied" with facilities at a reserve, could you please indicate why that is the case?
- What are the key improvements/developments you would like to see at each Reserve/Facility?

This information was collated and the key commentary and development considerations is presented in the following sections for reference.

2. Selected Active Sports Grounds

The following Clubs and associations were engaged during this process:

Facility/Reserve	Club	Representatives
Beale Park and Dalmatinac Park: Joint Meeting with Football Clubs Awaiting Response from T-Ball/Baseball	Cockburn City Soccer Club Inc. (Lessee of Beale Park)	President - Heidi Lazzaro
	Cockburn City Soccer Club Inc. (Lessee of Beale Park)	Jason Petkovic
	Cockburn City T-Ball/Baseball Club	President - Paul Fowler
	Spearwood Dalmatinac Club Inc	President - Ivo Radonich
	Spearwood Dalmatinac Soccer Club Inc	Peter Marinovich
Watsons/Edwardes Reserve: Individual Meetings with Clubs Awaiting response from Softball Club	Southern Spirit Soccer Club (Lessee of Watson Reserve)	President - Guiseppe Romito
	Southern Spirit Soccer Club (Lessee of Watson Reserve)	Secretary - Jack Monaco
	Cockburn Junior Cricket Club	President - Stan Koios
	Cockburn Senior Cricket Club	President - Ranko Matic
	Phoenix Park Little Athletics Club	President - Angela Bond
	Spearwood Bulls Softball Club	President - Garth Paparone
Dixon Reserve/Wally Hagan: Meeting with Association	Cockburn Basketball Association (Lessee of Wally Hagan Centre)	Operations Manager - Graeme Pratt
	Cockburn Basketball Association (Lessee of Wally Hagan Centre)	President - Scott Harris
Davilak Reserve: Joint Meeting with Football and Cricket Clubs Individual Meeting with Tennis Club	Cockburn Cricket Club (Lessee of Davilak Reserve)	President - Ranko Matic
	Cockburn Junior Cricket Club	President - Stan Koios
	Cockburn Cobras Football Club	President - Andrew Pearce
	Cockburn Junior Football Club	President - Wayne Fernie
	Cockburn Tennis Club (Lessee of Tennis Facilities)	Secretary - Ronan Oshea
	Cockburn Tennis Club (Lessee of Tennis Facilities)	Member - Bronwyn Halley
Santich Park: Individual meetings with all clubs	South Coogee Junior Football Club	President - Jamie Blight
	Cockburn Little Athletics Centre	President - Liz Goncalves
	Cockburn Athletic Club	President - Coral McCooey

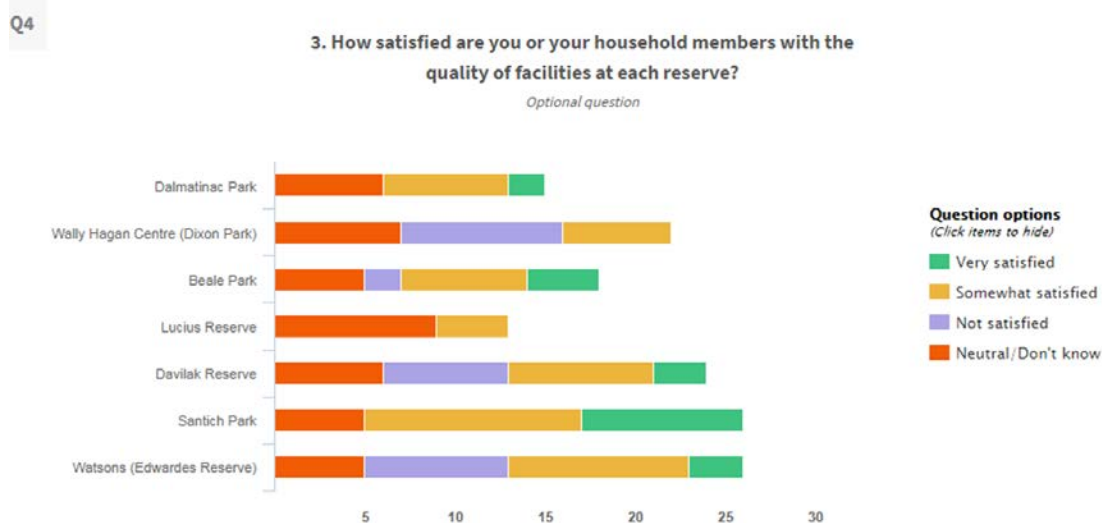
No sporting groups or community representatives were identified to consult with at this stage in respect of Cockburn Coast Oval.

In addition, an online survey on 'Comment on Cockburn' was sent to all sporting clubs in the city, and publicised via email newsletters. A total of 241 people visited the website. Overall, 45 people and one

community group contributed to the survey by Friday 30 June 2017. The key comments which emerged from the consultation process 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.
- There was low satisfaction with Wally Hagan, Davilak Reserve and Edwards Reserve (figure 1 below refers).
- Request by residents group for integrated sporting hub in North Coogee.

Figure 1: Satisfaction rating by respondents with the quality of facilities at each reserve



The survey respondents principally focused on the reserves they were familiar with and the main outcomes related to facility development options is provided in the sections below.

Reference is made under section 3 to comments received by a community group and one respondent suggesting that the consultation processes should have included other areas/sites.

2.1 Beale Park

The meeting with representatives of Cockburn City FC identified the following:

- The current clubhouse is in an ideal location in respect of access and allows an excellent view of two pitches.
- Would be keen on developing 5-a-side competition on site and this may be possible if a hybrid (part grass/part synthetic) surface were to be installed.
- Issues with drainage when weather conditions turn due to low lying nature of the site.
- They wish to continue the partnership with Teeball and Baseball as the seasons work well together and the partnership has been positive. Soccer will continue to be the prime use of the site.
- Redevelopment is dependent on the buildings adjacent to the reserve.
- Lighting was upgraded 5 years ago and is good over two pitches.
- Lack of site servicing – sewerage on septic's and inconvenient/costly (Note: this issue is budgeted for by the City of Cockburn this year and will be resolved).

- The club operate 12 months of the year and can only see that expanding further.

Club Facility Requests

- Replacement Clubhouse
- Improved drainage
- Floodlighting across the whole of the reserve
- Improved off road car parking
- Introduction of hybrid surface to increase carrying capacity and introduce more intensive 5-a-side football activity (income generating potential).

Community Consultation Responses and Implications:

Outcomes from the community consultation process indicated the following facility development options for Beale Park:

- Priorities for improvement include the toilets, changing room, lighting, seating and general ambience.
- Of the respondents, the uses of the reserve identified were for soccer, casual play and personal/group fitness.

Direct feedback comments included:

- 'In regards to Beale Park, it requires major upgrades to the club rooms as they are outdated, toilets are old. The most important thing there is no flood lights to the front two pitches on Hamilton Road, when winter comes the juniors are training in half dark conditions - safety concern. Some junior teams have relocated to the other side (east of club rooms) and that is creating overcrowding (no room to train). If we want our kids to play sport, any sport we need facilities that are safe and upgraded. The clubs will not grow and attract young kids if they are old.'
- 'Beale Park has been the home of junior soccer for a number of years. By improving both venues (including Davilak) they can become better utilised by the main stream public and hopefully create better revenue for the clubs'.

DEVELOPMENT OPTIONS

It was evident from the site audit and inspection of infrastructure that the facilities from which the soccer club and Teeball club are operating are extremely poor and run-down. They do not meet current day facility guidelines and expectations of members and user groups. As the premier soccer club within the City with a commitment to grow, this site is critical to its future evolution and should be retained with a primary focus of soccer.

Detailed development options were provided by the club identifying their needs and new clubhouse, pitch and car parking infrastructure. These are provided as an attachment to this report. It is however considered that the plans may not necessarily maximise the options for the site as the clubhouse is still identified as being centrally located within the site. These will need to be reviewed and tested in due course (particularly in relation to current site restrictions). Subject to the acquisition of adjacent land the following should be considered:

- Acquire land and buildings off Kent Street and demolish.
- Demolition and make good land on which the current clubhouse is located.
- Re-align clubhouse on Kent Street with a viewing platform across the full reserve.
- Re-align club/public car parking off Kent Street.
- Main pitch infrastructure to be aligned in a north to south orientation

- Floodlighting to a minimum recreational grade located throughout reserve to maintain lighting coverage across all pitches.
- Connection of site to mains servicing.
- Potential development of a synthetic surface to replace one grass pitch and increase potential capacity on site (as opposed to a hybrid surface). This would need to be the subject of a financial assessment related to income generation, maintenance obligations (including replacement sinking fund) and bookings/governance. This option will need to be revisited with the club as part of the overall site master planning process.
- Minimum design standards for clubhouse pavilion to incorporate spatial requirements as detailed in Lucius Reserve recommendations with all changing facilities to be unisex and capable of being compartmentalised to increase flexibility of use. Additional infrastructure as a minimum should include:
 - o Additional internal storage
 - o Additional external storage
 - o Social/Function Room and bar (size to be agreed and dependent on projected usage) with ability to use internal space flexibly.
 - o Additional ancillary Administration/Office/Meeting Rooms for football and Teeball/Baseball
 - o Commercial kitchen, store and cold room.
 - o Gymnasium.
 - o Additional alternative exercise equipment could be integrated within the Sporting Reserve.
- Advice on potential tree replacement/offsets will be necessary to ensure site usage is maximised.

Recommendation: Confirm extent of land development (land and buildings off Kent Street to be demolished and incorporated within the potential site development options). Undertake a detailed masterplan of the site with the potential to re-align the current clubhouse facility and car parking areas in accordance with the above principles.

In order to pursue this, further discussions will be required with the cadets and Life Without Barriers to ascertain what their future requirements are and what potential alternative site development options may be available to them to relocate.

In addition, whilst Teeball has been identified as a complimentary partner by Cockburn City FC, current membership is low and they are likely to continue to struggle financially. Options should be considered to relocate the club as part of a future Small Ball Sports Feasibility Study.

2.2 Dalmatinac Reserve

In 1998 Cockburn City FC and the Dalmatinac Clubs amalgamated and the relationship focused on training at Beale Park and elite games at Dalmatinac Park. They currently work closely together and see the facilities at Lucius Reserve serving the needs of both clubs. They clearly operate effectively in partnership with the soccer pitch at the Dalmatic Reserve having been identified as the premier NPL facility. As the elite soccer facility within the City with a strong developmental growth pathway established in partnership with Cockburn City FC, it should be retained and enhanced to meet the clubs NPL obligations. Other infrastructure at Dalmatic Reserve offers opportunities for club members and the responsibility for its development should rest with the club, being within their ownership and control. In respect of the NPL infrastructure however, the financial responsibility of the City should rest with that necessary to facilitate community level activity. All additional standards required to meet NPL requirements should, through negotiation, be met by the club.

The meeting with representatives of Dalmatinac and Cockburn City FC identified the following:

- A strategic plan for both clubs and potential site development is in place.
- The clubs have worked well and continue to work well in partnership.
- The focus is on community and elite pathway programs, disability, women and NPL.
- The elite plan will be influenced by Football West's current review of NPL.
- Biggest issue at Dallies is lack of media accommodation, seating (criteria is set to change but the vision is for 1,500 seats) and floodlights (currently around 280lux whereas 500lux is required).
- No facility south of the river can cater for the type of competition the Dalmatinac site can provide.
- Dallies has over 600 members and is self-funded. Netball has around 180 girls on the two courts.
- They see future development as a partnership between the state, local community and the city.
- The club use 3 out of 4 bowling greens.

Club Facility Requests:

- Main facility development issues to be resolved:
 - o Covered seating – the bare minimum to meet NPL requirements but there is a need to future proof.
 - o Increased floodlighting capacity.
 - o Lack of access to corporate facilities. There is a need to add value to the brand and to be able to host finals. This could generate significant club income.
 - o Media box/area
 - o General facility upgrade.
- Club undertakes all of the maintenance and have upgraded the fencing. The pitch is good as is the quality of drainage.
- Options for pitch to increase capacity would be a hybrid at Beale Park. They wish to maintain grass at Dalmatinac and see the pitch as being a high-quality grass facility into the future.
- Focus on the Dalmatinac site covers five key activities/sports:
 - o Lawn bowls (recent investment to be delivered to replace one green);
 - o Netball (need to upgrade courts and replace netting and the development of one indoor Netball Court within existing building Complex).
 - o Amateur Soccer (floodlights and changing facilities – the club need more showers and toilets together with a minimum of 6 changing rooms to service the Dalmatinac Reserve and Lucius Park – they have 4 at present)
 - o Social (upgrading pavilion) and
 - o Darts (to close off the darts area and make it a discrete club activity).
- There is a lack of storage on site which needs to be addressed.
- Bocce pavilion to be redeveloped.
- Plans were presented by the club detailing extensive developments on the existing site and incorporating (NPL+) requirements, including spectator accommodation of 1,500. These are provided as an attachment to this report.

Community Consultation Responses and Implications:

No specific comments were received in respect of Dalmatinac Reserve.

DEVELOPMENT OPTIONS

The development options are linked with the requirements at Lucius Reserve in respect of a shared changing facility servicing both sites and in particular should focus on:

- Upgrading current site floodlighting – A decision needs to be taken whether increasing to 500lux is a key responsibility for the City. It is a requirement of NPL regulations and in future will be necessary to support televised NPL/FFA Cup matches. The assumption is made that the City in discussion with the Dalmatinac Club and Cockburn City Football Club will identify a split-cost obligation with regard to the funding of the higher-level specification for lighting to service NPL needs.
- The changing facility at Lucius Park serves Dalmatinac Reserve in addition to Lucius. It does not meet modern day sporting standards and is significantly below modern-day sporting requirements for second tier elite amateur sport. As a minimum and based on current standards across sporting bodies, a changing room pavilion serving two playing field areas (with limited social infrastructure) should provide for:
 - o A main viewing area (covered and with seating/hard standing beneath – size of 50m² but dependent on orientation)
 - o Home and Away Changing (40 to 60m² for each team changing area) – x3.
 - o Home and Away Toilets and Showers (20 to 30m² for each team changing area) – x 3.
 - o Accessible Public Toilets (male 15m² female 15m² accessible 5.5m²) – this could double up for general community use.
 - o Officials (15m²)
 - o Internal Storage (20-30m²);
 - o Utility Cleaners Store (5m²)
 - o External Storage (30m²)
 - o Ancillary Administration/Office/Meeting Room (15-25m²) – not necessarily required at Lucius Reserve.
 - o Kitchen (15-25m²) depending on the service required plus store and cold room (10m²) – not necessarily required at Lucius Reserve as the adjacent clubhouse can facilitate this use when necessary.
 - o First Aid(15m²).
- Other development options for NPL requirements (including media viewing, corporate and commercially focused aspects may not be considered as a core responsibility of the City. These will be required if the ongoing viability of the site is to be maximised.
- It is recommended that the full extent of the sites development should be considered as part a comprehensive master plan to ensure all infrastructure is integrated and works effectively for the long-term interests of both the Dalmatinac Reserve and adjacent Lucius Reserve. This would need to consider, as a minimum, current site levels, car parking, netball, indoor sports, changing facilities, social and Bocce. The current ad hoc development has compromised opportunities and this should be addressed to ensure the return on future investment is maximised.

Site plans and development options were provided by the club and as with Beale Park need to be tested against known site constraints and functionality.

Recommendation: Advice is sought from the City in respect of the level of design analysis which should be undertaken in the next process. Current proposals advocated by the club are outside of the scope of the

City's investment capability given the forward financial planning statements and commitments. The extent of required development is also beyond that which is required for NPL standard.

2.3 Lucius Reserve

The meeting with both club representatives of Dalmatinac and Cockburn City FC identified the following for Lucius Reserve which would serve the long-term development needs of the clubs:

- Lighting is a big issue as it is not sufficient for training.
- Generally used by junior teams
- Surface for training is very similar to Beale Park – generally good but sometimes subject to water-logging in extreme weather conditions indicating a need to improve drainage capability.
- The changing room facility is difficult to manage during poor weather and drainage is a major issue – the wall collapsed on other side of Bocce facility adjacent to the changing room – this could have been serious and is still a major concern as water pools and is undermining the structure.
- There has been no DDA audit undertaken as far as the club is aware but it is considered that the facilities would not be DDA compliant.

Club Facility Requests:

- Goals need upgrading (some are not fixed and are a danger – Note: The City have noted this risk and are to address this as an immediate priority this year)
- Changing rooms require significant upgrade or replacement. Recent investment has concentrated on internals and minimum aesthetics and not addressed fundamental structural and flexibility of use (roof needs replacing, showers/toilets dated and limited use for female game).
- Upgrade drainage across whole site and particularly the pooling adjacent to the pavilion/changing facility.

Community Consultation Responses and Implications:

The following comment was received in respect of Lucius Reserve:

- 'Lucius- needs some toilets so far to walk to other side of Manning Park for toilets it would get used more if there was a toilet available here.'
- Usage of Lucius Reserve by respondents was limited to skate park/BMX use. It is assumed that this use is of an informal nature.

No other specific comments were received in respect of the reserve nor were other specific comments received with regard to suggested improvements.

DEVELOPMENT OPTIONS

- See reference under Dalmatinac Reserve above for pavilion/changing room upgrade which would service both sites.
- Goals were identified as being substandard and in need of replacement to be H&S compliant (this may be a club obligation).
- Floodlighting upgrade to achieve a minimum recreational coverage (100-150lux) across whole site.
- Drainage upgrade throughout the site, but in particular adjacent to Dalmatinac Reserve if new changing infrastructure is to be considered. As a minimum, the implications of current drainage pooling to the rear of the changing block should be assessed and appropriate drainage measures installed to mitigate health and safety concerns.

Recommendation: Develop a standard changing room design in accordance with recognised State/National Sporting Association Standards to service both Lucius and Dalmatinac Reserve sites as a direct replacement of current infrastructure. The changing room infrastructure will need to be constructed to enable joint use by both clubs and of a unisex design.

2.4 Watsons/Edwardes Reserve

All clubs (with the exception of T-ball) have been contacted in respect of both reserves. The following provides an overview of the consultation outcomes:

Southern Spirit Soccer Club

- The clubhouse was formerly a change room and is 50-60 years old.
- The club obtained its own funding to develop it further with no investment by the council.
- Club cannot grow any further due to site constraints – it currently facilitates 4 teams (masters and social). Lights are slowly getting better due to a \$20k investment recently.
- There are 70 members and it is stable. It is all seniors and do not want to grow any more given limitations they have.
- Club controls everything within the club and do not rent it out (although legitimate local charities will be provided the facility for free to fundraise). They have no desire to lose control due to risk.
- They wish to use the oval for training but the tower lighting at the top field (Edwardes) is not good enough.
- Previously the club were part of the sports and community committee which was abolished. They were then prevented from using Edwardes. There is however scope for training if lighting is improved.
- Car parking is an issue (on-street parking is the norm).
- They are exploring the state league environment to develop an under 18's team if the club were to look at progressing – this would provide a development pathway. This may result in one of the social teams being dropped. The club may put on a fifth team if space were made available.
- The club have previously been approached to merge and have looked at an agreement with Beeliar for junior development. They do not want to duplicate Cockburn City.
- Their 10-year plan was aimed at winning the league and cup. They succeeded in the league but not cup.

Club Facility Requests:

- 1 x set of changing rooms
- Build a verandah at the front and build viewing capacity. Looking to do it themselves.
- Need better lighting at Edwardes – 100lux training lights are too restrictive.
- The clubhouse is in a pretty good order.
- Improvements to lighting on existing pitch to ensure they are at the same standard.

Phoenix Park Little Athletics

- There are a number of development options they could consider. The club is in the process of developing their strategic plan.
- The club do not see the benefit of having a number of satellite sites and believe that consolidation would benefit everyone.
- The council should consider a synthetic track as a long term option but Santich is not appropriate. The site would need to be fenced off and they are not wedded to one site. Yangebup could be an ideal location for a synthetic surface.
- The club is concerned that there is no strategic planning process in place and no intellectual rigour being applied to the future of Little Athletics in the City. All clubs need to get together and rationalise activities. Phoenix is under-represented on the centre committee.
- The currently have 120 members.
- The building structure is inadequate to support athletics, cricket and softball.
- The building is not appropriate for secure office and displaying trophies.
- The site adjacent to the reserve may become available – current house and former market garden. This could be used to enable the reserve to be developed more effectively.
- Positive communication is required amongst all clubs.

Club Facility Requests

- Immediate need is for car parking – only verge at the back of the site is available
- Lighting at night for personal safety – it currently doesn't support direct access to the facility and should be in place.
- There is potential to create new build and car park on the top of the bank between the two reserves and potentially incorporate the former market garden area (if land were to be purchased).
- A synthetic track to potentially replace Coker Park (recently re-surfaced synthetic track within the City of Canning which has been identified for housing development in approximately 10-years).
- Access to toilet facilities with good security and safety is important.
- There needs to be an office for each club and an administrative centre.
- There is a real need for meeting space which they currently struggle for.
- \$25k of throws and jumps have been put in by the club. These would need to be relocated if the building were to be removed.

Cockburn Senior and Junior Cricket Clubs

Both clubs were questioned about the use of the reserve but both intimated it was low on their priorities and merely served as a playing option when other wickets were not available. Current changing infrastructure meets current needs.

Community Consultation Responses and Implications:

Outcomes from the community consultation process indicated the following facility development options for Watsons/Edwardes Reserve:

- High priorities for investment particularly include change rooms and toilets.
- In addition, improvements to the playing surface, lighting, shade, seating is also referenced.
- Additional comments related to the provision of ground availability, safety, fitness equipment, BBQ's and pedestrian access were provided.
- Usage of the reserve by respondents were as athletics/Little Athletics, cricket, soccer, group or personal fitness, as an official/coach/trainer and for casual play.

More specific comments by respondents are provided below:

- 'More accessible parking, change rooms, lighting & seating at Edwardes Reserve.'
- 'Edwardes Reserve needs street parking around the ground and again with weekly cricket matches both junior and senior, changerooms and kitchen access are an absolute must.'
- 'The biggest issue is parking. Edwardes Reserve could do with better toilet/change room facilities.'
- 'The amount of use this reserve gets with various sporting commitments the toilets really need upgrading it is very hard to keep them clean the bugs and spiders are terrible and they are dark and dingy. Children do not want to go in them they are in need of an upgrade.'
- Oval is mostly undeveloped. Ample space to install proper clubrooms and changerooms, install a proper Athletics running track and second jumps pit. Relocate football/softball to Santich entirely.

DEVELOPMENT OPTIONS

Development options can be split into two potential areas:

1. Retention of current reserve space and re-alignment of infrastructure to meet the needs of football (soccer), little athletics and small ball sports. This could incorporate a single shared use facility on the elevated position between the two reserves to service all sports (understood to be within the Dept of Education's control and identified in blue below). Access and car parking could be maintained via the existing unmade maintenance vehicle access (identified in red). The existing football club building could be demolished and a lower level car parking area created over the cleared land (outlined in green).
2. A more comprehensive development including the acquisition of land adjacent (identified in yellow below). At this stage, it is unclear how much of this land may become available and it could extend eastwards. This is a long-term option and would permit the development of an additional oval and more effective functional solution for the site.

Notwithstanding the above, investment will be required in both clubhouse buildings and, in particular to address off-road car parking. Car parking could in part be addressed by formalising the access road between the football club and adjacent land and providing a car park on the elevated position adjacent to the Little Athletics pavilion without compromising current site activities.

Both the clubhouse buildings do not meet current design standards for clubhouses and are not sufficiently flexible to cater for same/mixed gender use. Over time both will need to be replaced and consolidated.



Recommendation: In the first instance pursue the option of acquiring land adjacent to Watsons Reserve from the Department of Education (purchase or lease) and develop a site masterplan incorporating a centralised changing facility with access provided along the existing access route above Southern Spirit Soccer Club. This option should seek to rationalise/replace existing clubhouse infrastructure and replace with one multi-functional clubhouse serving all sports (soccer, cricket, Little Athletics, athletics and small ball sports). In addition, a re-alignment of floodlighting should be considered to ensure site usage (on both reserves) can be maximized for training and competition purposes.

Explore the potential option to acquire additional private land as a mechanism to offset the shortfall in active open space in the Western Suburbs, should this become available.

2.5 Dixon Reserve/Wally Hagan

The Wally Hagan Centre is the principle basketball facility within the City of Cockburn (having regard to Lakelands which is owned and operated by the Baptist Church). The current facility is in a poor state of repair and fails to meet minimum facility requirements for the sport and in particular is deficient in providing for adequate disability access.

Dickson Reserve lies immediately adjacent to the basketball facility and provides a variety of informal recreation opportunities. As former tipped land, it has not been used regularly for formal pitch sports, partly because the ground is uneven and is not attractive for club competition or training purpose. There is potential to utilise the land for rectangular pitch provision, subject to land remediation being undertaken. This however is dependent on the long-term requirements of basketball which may necessitate a further extension into the reserve, if a more extensive development option is to be considered (i.e. a 6-court facility).

This would need to be assessed based on the 20-year development potential of basketball within the City of Cockburn

The principle focus of the meeting with the Basketball Association was the Wally Hagan Centre and not the broader Dixon Reserve. The main points for consideration include:

- 3-years ago the club were financially at the brink with a liquidity ratio of 0.5. It has now turned around with a liquidity ratio of 3.5.
- They have developed a governance model which incorporates succession planning and transition.
- They have also altered the culture within the club and have adopted a strategic plan.
- They see the future as being a self-managed facility where the club can exercise control and develop programs and services for the broader basketball community and access for local groups.
- The club champion diversity and have developed a strong link with wheelchair basketball which they are seeking to accommodate in substandard facilities (An inspection of the facility revealed that it would be unlikely to be DDA compliant due to inaccessible areas for changing, storage, access to club room etc.)
- The club wish to remain at Dixon Reserve and consider the area to provide significant growth potential at all levels (disability, indigenous community, coastal population growth and established urban areas). The proximity and openness to the surrounding multi-cultural, multi-social community would be difficult to replicate.
- There is a desperate need to upgrade the canteen, café, gym, storage and creche. All improvements would facilitate greater use and attract daytime traffic.
- Future focus will be on female use and program development.
- The venue is currently hired out to a variety of user groups which they are seeking to expand. They have participation programs in 16 primary schools.

Association Facility Requests:

- Long term aspiration is for an 8-court facility and medium term is for 6 courts. All courts must be indoors.
- The adjacent reserve provides the opportunity to secure sufficient space for 8 courts.
- Current courts are good and there is potential to re-use the wood. The structure of the building is sound (no subsidence) although the roof leaks and causes games to be halted. A new roof is essential if the building is to be retained.
- All operations will need to be retained through any disruption associated with the facility build.
- The catchment reach is 15km – they aim to be the best with a focus on increasing participation in all program areas.
- A workshop/shed for wheelchair basketball use (repairing equipment).
- A working group has been formed at an executive level to work towards developing a \$10m facility.

Current Game Development Inhibitors:

- State competition results in loss of court time.
- Senior Comps are over-subscribed.
- They have incorporated different time slots and are currently considering setting up competitions off-site due to lack of capacity.
- 9:00- 3:00pm at weekends is core time.

Current initiatives

- 1 x FTE started on Feb 1st to run programs in schools – the objective being to grow the game and facilitate growth at the centre.
- Aussie Hoops
- Inclusion activities. They offer free disability programs but are seeking a funding partner to maintain the free service.
- Currently the facility is used to host Fencing WA competitions and training.
- Cougar Classic is run over 5 weekends with 40 teams which is becoming increasingly harder to host. As a result, they are losing potential revenue.

Community Consultation Responses and Implications:

Outcomes from the community consultation process indicated that there was a low satisfaction rate with Wally Hagan. The following facility development options for Dixon Reserve/Wally Hagan:

- Priorities include the replacement of the leaky roof (referenced on a number of responses); fitness equipment; general ambience; toilets; changing rooms; lighting; safety, seating and playing surface.
- To a lesser degree the development of shade, BBQ's, bike access, ground availability and pedestrian access is referenced.
- The respondents predominantly used the centre for basketball and as an official/coach/trainer. Other uses included bowls, casual play and school carnivals and events. Reference by a respondent was also made to the use of the adjacent BMX facility.

The following direct comments related to the stadium were made:

- 'Wally Hagan Stadium is a relatively unknown gem. It has some of the best hardwood basketball courts in the state. But they sit inside a run-down tin shed. Infill and high-density housing are rapidly increasing the population in the western corridor and Cockburn needs and deserves a facility it can be proud of.'
- 'Spending on average 3-4 nights a week at Wally Hagan Stadium for the last five years, and having played basketball there since 2001, the facility is in dire need of an upgrade. The roof leaks in winter (games have to be cancelled during particularly heavy rain because it is unsafe for play), it is a sauna in summer and is just showing its age. With a senior's competition at capacity and a growing junior program, the facility is very much in need of modernisation if it is going to continue to grow.'
- 'Wally Hagan Stadium needs a total revamp especially being the home centre for a high profile disabled basketball team, and a centre where a lot of regional athletes also meet to train and participate - the canteen café area needs a complete revamp too.'
- 'Wally Hagan needs a total upgrade or move the basketball comp to Cockburn ARC. Parking facilities are strained when there is a basketball comp on. The roof leaks which also makes it dangerous for players!'
- 'Facilities are very old at Wally Hagan. Entry into the stadium is not easy for those people in wheelchairs or with disabilities. Not enough change rooms for visiting clubs Not enough storage area to assist with National Wheel Chair Basketball team storing their equipment and chairs. Roof leaks have damaged the playing surface and are still a hazard when we have wet weather.'
- 'Roof leaks have stopped games and therefore cost the Association revenue. Roof leaks have also damaged the floorboards. Poor access for disabled people. Poor signage to direct people to Wally Hagan Stadium from Rockingham Road. Inadequate change rooms for visiting teams and disabled players.'

- 'Only interested in Wally Hagan. I know you will liaise with the club as they know what is required best.'
- Wally Hagan Stadium needs further improvement'

Additional Considerations – Fremantle Table Tennis Club

In 2016 Fremantle Table Tennis Club expressed a desire to locate within the Wally Hagan Centre and identified a floor area of 1,600m² to be considered for the development. They currently are based at Hilton Bowling Club and operate 4 sessions/week providing 11 hours of use in total for 52 weeks of the year on 10 tables (70 members + casual visitors which include juniors, seniors & the disabled). They also operate 2 disability multi-sports programs weekly for a total of 3 hours. They are seeking a secure venue within the City of Cockburn for a permanent setting of 14 table tennis tables and a multi-sports disability program area which can be used by other sporting groups (Badminton, Netball, Tai Kwon Do).

DEVELOPMENT OPTIONS

- Initially a replacement 4 court facility at Dixon Reserve with potential for 6-court should be considered. The capacity at present is impacted upon by the quality of infrastructure and key playing times. A number of associations have plans to extend to 6/7 court facilities or already have these in place. Examples include:
 - o Willetton – master plan developed and awaiting confirmation of funding.
 - o Mandurah – currently in construction with show court flexibility due to retractable bleacher seating.
 - o Albany – ALAC developed the infrastructure 5 years ago.
 - o The extension of Joondalup Arena.

A capacity model will need to be run on the current courts and potential future court use to establish precisely, the level of current capacity and likely future court space required to service the needs of the expanding population in the Western suburbs

- The club is very progressive as indicated within their draft strategic planning documentation. The capability to accommodate wheelchair basketball will provide an opportunity for the sport which is not available elsewhere. This has the potential to accommodate state and national level competition which is lacking at other venues.
- The setting back further into Dixon reserve should be considered but is likely to be met with opposition. The need to accommodate vehicular access and extensive car park should be factored in. Local car parking on the adjacent reserve and retail area does offset this at present.
- The initial land analysis identifies that Dickson Reserve could be developed to provide one rectangular playing pitch space.
- The option to develop an additional permanent table tennis facility and multi-sports area is not considered to be a viable short to medium term proposition given the extent of investment and limited weekly use. This aspect will need to be explored in more detail to determine the potential longer-term viability.

Recommendation: Develop a site masterplan having regard to the potential to develop a 4 court (potentially expanding to a 6-court facility subject to the justification being determined), associated club areas (internal court changing rooms, corporate hospitality, meeting rooms, kiosk, offices, storage, members areas, officials changing, storage, wheelchair workshop, kitchen, retractable seating etc.), re-aligned car parking, outdoor changing/public toilets and rectangular pitch provision (including costing assumptions).

2.6 Davilak Reserve

The meeting with the user groups centred on the potential future of the reserve and development options. The initial meeting focussed on the need to:

- Improve the clubhouse, changing and playing space at the oval
- Increase flexibility to provide for junior and senior sport at the same venue
- Improved nets
- Potential redevelopment if tennis were to move, play equipment were to go and nature play not progress.
- All indicate a significant growth in numbers

The clubs subsequently fed back information following the club questionnaire template as they wanted to provide a more considered response. A summary of the responses received to date is provided below:

Cockburn Cobras Football Club

- The Football Club has experienced significant growth over the last few years. In 2010, the club nominated a second senior side and in 2017, nominated a Colts side in the West Coast Eagles Colts Competition. As a result, the Football Clubs member numbers have increased to coincide with the extra nominated teams. 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).
- The club is looking to continue its growth and will be nominating a third senior side in 2018 and strongly exploring the viability of a seconds Colts side in 2019.
- The Cockburn Cobras Football Club is looking to continue its growth and will be nominating a third senior side in 2018 and strongly exploring the viability of a seconds Colts side in 2019.
- The extra sides that are forecasted to be nominated will require more training space, more game day venues and possibly upgrading the lights to match conditions so as to have games after 530pm where lack of light is a factor.

Club Facility Requests:

- Already storage between all the lease holders of Davilak Oval has been an issue albeit addressed by the addition of a storage container behind the club rooms for off season clubs.
- The club rooms have a legal capacity of 100 which makes it impossible for the club to hold major club functions or wind ups at Davilak Oval due to licensing. This increases costs dramatically and inhibits the club's ability to raise and earn money at the reserve.
- As the WAAFL along with junior football associations continue to embrace incorporating female umpires and players, new rooms and toilets should be a mandatory addition to Davilak Oval.
- Currently female umpires are required to change in a shared umpires room which they must walk past the open men's urinal.
- The carpark is a concern with only one combined entry and exit really does limit space and drive thru ability as cars get stuck in the northern end requiring them to do U turns creating severe congestion.

Cockburn Junior Football Club:

- Junior football training 3 nights a week and games on 2 days a weekend. Last year they sustained 100% growth due to recent new estates and growth in the area, previous years has been steady due to being an older area.

- Club has the capacity to double in size again, with some better facilities and back up facilities.
- Gaps in current provision and barriers to use: Old facilities which need to allow for club functions to be held on site rather than going to larger venues, better use of land which is currently wasted including a smaller training oval. Change rooms and shower facilities are sub-standard and there is no storage for any of our clubs to have their own designated area. There is no administration room where club administrators can keep any administrative paperwork or files
- The club has just had a change of committee and is trying new and fresh approaches to gain players and support. Actively going into schools, advertising in local media, more proactive in the district.
- They would envisage with new estates being built all around that this club will double in size within 2 years and have teams in most modified rules which covers 5-13 year olds.

Club Facility Requests:

- With both football clubs growing, it is envisaged they will be needing to use the facility 7 days a week to fit training and games into the schedule. An upgrade of lights will give the clubs the ability to play night or twilight games which will alleviate a shortage of time availability for the oval.
- Main hall area needs to double in space, kitchen double in space, 4 storage areas for the 4 clubs that use facility at least 30m² each. More oval space for growth, better reticulation on top oval which is used for Auskick which is the future of the club 5-7 year olds.
- A better club, better memorabilia showing history of club, which will give better marketing to club which will lead to more people joining. Functions being held in our own club which will increase profits through food and drink revenue and build a family atmosphere.
- Building the front verandah has improved our clubs already, however a new or improved clubroom would help the clubs dramatically.

The junior football club, whilst not representative of senior football expressed similar issues and facility improvements at the round table meeting.

Cockburn Senior Cricket Club:

- The simple objectives of the club are the encouragement and development of the game of cricket. The Club is an affiliated cricket club of the South Metropolitan Cricket Association Designated "the Association".
- The club have 9 teams at present we are required to have another 4 "home" grounds that we use in summer in order of preference being, Enright Reserve, Goodchild Reserve, Edwards Reserve and Lakelands Reserve.
- Usage required: Hard wicket cricket grounds – training and match day playing and full access to club infrastructure at Davilak – match day playing and access to toilets and changerooms at Goodchild – match day playing and access to toilets/limited change facilities at other Reserves.
- Growth since 2012 has been
 - o 012-13 Season – 6 Teams – circa 100 Registered Players
 - o 2013-14 Season – 8 Teams – circa 120 Registered Players
 - o 2014-15 Season – 7 Teams - circa 120 Registered Players
 - o 2015-16 Season – 8 Teams plus 1 Formula 15 Team – circa 150 Registered Players
 - o 2016-17 Season – 9 Teams plus 2 Formula 15 teams – 175 Registered Players

- Current age profile is Under 18Yrs – 36 registered players; 18 to 25Yrs – 41 registered players; 25 to 35 yrs – 32 registered players; 35 to 45 yrs – 35 registered players; 45 yrs plus – 31 registered players.
- The home facility is very limited and way too small now to accommodate the growing club but Davilak is their home and they want it to remain to be their home.
- There are no formal development programs, however, the club have an alliance with the junior cricket club to continue to develop and foster junior participation in senior cricket and smooth the pathway from juniors to seniors.
- Future growth aspirations are to continue to grow the club to be the most successful on and off the field in our relevant Association and City, if not the State. Success being defined by increased player participation at all levels of cricket at our club, building a sustainable, welcoming and supportive culture and winning more premierships.

Club Facility Requests:

- The club infrastructure is old, decaying and has extreme limitations for a club with 9 teams as well as sharing the facility with the junior cricket club in season and then with the two footy clubs out of season. There are no meetings rooms and there is not enough room for bar/canteen/functions, gear storage and changerooms for the sizes of the clubs that use the facility.
- The ground is big enough for two pitches but only one is presently in place – we would highly recommend two cricket pitches at Davilak – many other clubs/grounds have them and is a better use of the whole ground/reserve during summer.
- There are not enough nets to service seniors and juniors – the nets are also in poor condition and not safe as they need more coverage on sides and above to stop balls flying out of nets unnecessarily.
- Night games and training would be beneficial and better facilitated if the lighting was up to standard.
- Access to more grounds closer to Davilak in order that other teams can play closer to home and not have to travel too far away.
- Indoor facility for training when the weather is bad or out of season – a couple of indoor training nets adjoining or near our club facility under cover and lockable would be ideal to use in winter for batting and bowling training as well as conducting a junior academy or skills development program out of cricket season.

Cockburn Tennis Club

The meeting with Cockburn Tennis Club highlighted the following:

- The club have had previous coaches but they have left as they weren't supported. As a result, patronage has dropped significantly. There are currently 10 family members and 25 social members.
- Saturday morning and Mondays – 15 children coached. Monday is used for cardio/social tennis
- The appearance of the club is not appealing and something needs to be done to attract new members. If the facility is to be retained investment is required in courts and fencing. Trees also need to be removed along the boundary which are damaging the courts
- Social tennis was initially good and needs to be driven by someone. Junior courts are the most appealing aspect and very popular (4 No.).
- The club has no strategic plan in place and is only open due to the commitment of a few volunteers. Coaches have approached the club to use the facility but they are tied into an exclusive agreement with Tennis Excellence (due to expire shortly).

- The club used to have 80-100 kids and 2 pennant teams, therefore has shown potential.

Club Facility Requests:

- They would consider any option, including relocation to a smaller and manageable four court facility (Coogee Beach or Coastline Devpt or Dixon Reserve). They are not wedded to Davilak Reserve.

To gain an understanding of the potential development opportunities, Graeme Hall of Tennis West was consulted to assess the support or otherwise for re-location. The following comments are relevant:

- A 4-6 court replacement facility within the Western Suburbs could be a potential option.
- A better quality court facility in a better location would be preferable to what they currently have.
- Floodlighting is important.
- There is potential to link in with a new development at Cockburn Central.
- A dedicated shared facility with Netball would be considered (plexi-pave would be preferred and the potential to co-locate on a school site would not be problematic).
- People are changing their tennis habits and casual tennis is now the main participatory driver. The book-a-court program needs to become stronger and a facility of this nature would assist.

Community Consultation Responses and Implications:

Outcomes from the community consultation process indicated that it rated a low satisfaction rate. The following facility development options for Davilak Reserve:

- Priorities included:
 - o Improved playing surface, changing rooms and lighting as the top priorities.
 - o Improved toilets, seating and general ambience as the second-tier priorities
 - o The provision of fitness equipment, shade and safety as notional developments to be considered.
- Respondents use the site for football, cricket, as an official/coach/trainer, for group or personal fitness and for casual play.

The following comments were made in relation to Davilak Reserve:

- 'I would like to see some fitness equipment made available at Davilak Reserve, as well as an upgrade to the clubroom facilities there. Davilak Reserve is the nicest sporting facility in Cockburn and with better facilities, could definitely showcase more events etc in the area.'
- 'For Davilak Reserve The clubrooms are very old and do not accommodate the number of members and people who use the facilities. With our expanding club, the request to have two cricket pitches (which is possible) needs to be re-examined. The grass in summer does not get adequately managed in summer and is too long for cricket, which makes it difficult to play and costs our club premiership points continually.'
- 'The clubroom and main building at Davilak are in need of a facilities upgrade.'
- 'While I am okay with the facilities at Davilak Reserve, I believe there is an opportunity at the site to create something a lot better and from a general ambience point of view.'
- 'Davilak is an old venue which in need of some tender love and care. By improving the venue, it can become better utilised by the main stream public and hopefully create better revenue for the clubs.'
- 'Davilak has so much space. Should be 2 cricket pitches there.'

- 'With the amount of people using the facilities particularly during cricket (summer) season, Davilak's rooms really needs improvement works to the rear exit way. Also additional ground lighting and another cricket pitch would be fantastic, opening up some great fixturing and event opportunities for both the footy and cricket clubs, junior and senior.'
- 'Tennis Courts surface need to be cleaned.'

DEVELOPMENT OPTIONS

- Redesign of reserve and potential recontouring to provide 2 ovals.
- Remove tennis and relocate at Anning Park (alternative options could include Coogee Beach Reserve/Cockburn Central) – Up to a 6-court local club facility with pavilion to support the consolidation of tennis activity across the City. This option has been discussed with Tennis West who are supportive of the principle. In its current location tennis will continue to struggle without significant investment to replace tired and failing infrastructure. Given the lack of effective governance and developmental structure associated with current club operations, such investment would be unlikely to be justified.
- Upgrade/redevelop changing and clubhouse facility (potential long-term relocation with re-aligned access and car parking to ensure two ovals can be accommodated on site).
- New nets for cricket placed adjacent to oval development.
- Assess potential of providing an indoor cricket training venue incorporated within an expanded clubhouse facility.
- The potential to introduce fitness stations and workout areas around the site should be considered. The current bowl naturally lends itself to this option.

Recommendation: Explore in greater detail the potential options for an alternative location for the tennis club and develop an indicative plan highlighting the optimum location of infrastructure to serve the needs of cricket and football at the reserve (including a replacement clubhouse facility).

2.7 Santich Park

Cockburn Little Athletics and Cockburn Senior Athletics Club

The meeting held with the Cockburn Little Athletics and Cockburn Senior Athletics Club identified the following:

- The committee has changed focus as it has evolved. Currently there are 25-30 senior athletes (age range of 15-25). The senior club has only been in existence for 3 years.
- Little athletics has approximately 320 members with an average of 350 over the past 5 years on the three associated satellite sites.
- They cannot do much more than they currently do.

Club Facility Requests:

- The ultimate aim is for an 8-lane synthetic track which could support 1,200 athletes across seniors and Little Athletics. This would be the main competition venue with grass infrastructure acting as satellite centres. The view expressed was that LA should not be centralised. Visibility is very important
- The club has identified South Coogee Reserve for a track due to ease of access.

South Coogee Junior Football Club

- The football club have grown by 200 members over the past 3 years with an influx from Jandakot, Mundijong, Bibra Lake. They come due to the quality of the facility.
- The club growth is through the primary school intake. Club is just at 600 but would like to get to 700-750 (a similar size to Jandakot).
- Key issues include:
 - o Floodlighting of the junior oval. Currently the club shares one whole ground between them. Hours of play for one oval = 5hrs training. 8:30 to 7:00 on Saturdays for matches. Auskick is 9:30-11:00 Sundays. Also used for school carnival (200 players per carnival plus parents). They have 6-8 carnivals per season. Also accommodate touch rugby. Ideally a floodlight system with lux value of 140-150lux. This would also benefit athletics.
 - o Car Parking – there is a need for new provision as they get hammered through the council. On game days, there are 3-4 games going on with 15 kids per side average. Visiting clubs is the issue. The drop adjacent to Stock Road cannot be utilised.
- They would like to develop a senior club but are inhibited due to the lack of a bar. Facility would not be suitable and there would be opposition locally.
- Club pays for lighting and line marking, council grounds maintenance

Club Facility Requests:

- Floodlighting on junior oval – priority 1
- Car parking resolution – priority 2
- Clubhouse flooring needs looking at – no carpet and replace with wood.
- Changing facilities and toilets serving the clubhouse are too small.
- There is a need to grow into a girl's team and changing facilities need to be unisex.
- Need a cold store
- Require more storage.
- There is a significant problem with backwash (drainage) under the undercover area. This ideally needs to be addressed.
- Extend the undercover area to provide a larger area with sun protection.
- The refurbishment undertaken 5 years ago has been good but there is not much airflow through the building – aircon/heating would be good.
- Portable huts for interchange. A permanent interchange would be useful.
- Locker system

Community Consultation Responses and Implications:

Outcomes from the community consultation process indicated the following facility development options for Santich Park:

- Priorities included:
 - o Shade, toilets and seating as the highest priority.
 - o Notional improvements to the general ambience, playing surface, change rooms and lighting
- Respondents identified that they used the site for Athletics/Little Athletics, football, school carnivals/events casual play and group or personal fitness.

The following comments were received in respect of Santich Park:

- 'The biggest issue is parking.'
- 'The Oval is mostly undeveloped. Ample space to install proper clubrooms and changerooms, install a proper Athletics running track and second jumps pit. Relocate football/softball to Santich entirely.'

DEVELOPMENT OPTIONS

- The floodlighting to the southern junior oval is essential to avoid excessive wear and tear.
- Minor clubhouse improvements could be achieved at minimal cost, including:
 - o Flooring – to reduce cleaning and contamination.
 - o Changing infrastructure – making it more flexible for male/female use.
 - o Addressing the drainage issue
 - o Extension to undercover area.
 - o Increase building airflow.
- Car parking options on/off-site need to be explored, including potential additional hard surface carparking extension at southern part of oval.
- Justification for synthetic surface at South Coogee (or elsewhere) would be impractical based on current participation levels for both junior and senior athletics. It would require a completely different business model and would not align to any strategic planning process supported by state government and/or State Sporting Association.
- The changes referenced above are consistent with the outcomes of the community consultation process.

Recommendation: Develop high level plan exploring car parking options and floodlighting installation.

3. Other Community Consultation Outputs

The comments provided below are an abridged version of those presented by South Beach Community Group:

'The survey would have generated more beneficial feedback if it had included a question to assist with identifying areas requiring additional sports facilities, rather than just identifying upgrades required for existing facilities.'

North Coogee currently has no existing sporting facilities. Based on the City of Cockburn standards, the current population could already sustain a neighbourhood sports space and a number of local sports spaces. By 2026 with the population doubled only one local sports space is planned, well below the standards. With further population increases by 2036 and no further sporting reserves this problem is exacerbated.

An investigation to identify opportunities to develop further necessary public open space in North Coogee is required to cater for the community's needs going forward. Limiting green open space and neighbourhood sporting facilities will limit the ability of North Coogee to develop as a community, and impact substantially on the liveability and quality of life that can be achieved in our suburb. We would like this to be a focus of the Western Suburbs Sporting Precinct Study.

The Western Suburbs Sporting Precinct Study was identified to address the missing facility provisions in the Western Suburbs, particularly North Coogee, in the Draft Community, Sport and Recreation Facilities Plan 2017-2031 (DCSRFP), page 1.

With limited opportunities to develop any further sporting Public Open Space in this area, an investigation is required into increasing the capacity of facilities and reserves in neighbouring western suburbs to cater for the community's needs going forward."

A further response from a North Coogee resident referenced the following:

'Again, I live in North Coogee and none of the facilities mentioned here is located in my neighbourhood. Why would you call it "Western Suburbs ... Study" if you are not including the most western suburb in Cockburn??? We urgently need some sporting facilities here, particularly with so many more people moving to the coast in North Coogee.'

It is clear during the initial analysis that North Coogee would be deficient in active reserve space given the limited POS identified within the current structure planning process. Due to limited land availability, it is evident that re-purposing of existing POS to the east/northeast of North Coogee will need to be considered. This however is unlikely to be within a defined local and neighbourhood catchment. Currently an investment of \$250k to upgrade North Coogee is committed by the City. Consideration is also being given to the future functionality of Cockburn Coast Oval.

4. Indicative Facility Specifications

To facilitate the development of the master plans the following spatial components for the proposed new buildings are suggested based on industry benchmarking. The adopted industry standards as referenced in Appendix B. At this stage, they are provided as a guide which will be refined further.

4.1 Beale Park: Clubhouse Facility

The following components should be incorporated within the replacement Beale Park Clubhouse:

Facility	Guidelines	Comments Essential/ Non-Essential	Recommended Floor Areas
Player toilet/ showers	40m ² – 50m ²	Showers and toilets of up to 135sqm (6 x unisex toilet/showers) should be considered as meeting the minimum requirements for cricket and having the potential to accommodate all other seasonal sports and to support occasional events. Essential	90m ²
Change Rooms	80m ² – 110m ²	Change rooms of up to 270sqm (6 x interchangeable changing rooms) should be considered as meeting the requirements for soccer and having the potential to accommodate all other seasonal sports and to support occasional events. Also having regard to servicing 3 out of seven pitches at Beale Park. Essential	270m ²
External covered viewing area	50m ² or as needed	Whilst not essential it would be beneficial to consider a covered viewing area – a small area exists within the current facility. Non-Essential	100m ² *
Kitchen & Kiosk	15m ² – 25m ²	A kitchen/ kiosk is provided within existing building and is necessary to generate club income and secure long term financial viability. Essential	25m ²
First Aid/Medical Room	10m ² - 15m ²	First aid and medical room may also double up as officials changing room when necessary (15sqm) Essential	15m ²
Office/ Administration/ Meeting	15m ²	A dedicated office and/or administrative function area is required. Current infrastructure is substandard. Essential	15m ²

Public Toilets	Male 10 m ² - 15m ² female 10 m ² - 15m ² accessible 5.5m ²	Toilets are required to serve the public at weekends particularly and should be separated from secure changing areas with the potential to be used as overflow changing. Disabled toilet to be contained within umpire area/first aid room. Essential	35.5m ²
Storage (internal and external)	20m ² - 43m ² Key areas throughout the building (servicing one oval)	Due to the extent of playing infrastructure a minimum of 80sqm of internal and external storage will be required for equipment specific to the sports (ideally accessed externally and placed in cages to optimise space). Essential	80m ²
Social/ Community Room	80m ² - 100m ²	A social/community room is required to facilitate club events and generate income. Due to the size of the facility and membership levels it is suggested that a minimum of 250m ² which can be subdivided to provide meeting room space should be provided. The Dalmatinac Club also has the potential to accommodate events. This space is to include the bar, cold store and associated infrastructure with potential to be subdivided. Essential	250m ²
Timekeeping/ Scorers Box	3m ² - 10m ²	Timekeepers/scorers area of 3sqm not necessary and may be provided elsewhere. Non-Essential	Nil
Officials Rooms (including toilet and showers)	10m ² - 15m ²	2 x Officials room needs to be accommodated to meet the needs of competition. Essential	20m ²
Utility/ Cleaners Room	5m ² +	Cleaners/Utility store to be incorporated separate to equipment store. Essential	5m ²
Lobby Area	Not Specified	Circulation space required internally to maintain secure access and activity separation Essential	10m ²
Gym	20m ² -25m ²	Optional extra to facilitate player fitness and training support. Non-Essential	25m ² (optional)*
Meter/Boiler Room	To be of an appropriate size to accommodate incoming utilities.	Separate plant room required Essential	6m ²
Grounds Maintenance	40m ²	Required to assist in managing and maintaining the facility pitch infrastructure. Essential	40m ²
TOTAL NET INTERNAL FLOOR AREA (*includes gym and shade area of 125m²)			986.5m²
TOTAL GROSS FLOOR AREA (Including internal walls – 10%)			1,085m²

4.2 Lucius Reserve/Dalmatinac Reserve: Changing Facility

The following components should be incorporated within the replacement Lucius Reserve/Dalmatinac Reserve changing facility:

Facility	Guidelines	Comments Essential/ Non-Essential	Recommended Floor Areas
Player toilet/showers	40m ² – 50m ²	Showers and toilets of up to 50sqm (showers and toilets x2) should be considered as meeting the minimum requirements for cricket and having the potential to accommodate all other seasonal sports and to support occasional events Essential	50m ²
Change Rooms	80m ² – 110m ²	Change rooms of up to 100sqm (a combination of 2 interchangeable areas) should be considered to facilitate the requirements for the NPL and having the potential to accommodate a wide range of junior users utilising Lucius Reserve. Essential	100m ²
External covered viewing area	50m ² or as needed	Whilst not essential it would be beneficial to consider a covered viewing area facing Lucius Reserve. Non-Essential	40m ² (optional)
First Aid/Medical Room	10m ² - 15m ²	First aid and medical room to be provided for NPL and potentially offers opportunity for drug testing (15sqm) Essential	15m ²
Public Toilets	Male 10 m ² - 15m ² female 10 m ² - 15m ² accessible 5.5m ²	Player Toilet/Showers to double up as publicly accessible toilets when not in use for game and training activity. Disabled toilet to be contained within umpire area/first aid room. Essential	Nil
Storage (internal and external)	20m ² - 43m ² Should be carefully planned in key spaces throughout the building	30sqm of internal and external storage will be required for equipment specific to Lucius Reserve (ideally accessed externally and placed in cages to optimise space for both Lucius Reserve and for NPL overflow use). Essential	30m ²
Officials Rooms (including toilet and showers)	10m ² - 15m ²	Officials room accommodated with disabled toilet provision. Essential	15m ²
Utility/ Cleaners Room	5m ² +	Cleaners/Utility store to be incorporated separate to equipment store. Essential	5m ²

Lobby Area	Not Specified	Circulation space required internally to maintain secure access and toilet/changing room space separation Essential	5m ²
Meter/Boiler Room	To be of an appropriate size to accommodate incoming utilities.	Separate plant room required Essential	5m ²
Grounds Maintenance	40m ²	Could be provided at Dalmatinac or Beale Park without additional need to provide within the facility. Non-Essential	Nil
	TOTAL NET INTERNAL FLOOR AREA (Approximate - excluding covered viewing area)		225m²
	TOTAL GROSS FLOOR AREA (Including internal walls – 10%)		248m²

4.3 Watsons/Edwardes Reserve Clubhouse Facility

The following components should be incorporated within the multi-functional clubhouse facility on land straddling Watsons and Edwardes Reserves:

Facility	Guidelines	Comments Essential/ Non-Essential	Recommended Floor Areas
Player toilet/showers	40m ² – 50m ²	Showers and toilets of up to 80sqm (showers and toilets x2) should be considered as meeting the requirements of seasonal sports and to support occasional events Essential	80m ²
Change Rooms	80m ² – 110m ²	Change rooms of up to 160sqm (4 x interchangeable changing rooms) should be considered to meet the needs of sports and to support occasional events. Essential	160m ²
External covered viewing area	50m ² or as needed	Whilst not essential it would be beneficial to consider a covered viewing area – an element deemed important by club representatives. Non-Essential	50m ² (optional)
Kitchen & Kiosk	15m ² – 25m ²	A kitchens and kiosk will be important to facilitate club events and raise income Non-Essential	20m ²
First Aid/Medical Room	10m ² - 15m ²	First aid and medical room has the potential to double up as umpires /officials changing room (10sqm) Essential	10m ²
Office/ Administration/ Meeting	15m ²	Office and/or administrative functions for each club should be catered for. It is suggested that 3 small rooms of 6m ² would be sufficient Essential	18m ²

Public Toilets	Male 10 m ² - 15m ² female 10 m ² - 15m ² accessible 5.5m ²	Player Toilet/Showers should be capable of doubling up as publicly accessible toilets when not in use for game and training activity. Disabled toilet to be contained within a multi-functional officials area/first aid room. Essential	Nil
Storage (internal and external)	20m ² - 43m ² Should be carefully planned in key spaces throughout the building	40sqm of internal and external storage will be required for equipment specific to the sports (ideally accessed externally and placed in cages to optimise space). Essential	40m ²
Social/ Community Room	80m ² - 100m ²	It will be important to as a minimum, replicate infrastructure within the soccer facility with the option to provide a bar for functions/after game use, separated from the junior activities. Essential	100m ²
Timekeeping/Scorers Box	3m ² - 10m ²	Timekeepers/scorers area of 3sqm not necessary as the cricket use of the site is likely to be minor. Non-Essential	Nil
Officials Rooms (including toilet and showers)	10m ² - 15m ²	Officials room accommodated as first aid room and disabled toilet. Essential	Nil
Utility/ Cleaners Room	5m ² +	Cleaners/Utility store to be incorporated separate to equipment store. Essential	5m ²
Lobby Area	Not Specified	Circulation space required internally to maintain secure access and toilet/changing room space separation Essential	5m ²
Gym	20m ² -25m ²	Optional extra to facilitate player training and fitness. Non-Essential	20m ² (optional)*
Meter/Boiler Room	To be of an appropriate size to accommodate incoming utilities.	Separate plant room required Essential	6m ²
Grounds Maintenance	40m ²	Grounds maintenance equipment will be required to enable the clubs to manage and maintain site infrastructure. Essential	20m ²
TOTAL NET INTERNAL FLOOR AREA (Approximate *includes gym and shade area of 70m²)			534m²
TOTAL GROSS FLOOR AREA (Including internal walls – 10%)			589m²

4.4 Wally Hagan Replacement Basketball Complex

The following facility components should be considered within the replacement Wally Hagan Centre:

Facility	Guidelines	Comments Essential/ Non-Essential	Recommended Floor Areas
4 x Courts (Potential for 6)	4 x 32m x 19.1m = 2,445m ² (for 6 courts = 3,668m ²)	All Sprung wooden floors with internal clear span of 7m 4 courts are essential with ability to expand to 6.	2,445m ² (3,668m ²)
Lighting	Lighting to comply with AS 2560	Lighting system to be flexible and allow for lux levels to cater for State Competition requirements. Essential	Nil
Public Address system	Permanent installed system	Essential	Nil
Scoreboard	Visible to players and spectators	Essential	Nil
Shot Clocks	Visible to players and spectators	As per FIBA specifications. Essential	Nil
Backboards	Adjustable	ceiling mounted to meet the FIBA performance specifications. Essential	Nil
Basket Height	3.05m	Measurement is to be taken from the top of the ring. Essential	Nil
Basketball Rings	Rings must break away from the backboard	Essential	Nil
Air movement	Mechanical air handling	Essential	20m ²
Spectator seating	Seating for 1,000 (consideration of Basketball WA requirement of up to 2,000)	Retractable bleacher seating with fixed seating adjacent to wall. Can be used for additional storage beneath. 1,000 Essential, 2,000 identified by Basketball WA deemed non-essential at this stage.	Retractable Bleacher Seating (600) and permanent 400 fixed seats Approx 400m ²

Corporate facilities	None Specified (nominally 80m ²)	Facilities should overlook the show court. On-court corporate boxes to be provided seating for 4 – 8 persons Essential for WABL fixtures	80m ²
Warm up area	None Specified (nominally 60m ²)	Non-Essential (can use adjacent courts for WABL competition).	Nil
Change rooms Durable, non-slip, easily cleaned surface	25m ² x 4	Four change rooms required for home and away teams. Home and away teams are required to be separated. Essential	100m ²
Referees room	20m ²	Secure area separate from public change rooms. Essential	20m ²
First Aid room	15m ²	Accessible for an ambulance stretcher. Essential	15m ²
Drug Testing Room	15m ²	Room must be secure room Non-Essential	Nil
Media	15m ²	Requires external telephone lines and internet connection. Non-Essential	Nil
Team Seating	34 seats per court	Essential	Within court area
Kitchen	25m ²	To be combined with a café / kiosk / canteen area. Essential	25m ²
Café / kiosk / Canteen	None Specified (nominally 40m ²)	To be combined with kitchen. Essential	40m ²
Social area / common	100m ²	To provide an area for teams to socialise after games. Essential	100m ²
Competition office	20m ²	Can also be used as a meeting room for facility user groups. Essential	20m ²
Administration / control point	20m ²	Essential	20m ²
Storage	50m ²	Essential	50m ²

Plant room	No guideline (nominally 10m ²)	A separate plant room will be required Essential	10m ²
Workshop (wheelchair basketball)	20m ²	To repair and upgrade competition wheelchairs Non-essential.	20m ²
TOTAL NET INTERNAL FLOOR AREA (Approximate)			3,365m² (4,588m²)
TOTAL GROSS FLOOR AREA (Including internal walls – 10%) *Note: no changing infrastructure has been considered for the adjacent Dixon Reserve. Also at this stage the requirements of Table Tennis have not been factored in.			3,702m² (5,046m²)

4.5 Davilak Reserve Clubhouse Facility

To meet the needs of the clubs utilizing Davilak Reserve it is suggested that the following spatial components are to be considered in upgrading or replacing the existing clubhouse facility:

Facility	Guidelines	Comments Essential/ Non-Essential	Recommended Floor Areas
Player toilet/ showers	40m ² – 50m ²	Showers and toilets of up to 50sqm should be considered as meeting the minimum requirements for cricket and football Essential	50m ²
Change Rooms	80m ² – 110m ²	Change rooms of up to 100sqm should be considered as meeting the minimum requirements for cricket and football and to support occasional events Essential	100m ²
External covered viewing area	50m ² or as needed	This is regarded as an essential element to support cricket and a substantial covered area funded by the club currently exists on site. Essential	150m ²
Kitchen & Kiosk	15m ² – 25m ²	A kitchen/ kiosk will be required to be provided within existing building to facilitate income generation Essential	25m ²
First Aid/Medical Room	10m ² - 15m ²	First aid and medical room could double up as umpires /officials changing room Essential	15m ²
Office/ Administration/ Meeting	15m ²	An office and administrative base will need to be provided to support all four clubs. This space could be shared and it is estimated that 2 administration offices would meet seasonal needs.	12m ²

		Essential	
Public Toilets	Male 10 m ² - 15m ² female 10 m ² - 15m ² accessible 5.5m ²	Player Toilet/Shower could double up as publicly accessible toilets when not in use for game and training activity. Disabled toilet could be contained within umpire area/first aid room. Essential	Nil
Storage (internal and external)	20m ² - 43m ² Should be carefully planned in key spaces throughout the building	40sqm of internal and external storage will be required for equipment specific to the sports (ideally accessed externally and placed in cages to optimise space). Essential	40m ²
Social/ Community Room	80m ² - 100m ²	A social/community room is required for club matches, social and income generating activities. Essential	100m ²
Timekeeping/ Scorers Box	3m ² - 10m ²	Timekeepers/scorers area of 3sqm will be necessary to support cricket activities. Essential	5m ²
Officials Rooms (including toilet and showers)	10m ² - 15m ²	Officials room could be combined and accommodated as first aid room and disabled toilet. Essential	Nil
Utility/ Cleaners Room	5m ² +	Cleaners/Utility store to be incorporated separate to equipment store. Essential	5m ²
Lobby Area	Not Specified	Circulation space will be required internally to maintain secure access and provide toilet/changing room space separation Essential	5m ²
Gym	20m ² -25m ²	Optional extra to facilitate fitness facility. It is not considered to be justifiable to support cricket and football activity and potentially would duplicate other activity locally. Non-Essential	Nil
Meter/Boiler Room	To be of an appropriate size to accommodate incoming utilities.	Separate plant room will be required Essential	6m ²
Grounds Maintenance	40m ²	Separate building will be required to facilitate the storage of equipment to manage and maintain infrastructure. Essential	40m ²
	TOTAL NET INTERNAL FLOOR AREA (Approximate - including 150m² of external covered viewing)		553m²
	TOTAL GROSS FLOOR AREA (Including internal walls – 10%)		608m²



Beale Park Forward Planning Direction

Justification for Facilities Upgrade

- Facilities inadequate for the CCSC current needs
 - See specific facility needs section below
- Totally inadequate to cater for future growth in soccer club (based on population growth for soccer) and as club increases numbers through regional centre of excellence
 - Population growth to service soccer needs
 - Increased population numbers for region will result in increased soccer players (soccer participation rates for children and adults as a % of increased population)
 - Increased expectation of club to grow with its representation of the District's NPL centre of excellence. (see map of NPL facilities distribution)
 - Area to south and east are underrepresented by NPL / soccer centre of excellence venues. CCSC services possibly the largest metro population area

Specific Facility Needs

- Changeroom facilities
 - 2 change rooms available to service 5 senior sized playing fields (require 5 sets as minimum if current configuration remains)
 - Need for Female suitable change facilities - Limitations for male and female change facilities to be offered at same time
 - No umpires facilities (male & female options)
 - First aid room – requires dedicated area with sink, water and easy accessibility from fields and for ambulance pick up

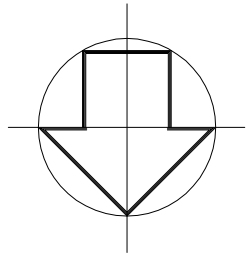
- Inadequate showers & toilets - modern standard expectations as specified in Football West Facilities Plan
- Storage
 - Inadequate storage for equipment, goals, kiosk, office administration.
 - Goals compound should be considered within precinct
- Spectator / Social area
 - Outdated in design – toilets / server / kiosk / lighting
 - Offers no internal viewing of playing fields
 - No outlook onto western side of building
 - ESD principles for pavilion (skylights, water harvesting from roof)
 - Spectator area – ideal to be elevated allowing internal viewing over fields and levels of outside terrace seating and standing under cover in front of main pitch
- Lighting
 - Provision of match standard lighting lux (100 min, preferably 200 (as per NPL standards) on premier pitch (allows games to be played in evening resulting in increased spread of games and resultant increased use of ground training level lighting)
 - Lighting of big ball training standard for all playing fields will allow spreading of training / game load for even wear of fields (lack of lighting currently to western fields)
- Car Parking
 - Review opportunities for improved and increased parking options
- Playing fields & configurations
 - Optimum use of reserve for playing fields
 - Club has provided an example of Beale park site plan with potential senior playing field configuration and supporting infrastructure
 - Overuse of some fields is occurring during season with current levels of utilisation and would be expected to experience heavier use with increased soccer players numbers
 - Lighting to Hamilton road playing fields will alleviate some of the over use by enabling sharing of load across larger areas
 - Attention to weed infestation which at times has been very poor will assist in improved playing field quality also
 - Investigate removal of sea scout building & resumption of hill area at south eastern end of reserve (cut into & retain) to allow increased playing fields and improved parking opportunities
 - Investigate need and feasibility of a synthetic playing surface as premier pitch in front clubhouse, benefits include;
 - Increase playing hour capacity of reserve
 - Provide economic sustainability for club to host 5 a side competitions / coaching clinics, hire to schools & clubs in region (potential lacrosse venue for games, high level invitational soccer games etc)
 - Provide facility that can be played on in all conditions therefore contributing positively to total playing surfaces quality (i.e. prevent overuse)

- Quality playing surface maintains consistency
- Multipurpose playing surface

Features / examples of suitable facilities

Kingston Heath Reserve (Melbourne) – contains many features & layout that CCSC considers appropriate for Beale Park

<https://www.google.com.au/maps/uv?hl=en&pb=!1s0x6ad66c5e4cef6c4f:0x2f091a6b361f1fa4!2m19!2m2!1i80!2i80!3m1!2i20!16m13!1b1!2m2!1m1!1e1!2m2!1m1!1e3!2m2!1m1!1e5!2m2!1m1!1e4!3m1!7e115!4shttp://www.europlan-online.de/kingston-heath-soccer-complex/verein/9482!5skingston+heath+soccer+ground+-+Google+Search&imagekey=!1e1!2shttp://www.europlan-online.de/files/d0ccadeec59d5310f54cc979695ebe18.JPG&sa=X&ved=0ahUKEwi-mZumjoHUAhWBN5QKHchuCDkQoiolfjAO>



LOT 6
1.6636ha

LOT 7
1.6639ha

LOT 8
1.6504ha

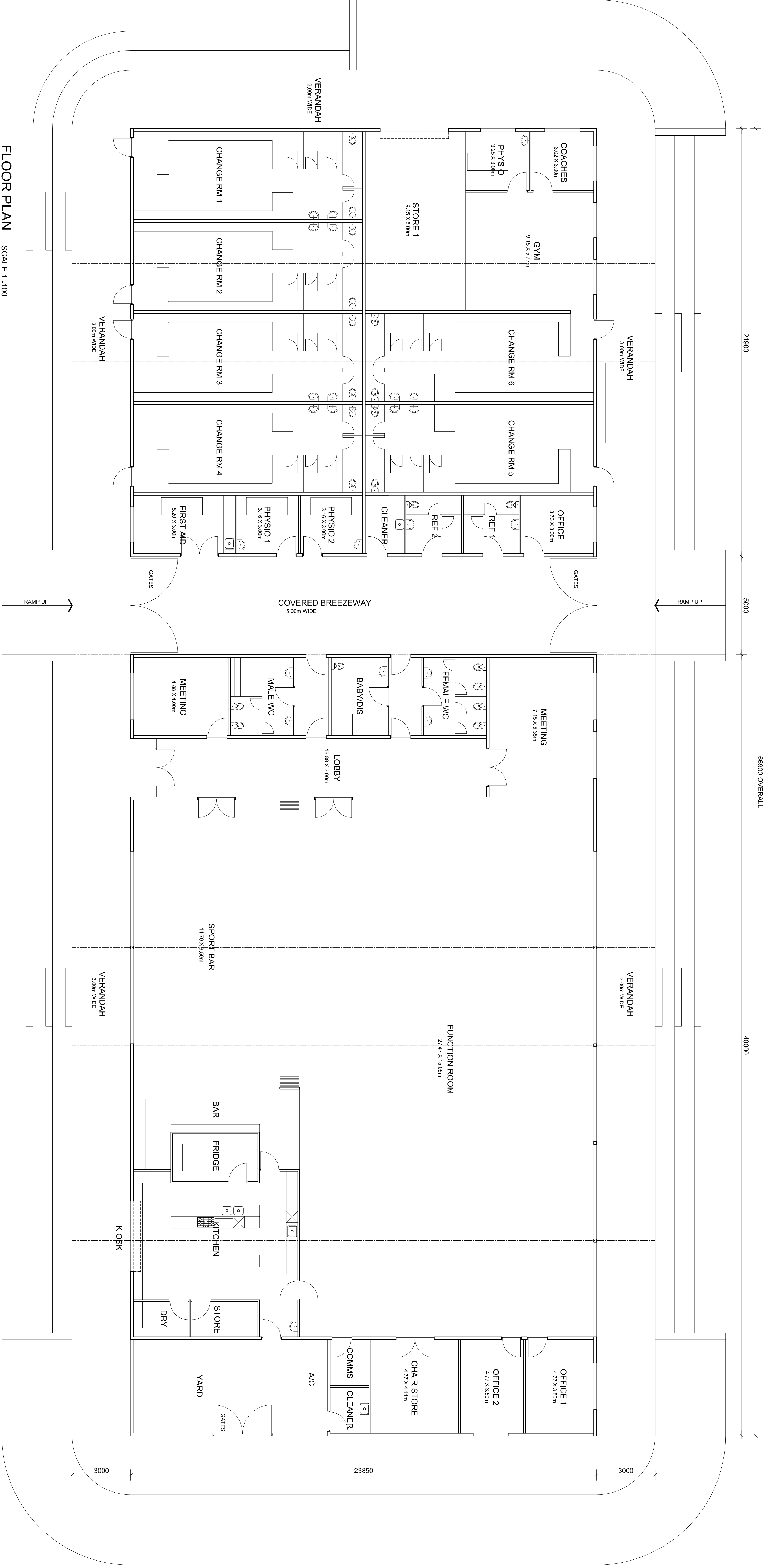
LOT 9
2.2667ha

SANDY

NOTE: BOUNDARY POSITION
APPROXIMATE ONLY
REQUIRES REPEG SURVEY

NOTE: APPROXIMATELY 1.5 km
FROM COAST LINE





FLOOR PLAN SCALE 1 : 100



Dalmatinac Park Forward Planning Direction

Justification for Facilities Upgrade

- Future proofing a facility that is an integral part of the elite pathway program
 - At present minimum standard to meet NPL criteria – Will need an upgrade to keep up with expected increase in standards
- Lack of corporate facilities for match day for CCSC first teams, making it very difficult to attract sponsors
 - At present there are no facilities for VIP's and corporates – Corporate facilities (as shown in the attached concept drawings) would add value to the CCSC brand, increasing the revenue potential of the club
- Lack of elite facilities to cater for high level invitational soccer games
 - Current facilities do not meet criteria to stage NPL finals, A-League pre-season games, W-League games, National Youth League games - At present all of the above games are held north of the river
 - Facilities that meet the criteria to stage high level games are Perth, Floreat, Inglewood, Stirling and Bayswater (see map of NPL facilities distribution)
 - At present only 200 seats under cover, 1000 plus under cover seating would make it the premier NPL facility in the state
- Only facility in the southern corridor that has the capability to be upgraded for future needs with minimal investment
 - All other facilities are located in the northern suburbs (as represented in the attached map)
- Upgraded facility creates opportunity to stage tournaments with invitational teams
 - For example a tournament could be staged with Hajduk Split from Croatia and Mobile United FC from Mobile Alabama USA the two sister cities with Cockburn City Council
 - Creating international exposure and possible economic benefits to the community
- Opportunity to stage high level invitational games of other codes such as rugby and grid iron

- Upgraded facilities would support other club activities (as outlined under the section of utilisation)
- A venue that can be used for events such as festivals and concerts

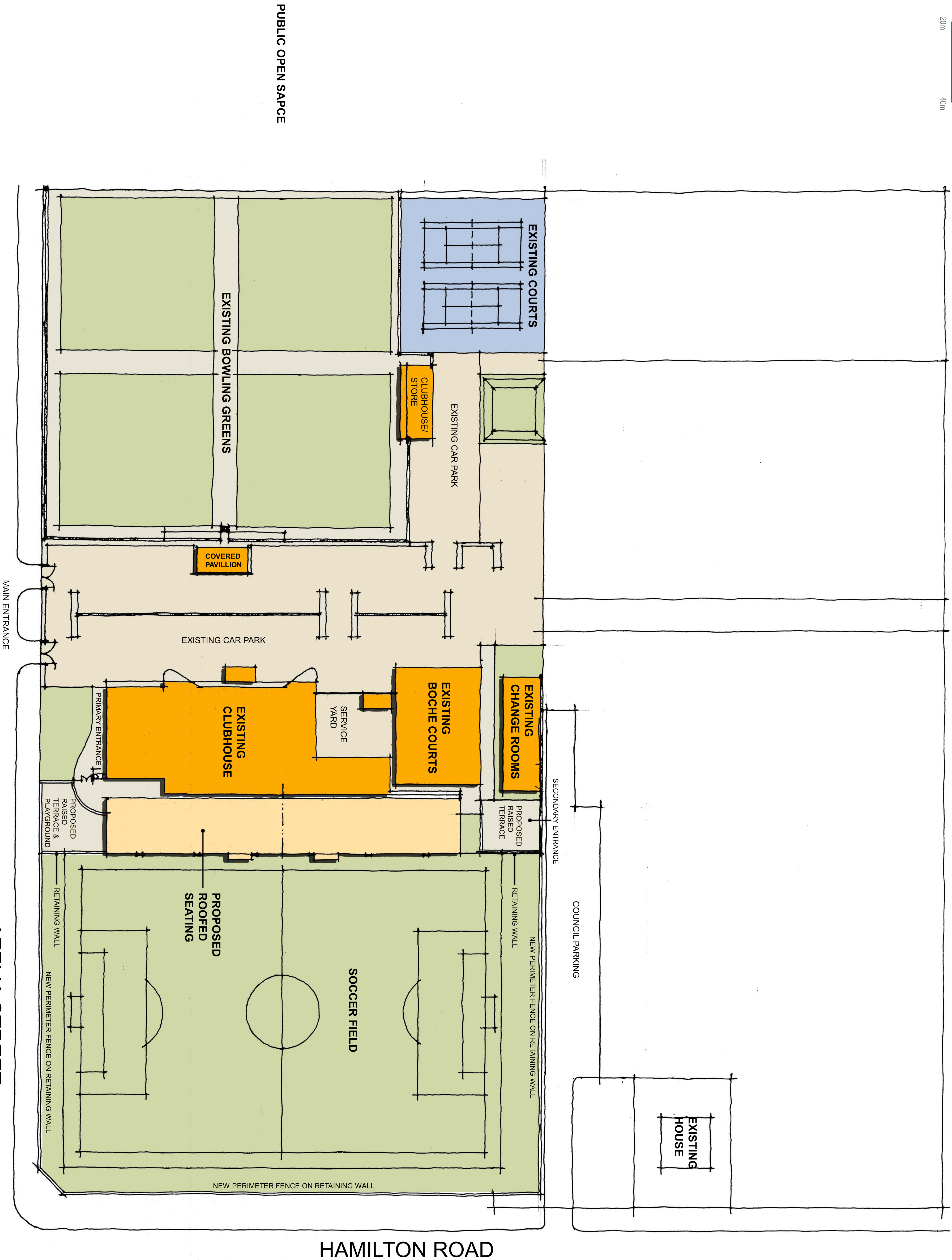
Specific Facility Needs

- Storage - Inadequate storage for equipment, goals, kiosk, office administration
- Spectator / Social area
 - Outdated in design – toilets / server / kiosk / bar / function room
 - Offers no internal viewing of playing field
 - No corporate facilities
 - ESD principles for pavilion (skylights, water harvesting from roof)
 - Spectator area – Need to improve spectator comfort and improve match day experience. Covered seating area to accommodate 1500 people protecting them from the elements future proofing expected growth needs
- Lighting
 - Present lighting only allows for NPL night games (i.e. currently 280 Lux. 500 lux allows for pre-season A-League games and to be televised for example FFA cup games and friendlies)
 - Limited lighting for Luscious Park restricting possibility of extra training fields restricted of big ball training standard for all playing fields will allow spreading of training / game load for even wear of fields (lack of lighting currently to fields)
- Playing field & perimeter fencing
 - Re position of playing field to allow for terraced viewing surrounding field where there is no seating – Improving match day atmosphere. (preferred site plan in principle is attached)
 - Re-place perimeter fencing to reduce maintenance and improve streetscape

Utilisation

- CCSC senior first teams
 - 3 teams totalling 60 players
 - Play during the winter months
- Spearwood Dalmatinac Sport and Community Club has a total of 600 members
- Spearwood Dalmatinac netball
 - 21 teams totalling 180 girls
 - Train Tuesday and Thursday – Play at Gibson Park Fremantle Netball Association on the Saturday during the winter
- Spearwood Dalmatinac lawn bowls
 - 8 teams plus social bowlers totalling 92 bowlers
 - Play Tuesday, Thursday, Friday and Saturday in summer competition
 - Play Thursday in winter competition
- Spearwood Dalmatinac darts

- Up to 150 participants playing Monday, Tuesday, and Wednesday nights
 - Up to 200 participants playing once a month in the Legends All Day Event
 - Twice a year there is the state finals competition played over a weekend
- Spearwood Dalmatinac amateur soccer
 - 2 teams totalling 36 players
 - Train once a week (at Luscious Park) and play on Sundays during winter months



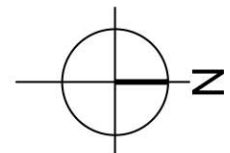
PROPOSED SPEARWOOD DALMATINAC CLUB ADDITIONS

SITE PLAN

HAMILTON ROAD

AZELIA STREET

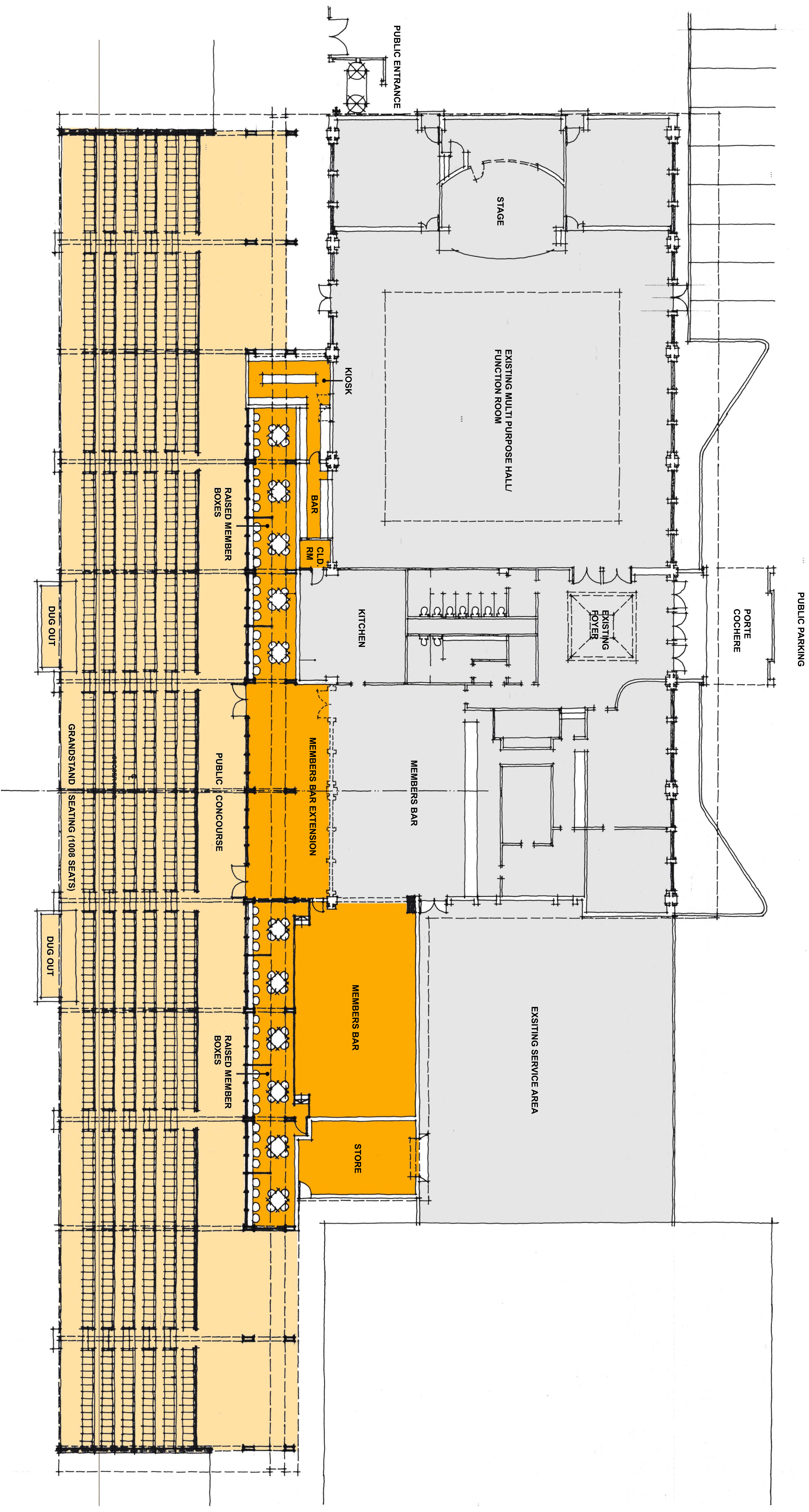
PUBLIC OPEN SAPCE



SCALE: 1:500@A1
DATE: JUN 2014
DRAWN: PL
JOB NO: 613053
DRAWING NO: SK01

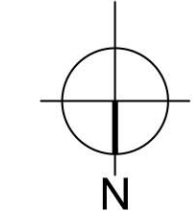


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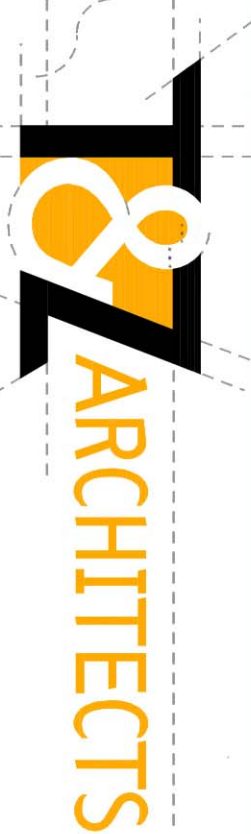


PROPOSED SPEARWOOD DALMATINAC CLUB ADDITIONS

FLOOR PLAN

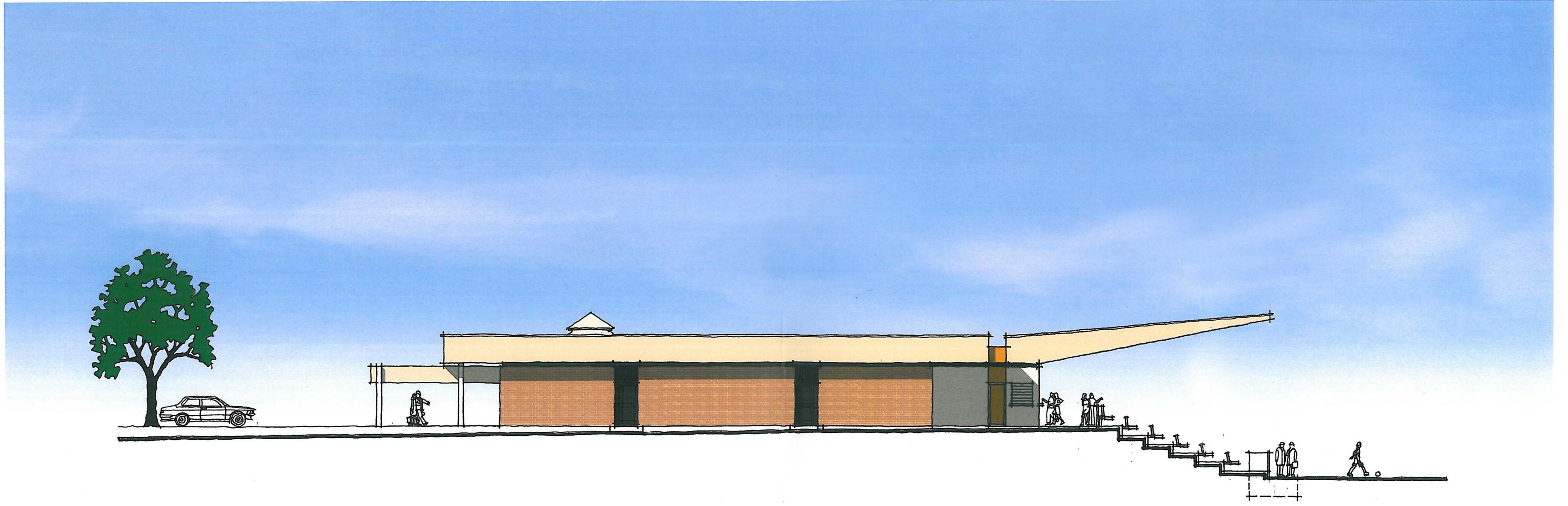


SCALE: 1:150@A1
DATE: JUN 2014
DRAWN: PL
JOB NO: 613053
DRAWING NO: SK02



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E mna@tz.com.au

0m 2m 4m 8m



PROPOSED SPEARWOOD DALMATINAC CLUB ADDITIONS

ELEVATIONS

SCALE: 1:100@A1
DATE: JUN 2014
DRAWN: PL
JOB NO: 613053
DRAWING NO: SK03



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Appendix B: Facility Guidelines and Benchmarks

Pavilion Designs and Specifications

Within Australia two national sporting associations (AFL and Cricket) have identified minimum design requirements for pavilions/clubhouses which service different functional levels of the sport. The basic design principles identify the following key areas:

- Home Changing
- Away Changing
- Officials and Storage
- Public Toilets and Utility
- Social Room
- Ancillary Administration
- Kitchen and First Aid
- Gymnasium

The designs and spatial components generally reflect the requirements of the sport, extent of pitch infrastructure and user groups. As a minimum, the following spatial components are required:

AFL Preferred Facility Guidelines (2012): Published by AFL – Coffey Sport and Leisure	Cricket Australia: Community Cricket Facility Guidelines - Guidance Note 03 (Version Sept 2015) – Inside Edge
The sizes quoted below are based on requirements for a single oval facility catering for one 'home' and one 'away' team at any given time. Regional components are referenced in brackets.	The following spatial guidelines refer to a local level facility
<ul style="list-style-type: none"> - Pavilions (and main viewing areas) should be positioned to allow viewing of the entire field of play and to avoid looking into the sun and are therefore positioned on the Western side of the playing field. - Amenities (Player toilet/showers) - 25m² x 2 - Change Rooms - 45m²-55m² x 2 (55m²-75m²x 2) - External covered area - 50m² (75m²) - Kitchen & Kiosk - 20m² (30m²) - First Aid/Medical Room (Public Access) - 15m² - Office/Admin/Meeting - 15m² (20m²) - Public Toilets - Male 10m², Female 10m², Disabled 5m² (15m², 15m² and 5m²) - Storage (internal and external) - 20m² - Social/Community Room - 100m² (150m²) - Timekeeping/Scorers Box - 10m² - Umpires Rooms (including toilet and showers) - 20m²-25m² (30-40m²) - Utility/Cleaners Room - 5m²+ 	<ul style="list-style-type: none"> - Changing rooms /area: 2 change rooms per playing field - 40 – 60m² x 2 - Amenities (player toilet/showers): 2 amenities per playing field – 40 – 50m² x 2 - Accessible toilets: male 15m² female 15m² accessible 5.5m² - Umpires room (including shower & toilet): 15m² (optional) - Medical/first aid room: 10m² (optional) - Kitchen and kiosk: 15 – 25m² provision dependent on level of venue capacity, use and activity - Kitchen storeroom: 8m² (built into overall kitchen/kiosk area) (desirable) - Social/ BBQ area (outdoors) as needed - Internal building storage: 30m² - Cleaner's store: 5m² - External storage: 30m² - Utilities/ plant room – as required - Curator's store/shed – 60m²

In addition to these guidelines additional guidelines have been produced by Football New South Wales in respect of the design of football (soccer) infrastructure and in particular the requirements of NPL facilities.

The following identifies the main facility components for player, referee and spectator facilities:

Functional area	Facility Requirements
Player Dressing Rooms	<p>Separate Dressing Rooms located near to the field, must be provided for the home and the visiting Team.</p> <p>Each of the home and visiting Team Player Dressing Rooms must;</p> <ul style="list-style-type: none"> - Be permanent structures - Be well ventilated - Be able to seat 16 people comfortably - Be lockable - Have a minimum of two (2) showers with hot and cold water - Have a minimum of one (1) toilet - Have one (1) physiotherapy / massage table <p>Player Dressing Rooms and the associated facilities are to be maintained in a clean and workable condition and be checked immediately prior to each match day.</p>
Referee Dressing Rooms	<p>A separate Dressing Room located near to the field, must be provided for the Referees.</p> <ul style="list-style-type: none"> - The Referee Dressing Rooms must; - Be a permanent structure - Be well ventilated - Be able to seat five (5) people comfortably - Be lockable - Have a minimum of one (1) shower with hot and cold water - Have a minimum of one (1) toilet <p>The Referee Dressing Room and the associated facilities are to be maintained in a clean and workable condition and be checked immediately prior to each match day.</p>
Warm-Up Area	<p>A Warm-up must be provided. The Warm-up Area must;</p> <ul style="list-style-type: none"> - Be in close proximity to the Player Dressing Rooms and Field of Play - Be completely covered with natural grass or FIFA approved artificial grass - Be free of any obstructions, foreign objects, potholes or any deviations that could be hazardous to players or officials as they move across the surface
Players Race	<p>Stadiums used in 1st Grade, U20, U18 and U16 of the National Premier Leagues NSW men's 1 and 2 must have a Player's Race.</p> <p>The Player's Race must;</p> <ul style="list-style-type: none"> - Provide direct and exclusive access for Players and Referees from their Dressing Rooms to the Field of Play. - Be constructed from heavy duty material - Be free from obstruction <p>At no point should spectators be able to access the Player's Race.</p> <p>At Stadiums with a Player's Race, access to the Field of Play can only be made via the Player's Race. The only exception to this rule is for Emergency Services, Ground Maintenance staff and Pre-match or Half- time entertainers who may access the Field of Play via a separate entrance.</p>

	Where a U16 fixture is scheduled with the youth age grades on a separate day to the senior age grades there is no requirement for a Player's Race
Field of Play Lighting	The Field of Play of Clubs in the National Premier Leagues must have a maintained average horizontal floodlighting luminance of 200 lux, regardless of nomination to play day or night fixtures.
Canteen	Every Stadium must have a canteen.
Seating Requirements	NPL: Total seating for 500 spectators of which at least 250 must be under cover. Dedicated seating must be made available for disabled spectators.
Spectator Toilets	Adequate public toilet facilities must be made available for male, female and disabled spectators. As a guide there should be one (1) toilet for every 100 potential spectators.
Press Box	The Press Box must; <ul style="list-style-type: none"> - Be located in the main grandstand - Have seating with a writing surface for at least four (4) journalists - Have a clear and unobstructed view of the Field of Play - Provide power access to all journalists
	All Stadiums must provide Broadcast Camera positions. Broadcast Camera Positions may be provided by either; <ul style="list-style-type: none"> - Permanent camera platforms positioned in or on the main grandstand - Temporary camera positions positioned on the opposite side to the grandstand - The positions listed in a) and b) must be located at half way of the field and in an elevated position offering an unobstructed view of the field of play - Should either a) or b) not be provided, a position to locate a Broadcast Van must be identified. The area for the Broadcast Van must be at half way along one of the touchlines, outside the perimeter fence, providing an unobstructed view of the field of play for the cameraman
Medical Room	Each Stadium must have a dedicated Medical Room equipped with a physiotherapy / massage table. The Medical Room must be a permanent structure within or directly beside the grandstand or Player Dressing Rooms.
Doping Control Room	In the event that Doping Control is conducted the Medical Room is to be made exclusively available to the Doping Control Officers. In the event a Medical Room does not meet the Doping Control Officers requirements, another room must be made available from the Club House, Player Dressing Rooms or Referee Dressing Room that satisfies the Doping Control Officers requirements.

Guidelines for Basketball facilities are contained within the WA State Basketball Facilities Plan. These are identified within the table below. For the purposes of this study the facility components associated with Wally Hagan Centre focus on regional level infrastructure

Basketball Facility Component	Requirements	Core or Operational			Comments
		District	Regional	State	
Field of Play					
Court length (incl. of run off)	Recommended minimum 28 m + 4m	Core	Core	Core	Note length is measured from inside edge of boundary line.
Court width (incl. of run off)	Recommended minimum 15.1m + 4m runoff (2m either side)	Core	Core	Core	Note width is measured from inside edge of boundary line. Note if courts are to be placed side by side, design will need to account for scorer's benches to ensure runoff of 2m on either side is free of obstructions. If courts are placed side by side ensure adequate run off is provided between courts and any obstacles.
Court Surface	Flat hard surface	Can be a mix of acrylic cushioned outdoor and indoor sprung wooden floors	Sprung wooden floors	Sprung wooden floor	Ensure surface meets the performance characteristics specified by FIBA.
Clear Span	Recommended minimum 7m	Core	Core	Core	Height from the floor to the lowest obstruction above the court
Lighting	Lighting to comply with AS 2560	Core	Core	Core	Lighting system to be flexible and allow for lux levels to cater for functional requirements (i.e. training and playing).
Public Address system	Permanent installed system	Core	Core	Core	Note timekeeping system should allow each court to be operated separately.
Scoreboard	Scoring system required.	Core	Core	Core	Needs to be visible to players and spectators on the court
Shot Clocks	Needs to be visible to players and spectators	Optional	Core	Core	As per FIBA specifications.

Backboards	Constructed of a suitable material that does not shatter. Can be ceiling, wall mounted or portable. Needs to be adjustable to 2.43m to cater for junior programs.	Core	Core	Core	FIBA regulations state ceiling mounted backboards shall not be used in facilities where the suspension height exceeds 10m in order to avoid excessive vibration in the support structure. Ensure backboards meet the FIBA performance specifications for a Level 3 facility.
Basket Height	3.05m	Core	Core	Core	Measurement is to be taken from the top of the ring.
Basketball Rings	Rings must break away from the backboard	Core	Core	Core	It is an OHS issue if rings don't breakaway from the backboard when persons hang / swing from the rings after a slam dunk.
Air movement	Air circulation	Preferred	Preferred	Preferred	Due to high temperatures at indoor centres mechanical air handling is preferred to assist with air circulation.
Number of courts	To be determined by size of competition	Recommended Minimum of four indoor courts	Recommended Minimum of four indoor courts	Recommended Minimum of four indoor courts	Primary reason for minimum number of indoor courts is from a financial operations perspective. Note it may not be possible to provide for four indoor courts due to other considerations such as site constraints, funding and sufficient demand.
Show court (Indoor court)					
Spectator seating	Basketball WA's Preferred minimum is 2,000 seats	Not required	Core	Core	Seating capacity to be determined by feasibility study / business plan which considers other community uses.
Court surface	Sprung wooden floor	Optional	Core	Core	Court size as specified.
Corporate facilities	Hospitality area for sponsors, members, etc.	Not required	Core	Core	Facilities should overlook the show court. Show court floor area should allow for on-court corporate boxes. Corporate boxes are on court roped off areas that provide seating for 4 – 8 persons

Functional Areas					
Warm up area	To be determined by completion size	Preferred	Preferred	Preferred	Will need to consider how players and coaches access the area if there is a facility entry fee.
Change rooms Durable, non-slip, easily cleaned surface	Recommended minimum 25m ² x 2	Core	Min. 25m ² x 4 Core	Min. 25m ² x 4 Core	Four change rooms required for home and away teams. Change rooms in regional and state level facilities to ensure home and away teams are separated.
Referees room	Recommended minimum 20m ²	Core	Core	Core	Secure area separate from public change rooms.
First Aid room	15m ² accessible for an ambulance stretcher	Core	Core	Core	Design to allow for easy access by an ambulance.
Drug Testing Room	15m ² secure room	Not required	Not required	Core	Room to be secure
Media	15m ²	Not required	Not required	Core	Will require external telephone lines and internet connection.
Post-Game Media	15m ²	Not required	Not required	Core	Can utilise another area of the facility
Team Seating	Minimum preferred is 30 seats per court	Core	Core Require 34 seats	Core Require 34 seats	Minimum seating number based on 15 seats per team.
Kitchen	25m ²	Core	Core	Core	Will be determined by operational requirements. Can be combined with a café / kiosk / canteen area.
Café / kiosk / Canteen	To be determined	Core	Core	Core	To be determined by operational / design requirements.
Social area / common	Recommended 100m ² minimum	Core	Core	Core	Can be incorporated into building circulation space. Purpose is to provide an area for teams to socialise after games.

Competition office	Recommended 20m ²	Core	Core	Core	Room from which the competitions are run and controlled from. Can also be used as a meeting room for facility user groups.
Administration / control point	Recommended 20m ²	Core	Core	Core	For facility operations.
Storage	Preferred minimum 50m ²	Core	Core	Core	Size of storage area to be determined by operational requirements (i.e. if portable backboards are utilised storage requirements will be more significant.)
Plant room	No standard	Core	Core	Core	To be determined by operational requirements.
Parking					
Car parking	As per LGA planning requirement	Core	Core	Core	When considering car parking needs need to consider length of stay by participants / parents.

Dave Lanfear Consulting is located in Fremantle:

Dave Lanfear Consulting Pty Ltd
Business Foundations Inc
Unit 14
Terminus Quarters
Pakenham Street
Fremantle WA 6160

Phone: 0477708891

Email: dlanfear@davelanfearconsulting.com.au



Web: www.davelanfearconsulting.com.au

ABN: 90849638924

ACN: 614 290 934

15.5 Annex 5 – Additional Community Representation Received

Additional community representation has been received from residents in the immediate vicinity of Dixon Park and Wally Hagan Basketball Stadium. This was received during the latter stages of the plans development and has been received in two parts.

The first of which was from the Cockburn Community Wildlife Corridor representatives and related to the deletion of road reserve for proposed Cockburn Coast Drive from the Metropolitan Region Scheme (MRS) and was sent to Rita Safioti, Minister for Transport, Planning and Lands in October 2017. The letter supports the transfer of road reserves of Roe 8 and Roe 9 to other zoning (understood to be commencing in December 2017). It is requested that the road reserve for the proposed Cockburn Coast Drive be removed from the MRS at the same time. The removal, as stated within the document, represents unique ecological value and in addition recreational opportunities. It further advocates an ecological corridor from the Beeliar Wetlands to the Ocean. In this context, 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. In considering any future development at Dixon Park and adjacent land, the wildlife corridor will need to be planned for and land protected to ensure an effective corridor is preserved.

The second representation relates to a community meeting held with the Hamilton Hill Community Group on 21 March 2018 where a number of issues were discussed in detail. These included:

- The historical, cultural and environmental significance of Dixon Park.
- Potential traffic issues 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.
- A lack of parking at the site

In addition, representation has been made by South Beach Community Group advocating for a localised public open space strategy to create additional open space through the purchase of land currently identified for residential and mixed use development. The group contend that based on population and City of Cockburn standard guidelines 'Coogee-North Coogee' should have two local sports spaces and one regional sports space. The group further state that by locating sport and

recreation facilities and necessary POS in adjoining suburbs, this would conflict with liveable neighbourhood design principles which focus on 'local community needs being accessed by walking and cycling networks and local public transport, rather than over-reliance on the private car' in addressing the Robb Jetty precinct needs.

15.6 Annex 6 – 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. These are summarised below:

Club	Comments and Requirements	
Cockburn City Football Club Spearwood Dalmatinac Sport & Community Club	Designs for NPL infrastructure and justification for the following developments:	
	Beale Park: <ul style="list-style-type: none"> ○ Changeroom facilities - require 5 sets as minimum if current configuration remains ○ Need for Female suitable change facilities. ○ Umpire facilities ○ First aid room ○ Showers and toilets ○ Storage and goals compound 	<ul style="list-style-type: none"> ○ Spectator and social area ○ Match standard lighting (100 lux minimum) ○ Additional car parking ○ Optimum use of playing fields ○ Removal of sea scout building & resumption of hill area at south eastern end of reserve (cut into & retain) ○ Investigate need and feasibility of a synthetic playing surface as premier pitch in front clubhouse.
	Dalmatinac Facility: <ul style="list-style-type: none"> ○ Storage - for equipment, goals, kiosk, office administration ○ Spectator / Social area - Covered seating area to accommodate 1500 people protecting them from the elements future 	<ul style="list-style-type: none"> ○ Lighting - 500 lux allows for pre-season A-League games and televised FFA cup games and friendlies ○ Playing field & perimeter fencing - Re position of playing field to allow for terraced viewing surrounding field and replace perimeter fencing to reduce maintenance and improve

	proofing expected growth needs.	streetscape.
	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	<p>The Wally Hagan Disability Access Audit, Financial statements and Cockburn Basketball Association Facility Report (draft) identifying the following facility requirements:</p> <ul style="list-style-type: none"> ○ New roof ○ Accessible entry ○ 2 new indoor courts ○ Show court with seating capacity (see stadium features to meet national events) ○ New accessible male & female change room ○ New accessible male & female referees room ○ Disabled / pram access to function room ○ New entry foyer 	<ul style="list-style-type: none"> ○ New offices – upgrade and extension ○ Upgrade to bar and function areas Improved spectator comfort including air circulation fans/climate control ○ Extra equipment storage ○ New bin storage area ○ New backboards and rings ○ New court seating ○ End of trip facilities ○ Complete amenities upgrade ○ Stainless steel splash back in canteen ○ Safety walkway that ensures safe flow of traffic (e.g. Kalamunda) ○ Solar panels with battery storage ○ Multimedia scoring function
Cockburn Cricket Club (Seniors)	<ul style="list-style-type: none"> ○ The main home ground is Davilak Oval but are required to have another 4 “home” grounds to use in summer in order of preference being, Enright Reserve, Goodchild Reserve, Edwards Reserve and 	<ul style="list-style-type: none"> ○ The club lack an indoor facility for training when the weather is bad or out of season. ○ The ground is big enough for two pitches but only one is presently in place. ○ Require enough nets to service seniors and

	<p>Lakelands Reserve (to service 9 teams).</p> <ul style="list-style-type: none"> ○ There are no meetings rooms and there is not enough room for bar/canteen/ functions, gear storage and changerooms for the sizes of the clubs that use the facility. 	<p>juniors.</p> <ul style="list-style-type: none"> ○ Lighting needs to be brought up to standard.
Cockburn Junior Football Club	<ul style="list-style-type: none"> ○ The clubrooms are old and not large enough for our club to hold functions in it. ○ change rooms and shower facilities are sub-standard. ○ There is no storage for any of our clubs to have our own designated area. 	<ul style="list-style-type: none"> ○ All four clubs that use these facilities are constantly fighting over space and the ability to utilise the small facility available. Currently all end of year trophy presentations and functions are held off site which does not give the clubs ability to build a club built on tradition and memorabilia.
Cockburn Cobras Football Club	<p>As the club continues to grow and evolve, the facilities and infrastructure of Davilak Oval are beginning to become incommensurate:</p> <ul style="list-style-type: none"> ○ Storage between all the lease holders of Davilak Oval has been an issue albeit addressed by the addition of a storage container behind the club rooms for off season clubs. ○ The carpark is a concern with only one combined entry and exit. Congestion and parking problems are very common. 	<ul style="list-style-type: none"> ○ The club rooms have a legal capacity of 100 which makes it impossible to hold major club functions or wind ups at Davilak Oval due to licensing and inhibits the ability to raise and earn money at their own club rooms. ○ Female umpires are required to change in a shared umpires room which they must walk past the open men's urinal.
Phoenix Park Little	The PPLAC committee have discussed and	<ul style="list-style-type: none"> ○ Current changing and ablutions need replacing

Athletics Club	<p>agreed that there is a need for the development of a strategic plan to ensure clarity of direction and effective management of any growth in membership numbers. The following provides an overview of current facility needs:</p> <ul style="list-style-type: none"> ○ Equipment storage space – ease of access, security and efficient use of space (through shelving/racking). ○ Adequate open meeting space and separate office space for sports sharing the facility. 	<p>as they are old and inadequate for effective supervision.</p> <ul style="list-style-type: none"> ○ Parking is inadequate and provides limited lighting for safety. ○ The structures should not impede the requirements for an eight lane running track, adjacent eight lane straight, javelin and shot putt/discus throwing areas.
Southern Spirit Football Club (Watsons Oval)	<ul style="list-style-type: none"> ○ The building was formerly a change room and has been added to incrementally. It is 50-60 years old and in need of replacement. ○ Club cannot grow any further and do not want to lose control to social hire. ○ They would wish to use the top oval subject to lighting improvements 	<ul style="list-style-type: none"> ○ Car parking is an issue due to limited off street bays. ○ Require another set of change rooms as changeover has been a problem. ○ Develop a verandah ○ Current lighting on existing pitches (bulkheads) have been replaced at a cost to the club of \$20k.
South Coogee Junior Football Club	<ul style="list-style-type: none"> ○ Floodlighting on junior oval – priority 1 ○ Car parking resolution – priority 2 ○ Clubhouse flooring needs looking at – no carpet and replace with wood. ○ Changing facilities and toilets serving the clubhouse are too small. ○ There is a need to grow into a girl's team 	<ul style="list-style-type: none"> ○ There is a significant problem with backwash (drainage) under the undercover area. This ideally needs to be addressed. ○ Extend the undercover area to provide a larger area with sun protection. ○ The refurbishment undertaken 5 years ago has been good but there is not much airflow through

	<p>and changing facilities need to be unisex.</p> <ul style="list-style-type: none"> ○ Need a cold store ○ Require more storage. 	<p>the building – aircon/heating would be good.</p> <ul style="list-style-type: none"> ○ Portable huts for interchange. A permanent interchange would be useful. ○ Locker system
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15.7 Annex 7 – Technical Guidelines

Cricket Australia Design Guidelines – Guidance Note 03 (Sept 2015)

The following is a summary of the recommendations contained within the facility guidelines for local level infrastructure for cricket. It provides spatial standards against which the core use can be benchmarked. In the absence of other industry guidelines, they provide a clear rationale and checklist against which facility options can be considered.

Commentary on Club Rooms: They provide a central meeting place for club and community social activities and to promote and facilitate inclusion for sporting-related users and community groups as places to meet, interact and hold events. Effectively designed clubrooms and change facilities can contribute significantly to a successful club, sporting precinct and local community.

Need to Meet Relevant Standards: The guideline states that it is important the following Standards, Codes, Acts and Regulations are complied with and fully considered during the planning and design of clubrooms and associated buildings:

- Australian Standards (using the version applicable)
- The Human Rights and Equal Opportunity Commission (HREOC) advisory notes
- The Building Code of Australia: National Construction Code (NCC, formerly the BCA) (applicable at the time a Construction Certificate is applied for)
- The National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the Code
- The requirements of State Departments and Authorities responsible for planning and environmental matters
- The National Standard for Construction Work document, National Occupational Health and Safety Commission - NOHSC:1016
- The Protective Security Policy Framework (PSPF) document promulgated by the Australian Government Security Construction and Equipment Committee (SCEC)
- Work Health and Safety Acts (2011) (WHS)
- Disability Discrimination Act (1992)
- Disability (Access to Premises – Buildings) Standards 2010
- AS 1428.1 – Parts 1, 2, & 4 - Design for access and mobility

Universal design principles should be incorporated within all facility developments to enable all people to feel included without the need for differentiated or specialised/adapted features.

When considering a new building or redeveloping existing facilities the guide states that it is important to reduce direct environmental impacts through the implementation of practices and design ethos such as:

- Optimising the size of new buildings and/or the potential of existing structures
- Investing in energy efficient technologies and optimising energy usage through initiatives such as passive solar design and natural ventilation systems
- Protecting and preserving water
- Using environmentally friendly and green materials
- Enhancing indoor environmental quality
- Optimising operational and maintenance practices
- Minimising waste through recycling and efficient use of resources
- Ensuring the space sporting facilities occupy is designed, occupied and operated with the objective of best practice environmental performance.

Orientation and Design:

- Cricket Pitch – north/south axis
- Facility to consider:
 - limiting exposure to prevailing weather – should face away from the prevailing weather and to the centre of the pitch. Include roof overhangs. Spectator areas to be provided with weather protection.
 - central and perpendicular orientation (east west axis) to the pitch to maximise views for spectators, players and team staff
 - direct access to site entry points and car park.
- Car park to be adjacent to the facility – preferably behind the building to provide direct access to the facility entry points
- Rubber matting from playing areas to limit slips.
- Due to the large amount of protective equipment required for batsmen, adequate change room size and design that caters for player equipment kit.
- Internal storage rooms should be designed with shelves to maximise storage room capacity.
- External storage facilities for curator equipment and machinery is also recommended within close proximity to the playing field.
 - Equipment store rooms should be accessed via an external vertical roller door or double swing door to allow for direct playing field access.
 - Provide perimeter storage shelving (fixed or adjustable) or open compartments for sports equipment or club goods. The height/vertical spacing of the shelves should be designed to accommodate the nature of the storage.
 - Curator's sheds - ensure that access to the playing field is on grade or ramped
 - Provide lockable gates to prevent theft and vandalism.
- Change Room Design:

- Access points should be provided with weather protection and clearly visible with room signage. Provide a clear distinction and separation between player thoroughfares and spectator areas.
- Provide minimum space for 11 players for cricket in the changing space.
 - locker/bench compartments each 600mm wide minimum
 - a bench seat which is 600mm deep
 - an under-bench compartment for storing bags (1000mm overall depth)
 - a rear locker compartment behind the bench seat, with coat hooks or a hanging rail. The compartment should be 400mm deep and 1350mm high.
- Access to the amenities/wet area is to be provided directly from the changing space, with showers immediately adjacent to the locker area. The minimum quantity of showers to accommodate cricket at all levels is three.
- Toilets should be provided in accordance with the National Construction Code (NCC) and relevant sporting facility guidelines. A minimum of three toilet pans is preferred for cricket. Avoid the use of urinals to better accommodate unisex use.

Specific Guidelines (Based on club home ground):

The following spatial guidelines refer to a local level facility:

- Changing rooms /area: 2 change rooms per playing field - 40 -60m² x 2
- Amenities (player toilet/showers): 2 amenities per playing field - 40 - 50m² x 2
- Accessible toilets: male 15m² female 15m² accessible 5.5m²
- Umpires room (including shower & toilet): 15m²(optional)
- Medical/first aid room: 10m²(optional)
- Kitchen and kiosk: 15 - 25m² provision dependent on level of venue capacity, use and activity
- Kitchen storeroom: 8m² (built into overall kitchen/kiosk area) (desirable)
- Social/ BBQ area (outdoors) as needed
- Internal building storage: 30m²
- Cleaner's store: 5m²
- External storage: 30m²
- Utilities/ plant room - as required
- Curator's store/shed - 60m² (assumed already catered for?)

The above space requirements are, where practicable, incorporated within section 10 below.

AFL Preferred Facility Guidelines

The following is a summary of the recommendations contained within the facility guidelines for local level infrastructure. The component facilities identified in the

guide provides for optimum local level facility standards against which usage can be benchmarked. Due to the nature of the sport, requiring to cater for high player numbers the spatial requirements identified are considered to be generous for many facilities where the day to day use is low.

The sizes quoted below are based on requirements for a single oval facility catering for one 'home' and one 'away' team at any given time. Local facilities are designed to cater for local level competition including junior competitions and are usually the 'home' of one seasonal club. Facilities and playing surfaces are provided to home and away competition standard only.

Orientation and Design - Local (Essential components):

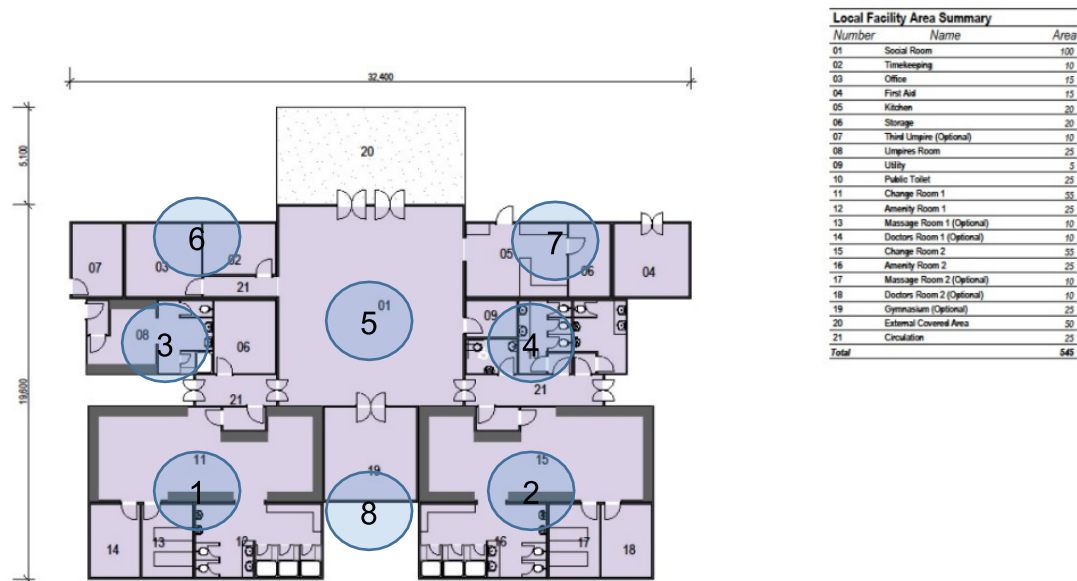
- Pavilions (and main viewing areas) should be positioned to allow viewing of the entire field of play and to avoid looking into the sun and are therefore positioned on the Western side of the playing field.
- Amenities (Player toilet/showers) - $25\text{m}^2 \times 2$
- Change Rooms - $45\text{m}^2\text{-}55\text{m}^2 \times 2$
- External covered viewing area - 50m^2
- Kitchen & Kiosk - 20m^2
- First Aid/Medical Room (Public Access) - 15m^2
- Office/Administration/Meeting - 15m^2
- Public Toilets - Male 10m^2 , Female 10m^2 , Disabled 5m^2
- Storage (internal and external) - 20m^2
- Social/Community Room - 100m^2
- Timekeeping/Scorers Box - 10m^2
- Umpires Rooms (including toilet and showers) - $20\text{m}^2\text{-}25\text{m}^2$
- Utility/Cleaners Room - 5m^2+

The basic design principles identified below details the following key areas:

- 1- Home Changing
- 2- Away Changing
- 3- Umpires and Storage
- 4- Public Toilets and Utility
- 5- Social Room
- 6- Ancillary Administration
- 7- Kitchen and First Aid
- 8- Gymnasium

It is not considered that area 8 should be considered within a community sporting club building unless the club is willing to 100% fund.

Figure 22: Local level AFL Clubroom example (Source: AFL Facility Guidelines 2012)



WA State Basketball Strategy: Facility Guideline

This strategy specifies the facility guidelines for district, regional and state level basketball infrastructure. As the Wally Hagan Basketball Facility provides for State level competition the following aspects need to be considered in its future redevelopment:

- 28m x 15.1m with 2m run-off either side and either end.
- Sprung wooden floor
- 7m clear span internally
- Basket at a height of 3.05m
- Backboards capable of being adjusted to 2.43m for junior competition.
- Ancillary infrastructure of lighting, PA system, scoreboard, shot clocks, air circulation (mechanical air handling preferred).
- Spectator seating of 2,000 seats+
- Sprung wooden floor
- Corporate hospitality area
- Change rooms 25m² x 4 for home and away teams
- Referees room
- First aid room
- Drug testing room
- Post game media area.
- 34 No. team seats
- Café, kitchen and social area
- Competition office and general club administration space.
- Storage – minimum 50m²

- Car parking in accordance with specific local government requirements.

The changing room space for basketball will need to be designed to enable flexible use of the space for either male or female use at specific programmable times.

A decision needs to be taken by any local government investing in the development of facilities which have the capability of use for state level (WABL) competition as to the level of funding they should commit. Whilst providing for state level team has benefit in promoting the area and creates employment opportunities. Nevertheless, it may be considered as non-core business and those elements considered to be in excess of community level demand should be funded by the association.

WA State Netball Strategy: Facility Guideline

This strategy specifies the facility guidelines for district, regional and state level basketball infrastructure. The specifications highlighted below are the general field of play requirements. It is to be noted, that if the Wally Hagan Centre were to provide access for Netball there would be a need to increase basic court length and width, as well as internal clear span height. The following guidelines are highlighted:

- Court space required is 30.5m x 15.25m with 3.05m run-offs at either side and either end.
- Clear internal span of 8.3m.
- Changing room amenities are similar to that required for basketball.

Sport England Clubhouse Guidelines: 2016 Update

This guideline has evolved over a 15-year period and specifically focusses on inter-relationships between facility components and uses. It is used for comparative purposes to understand the implications of including/excluding each component. Whilst referencing clubhouse developments, it recognises at the local level, that in order to facilitate sporting and public use, compromises need to be made to ensure costs are reduced and the size and flexibility of the infrastructure is reflective of its use:

- Ideally, any entrances to the building and the viewing terrace should be located to give shelter from the prevailing wind.
- Essential accommodation Items to be accommodated within the building or within close proximity of the building are identified as:
 - Entrance Lobby
 - Changing Rooms
 - Showers
 - Toilets for the public and changing areas (could be combined)
 - Accessible Toilets/Changing
 - Separate Changing Area for Officials
 - Kitchen

- Office
- Meter/Boiler Room
- Cleaners Store
- Sports Equipment and Grounds Maintenance
- A club room is not considered essential
- Key Questions which need to be asked of users:
 - Where do they arrive?
 - Where do they change?
 - Where do they leave their bags?
 - How do they access the playing areas?
 - Where do they shower?
 - Where do people meet after the game?

The answer to these questions ultimately drives the floor area requirements of any infrastructure.

- There should be good visibility of all circulation spaces and avoidance of dead end areas to ensure the safety of children. Glazed doors from the social spaces (if provided) are recommended to allow some viewing and natural light into corridor areas.
- Space Requirements: Minimum changing areas within changing rooms for the principal sports are as follows:
 - Association Football 16m²
 - Cricket 20m²
 - a general guide for team changing benches, a notional 500 x 500mm space per player can be taken as one changing place.
 - If lockers are provided they should ideally be located outside the changing rooms.
- Small clubhouses may benefit from having some toilets accessible from a lobby or corridor so that they can be reached from the outside.
- The clubhouse should include a self-contained changing room for match officials. This room can potentially double up as a first aid room.
- The shower entrance should be located as far as possible from the changing room entrance and WCs in order to minimise water migration and to separate mud and moisture. When provisionally calculating the overall space allowances for 'open' shower area arrangements, a rule-of-thumb is to allow 2.0 m² per shower point. This assumes 1.0 m² for the showering area and 1.0 m² for the adjacent drying area.
- Where it is impractical to incorporate a separate accessible changing room (with shower, WC and bench) and separate officials changing provision there is potential to accommodate use by both the match officials and disabled users of the facility.
- Adequate storage should be carefully planned in key spaces throughout the building to optimise functionality, flexibility and security. The requirement for storage should not be underestimated and could include:
 - Furniture Storage
 - Food and Beverage Stores
 - Equipment Stores

- Lockable Refuse Store
- Cleaners Store
- The plant room should be appropriately sized and located to accommodate incoming utilities, meters, plant equipment and boilers.

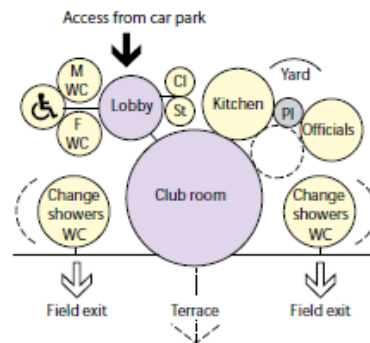
Figure 23: Inter-relationship of Space Components for a clubhouse (Source: Sport England Guidance Note 2016)

2 Design

Rev 003 - May 2016

Example 1

Traditional clubhouse plan with the entry direct to the clubroom. This concept is suitable for summer sports such as cricket and tennis. Bowls would not normally require showers.



See separate 'Design Examples' display panel:

- DE2 Cricket: Clubhouse

Draft Western Suburbs Sports Study

August 2018

Consultation Analysis

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2. Executive Summary

This report focuses on stage two of consultation about improving sports facilities in the City of Cockburn's western suburbs. The draft Western Suburbs Sporting Precinct Study identifies opportunities for the development of new active open space, together with potential for significant redevelopment of existing facilities and reserves including:

- Beale Park \$9.11 million
- Wally Hagan/Dixon Park \$17.23M - \$36.17M (depending on which option is chosen)
- Dalmatinac Park and Lucius Park \$3.02M
- Davilak Reserve \$7.66M
- Santich Park \$1.48M
- Watsons/Edwardes Reserve \$3.22M
- Cockburn Coast Oval \$3.99M (future)

3. Background

Following earlier consultation with clubs in 2017, a draft report was written and released for feedback in July 2018. The closing date for comment was 24 August 2018.

4. Methodology

Consultation on the draft report included:

- City officers and the consultant met different community and sporting club representatives at various sports venues for discussions.
- A mailout to residents around 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

Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
2.7 k	144	436
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
456	1.4 k	2 k

5. Outcome

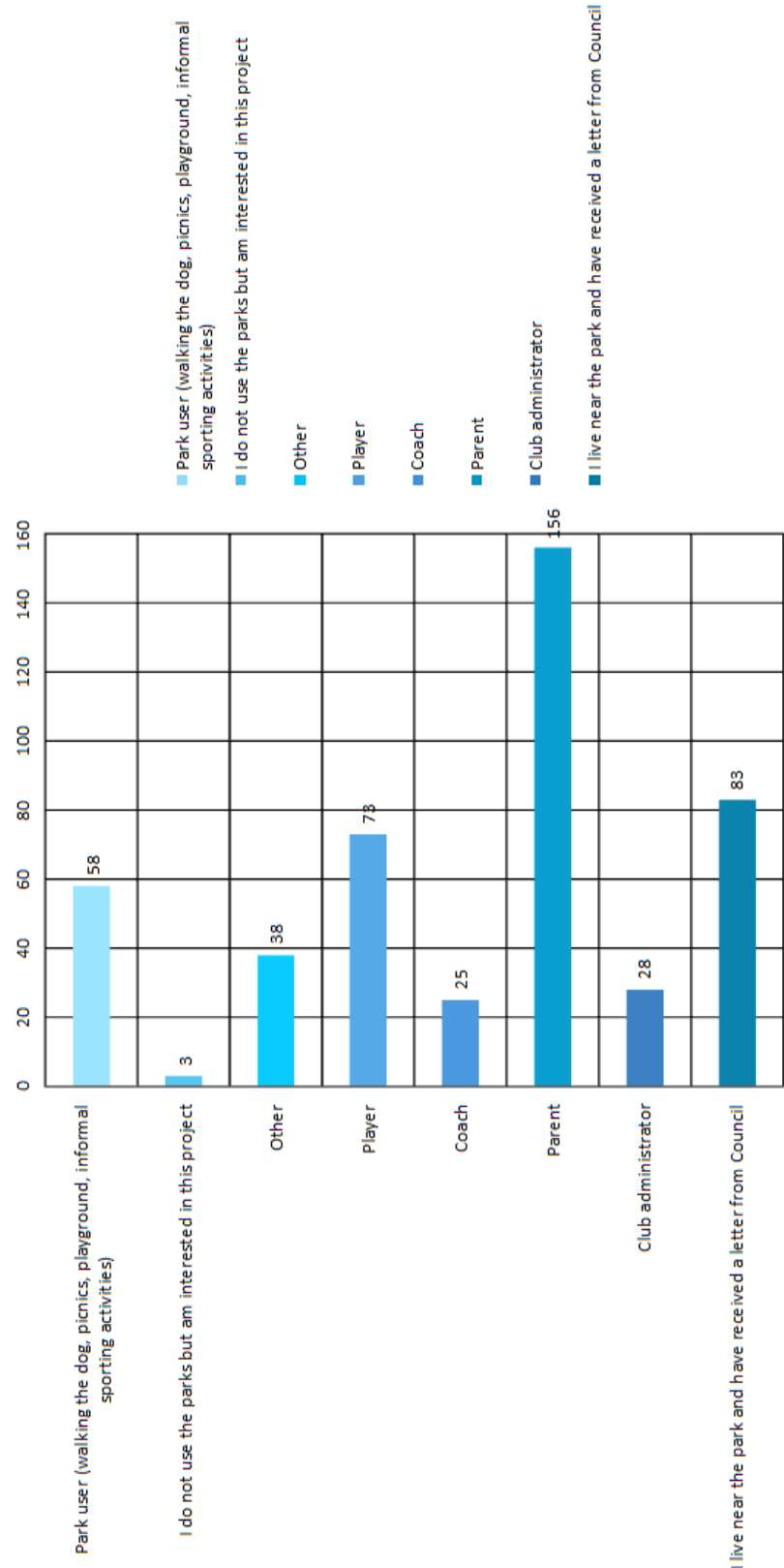
We asked: Do you support the proposal to upgrade sporting facilities as per the draft plan	Support/ Strongly support 334	Oppose/ Strongly oppose 51
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6. Engagement Strategy

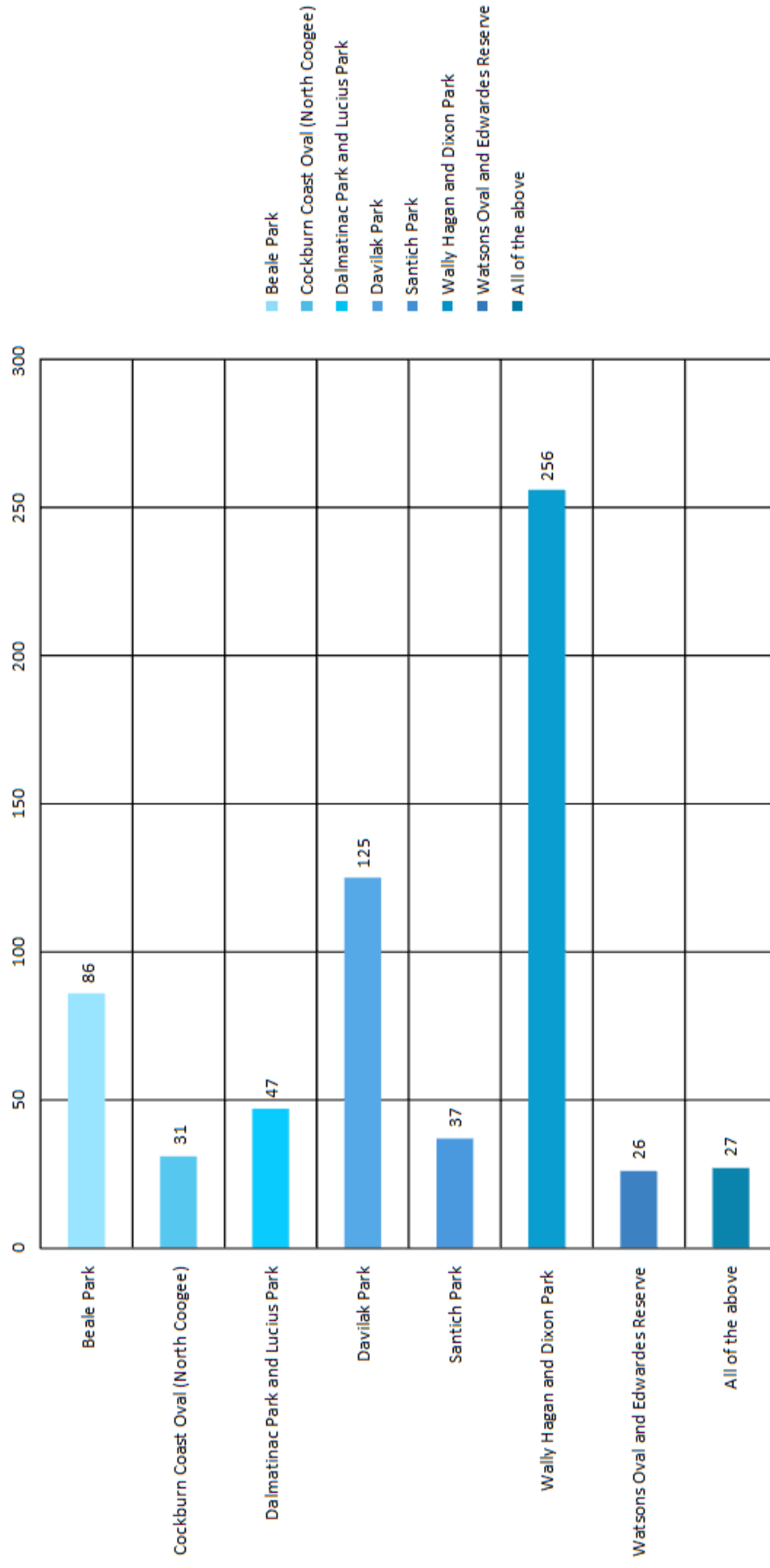
Engagement summary	
We asked whether you supported the proposal to upgrade sporting facilities as per the draft plan	You said:
Key points raised: <ul style="list-style-type: none"> • Parking around Strode Ave • Noise and traffic impact of higher capacity venues • Removal of mature trees • Overdue need to upgrade clubrooms • Proposed location of new features questioned re 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 	<p>“ The sporting community is growing and newer, more modern facilities are required.”</p> <p>“Being a past player and seeing the changes in the community especially women in sport and facilities for children these sites are way past their due dates and need urgent upgrading.”</p> <p>“It’s still disappointing that no concepts propose a wetland in Dixon Park.”</p> <p>“I hope the council values green open space and bushland as highly as residents do. It sometimes seems that building infrastructure is more highly valued than leaving things in a pristine condition.”</p>
	<p>You participated</p> <p>Website: 2,700 views</p> <p>Online survey: 456 surveys completed</p> <p>Letters: 10</p>
Next steps	
We are now reviewing all community input.	

7. Survey results

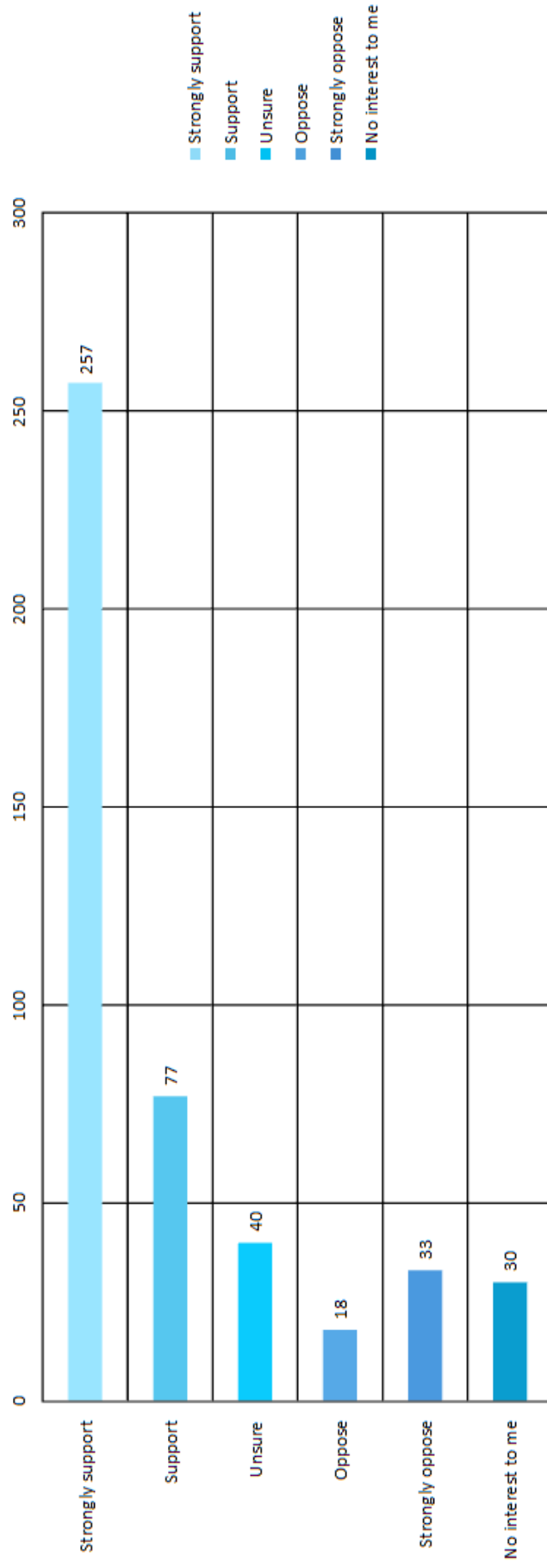
6. Please outline your interest in this project



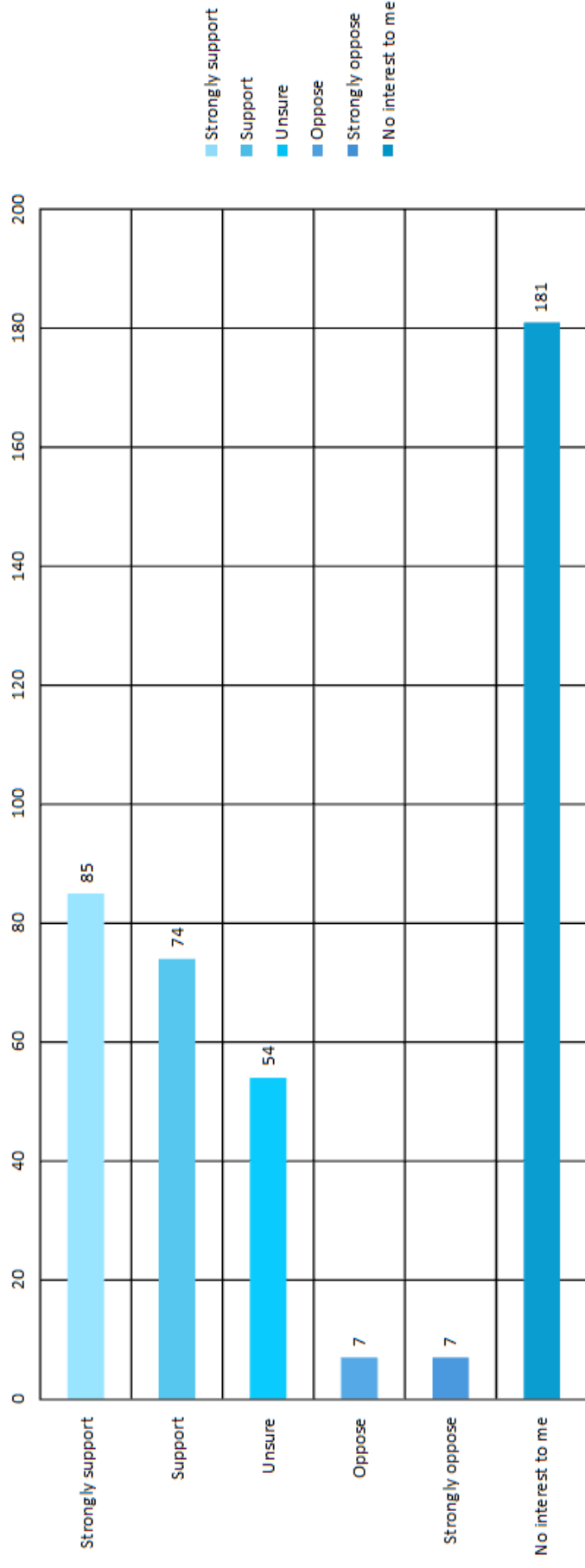
8. I am interested in the following locations:



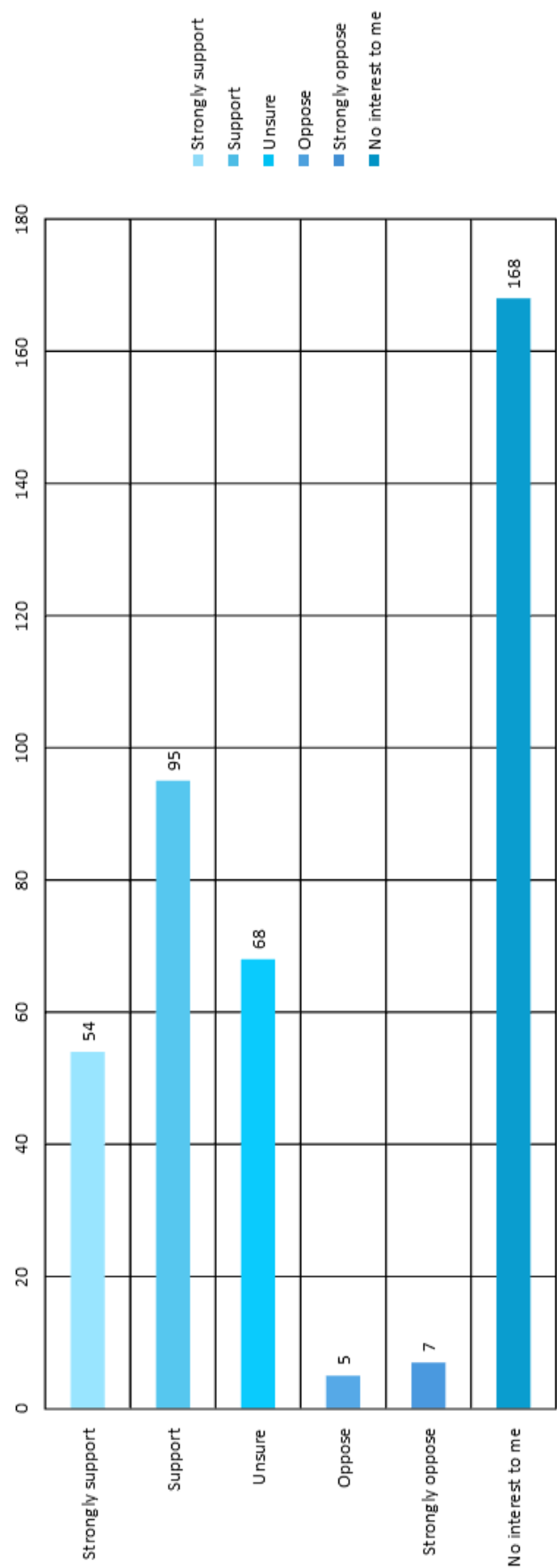
9. Please indicate your level of support for the overall plan to redevelop six sites and develop a new site at Cockburn Coast (North Coogee).



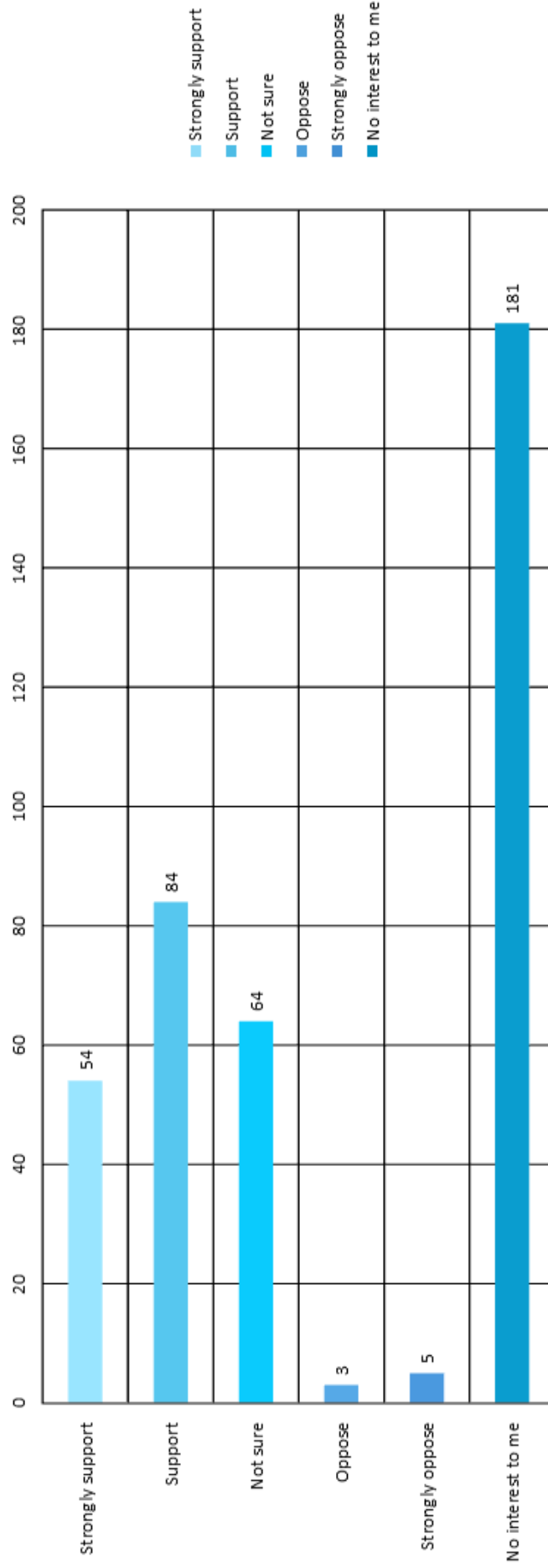
11. Please indicate your level of support for the Beale Park site concept plan



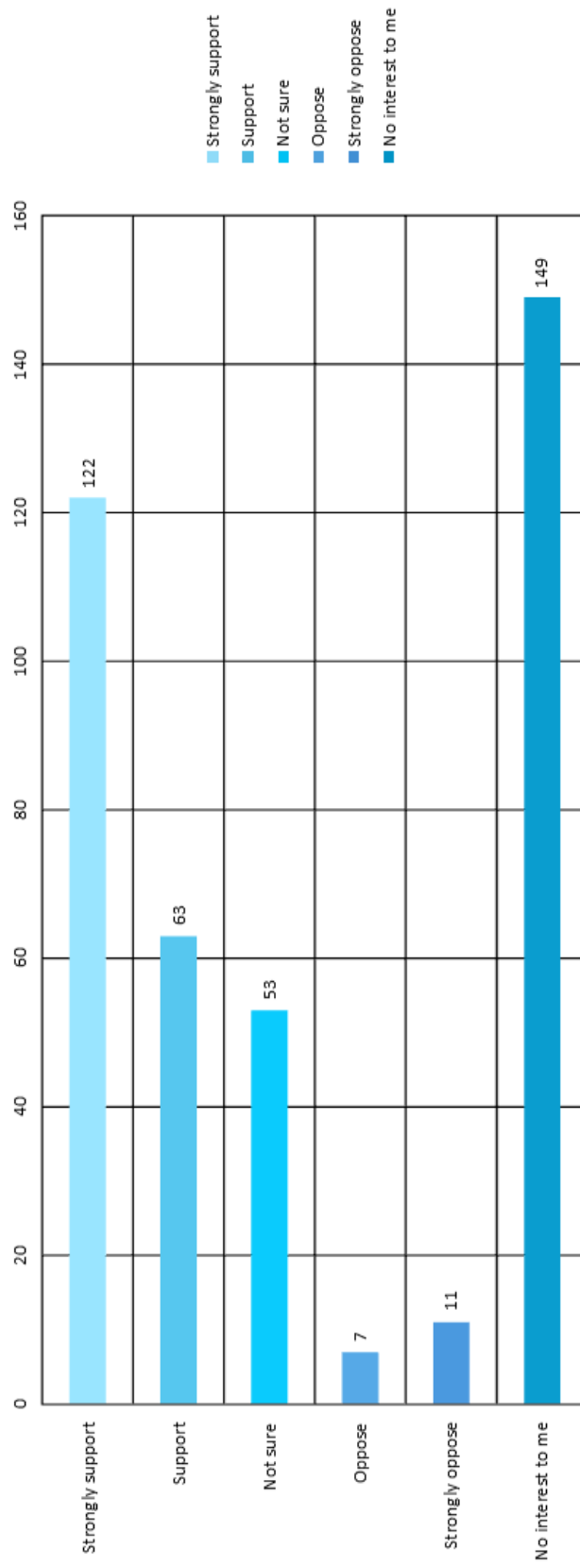
13. Please indicate your level of support for the Cockburn Coast Oval (North Coogee) site concept plan



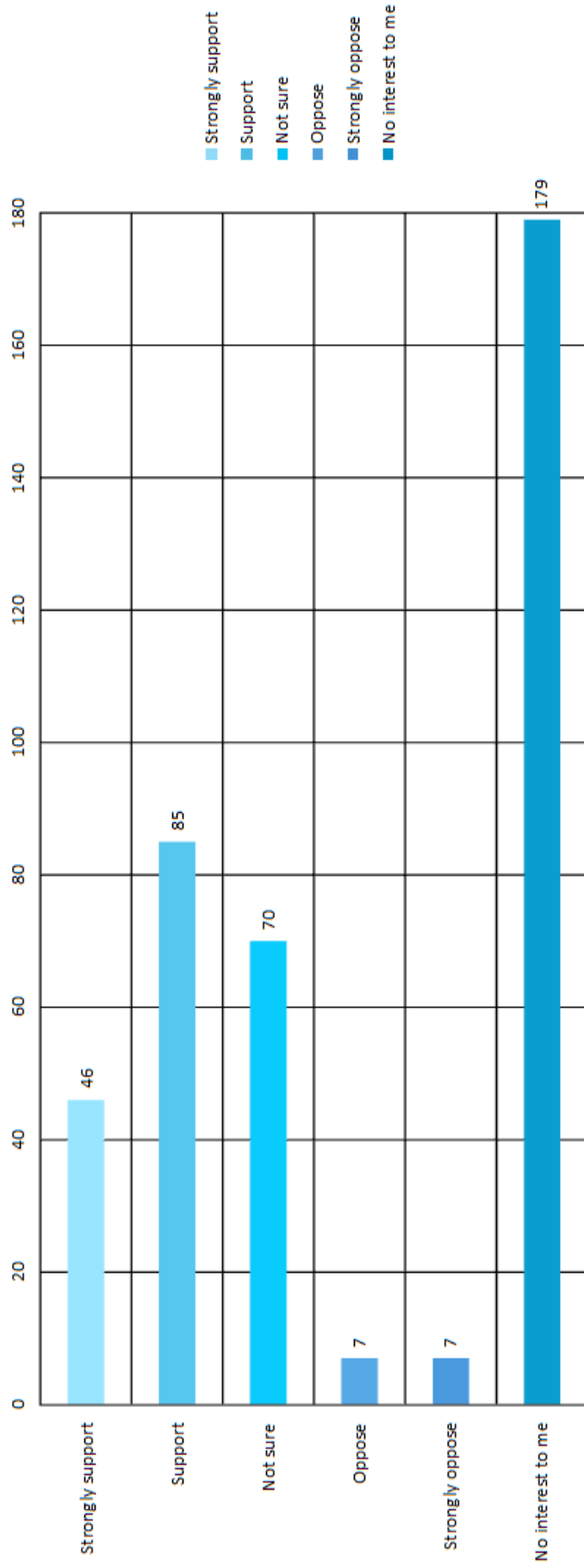
15. Please indicate your level of support for the Dalmatinac Park and Lucius Park site concept plan



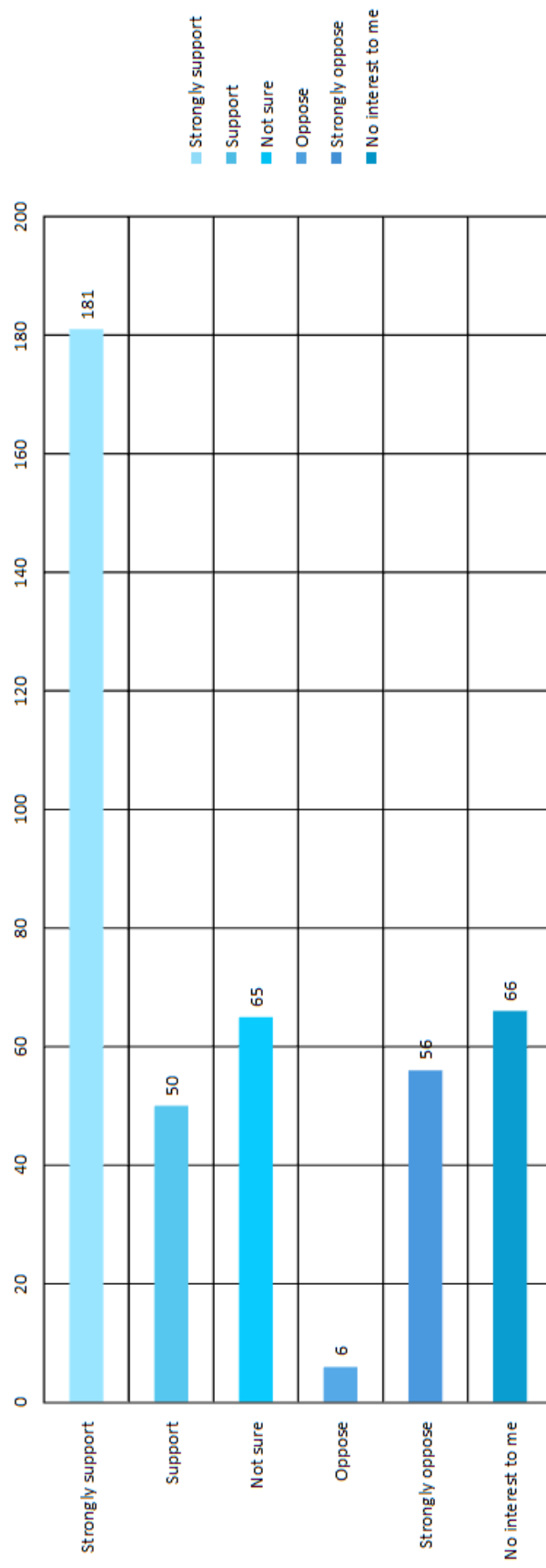
17. Please indicate your level of support for the Davilak Park site concept plan



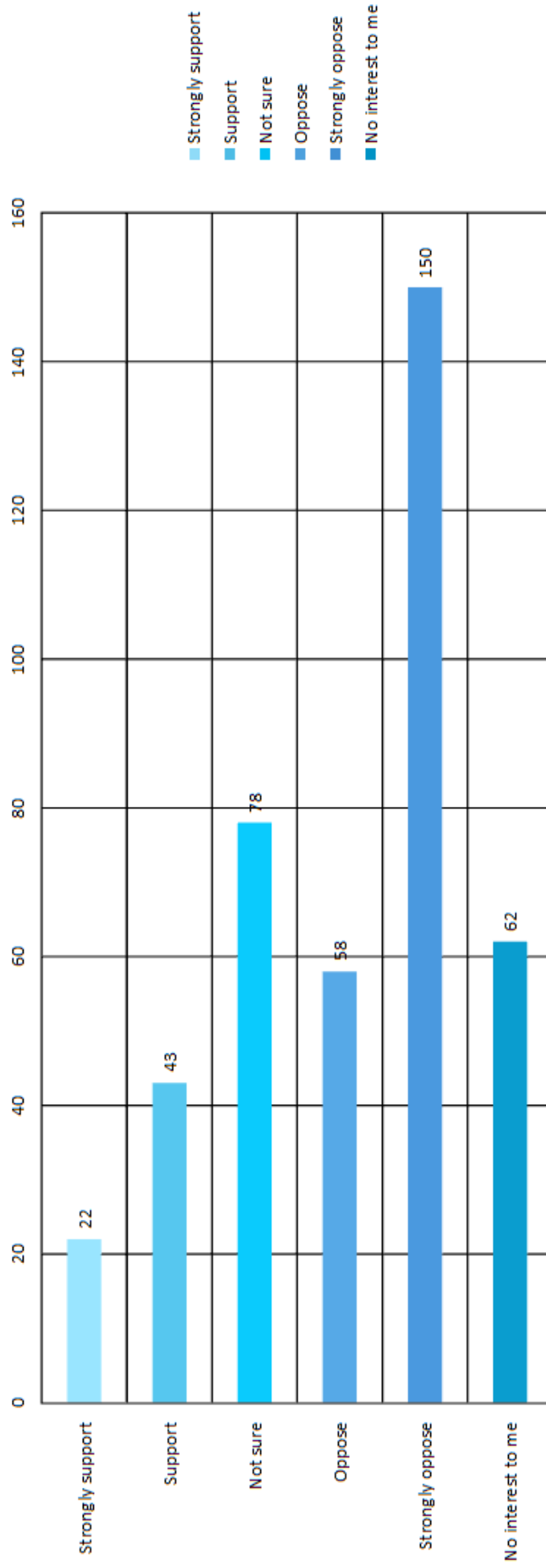
19. Please indicate your level of support for the Santich Park site concept plan



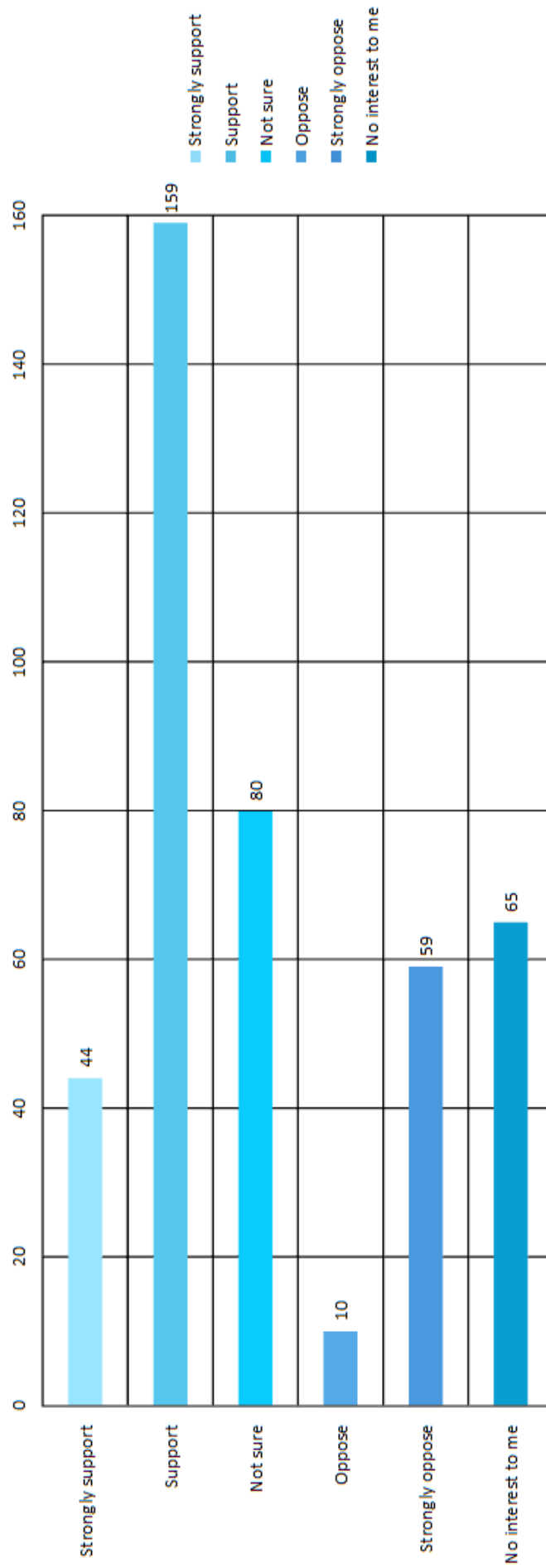
21. Please indicate your level of support for Wally Hagan and Dixon Park site concept
plan OPTION 1



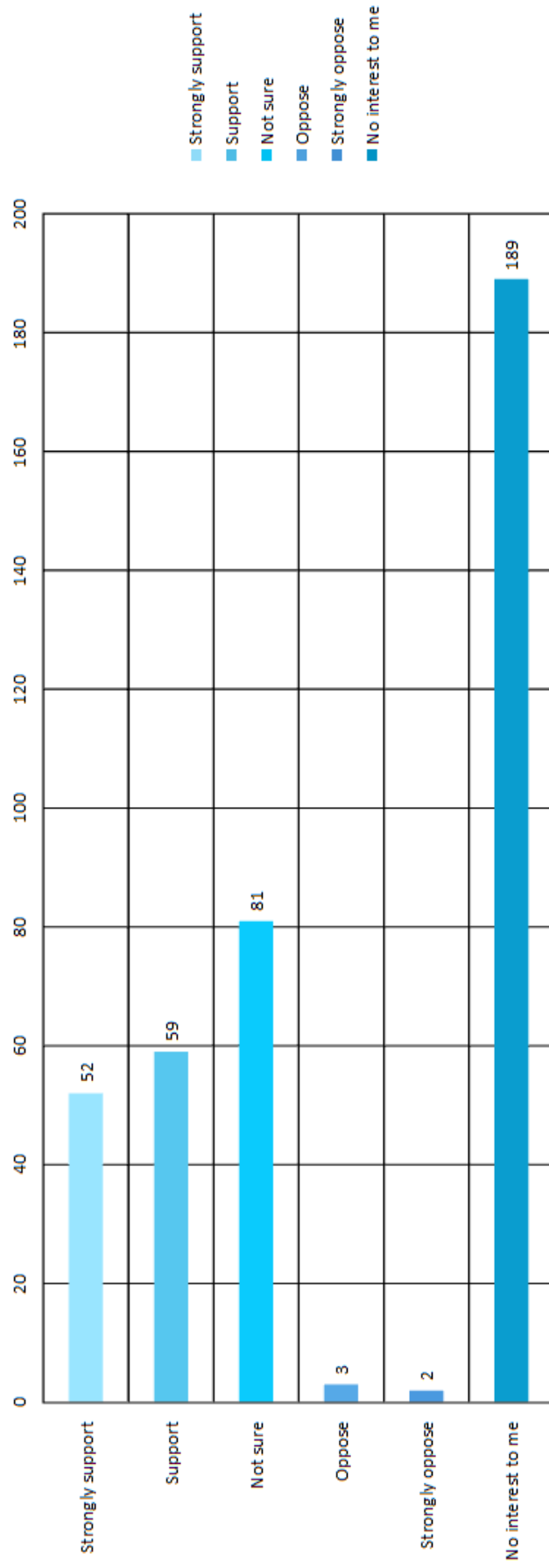
22. Please indicate your level of support for Wally Hagan and Dixon Park site concept
plan OPTION 2



23. Please indicate your level of support for Wally Hagan and Dixon Park site concept plan
OPTION 3



25. Please indicate your level of support for the Watsons Oval and Edwardes Reserve site concept plan



8. Letters from clubs and groups

Cockburn Community Wildlife Corridor

I am writing on behalf of the Cockburn Community Wildlife Corridor in regard to the Western Suburbs Sports Precinct study survey that is due today.

Feedback from members of the community regarding the survey on the City of Cockburn website for The Draft Western Suburbs Sports Precinct Study indicates that members of the community found the survey difficult to access and navigate.

Many residents reported that they found the survey limited their ability to provide comment and structured in a way that forced them to choose options that were not what they would have considered to be good plans for the areas under consideration.

In particular, the plans for Dixon park and Davilak Oval did not meet with wide approval. Community members expressed the view that a more comprehensive consultation than the survey was required before final plans could be adopted.

It is the view of the Cockburn Community Wildlife Corridor that the proposed upgrade of Wally Hagan and additional sporting facilities around Dixon Re-serve is generally supported with the following provisions:

- We ask that the City of Cockburn refrains from making any hasty decisions about the development of Dixon Reserve into an integrated sport and recreation hub.
- The three options that have been proposed for this area are designed to meet the needs identified in the sporting study only, and do not acknowledge that there are many other factors that should be considered in this very complex planning project.
- The options are impractical and do not take into consideration the many stakeholders/parties with interests in this land. The options presented fail to take into consideration Aboriginal, cultural and environmental issues. We advocate for a more holistic approach that is based on a vision that incorporates these issues, as well as any others that may emerge as a result of proper consultation and deliberation.
- Furthermore, Dixon Reserve is part of the Roe 9 corridor and making complex and expensive planning decisions until the whole parcel of land can be considered is premature. The development of this heritage and environmental precinct will have long-lasting implications. As local community representatives we ask that Council takes the time and care required to get this right.

We propose that the development of Dixon Reserve is temporarily removed from the WSSPS to allow for proper investigation, planning and consultation.

In addition, the proposed site plan the Davilak Oval indicates that 37 trees will be removed for the proposed development. It is difficult to ascertain from the plan exactly which trees will be removed but there are trees there that are as old as 400 years. While the plan proposes that trees will be replaced on a 3:1 basis, it is well known that old trees cannot be replaced with new. Planting offsets is not a solution.

This is a beautiful park; it already has a sports ground. It is extensively used by local residents for dog walking, enjoyment of the trees - to remove irreplaceable mature and semi-mature trees at the expense of locals who don't play sports but love the park is extremely short-sighted.

Hamilton Hill is an urban hot-spot – older trees provide much needed trees and amenity.

We would appreciate your careful consideration of this matter,

Yours sincerely,

Kellie Ratcliff
Secretary
Cockburn Community Wildlife Corridor Inc.

Landcorp

Please see LandCorp's submission on the above draft Facilities Plan in relation to the Dixon Reserve three optional plans and our adjacent landholding (Lot 51), as well as the Robb Jetty Local Structure Plan and associated concept proposal for the Cockburn Coast Oval.

Dixon Reserve area and optional plans

LandCorp provides the following submission in response to the three advertised optional plans in the Draft Western Suburbs Recreation Facilities Plan (DWSRFP), proposed for Dixon Park in Hamilton Hill. In summary, although we have some concerns with the advertised plans we look forward to cooperatively working with the City to agree a way forward that considers the development of LandCorp's land, the community's aspirations, indigenous and European heritage, the City's recreation needs and broader precinct planning requirements.

LandCorp owns Lot 51, a 1.9ha parcel of land central in the proposed sport facilities precinct plan. Lot 51 is classified as a Development Area DA 39, and is proposed to be developed for residential purposes. The City's Local Town Planning Scheme will require a Local Structure Plan to guide future development of the site.

In considering the proposed plans, LandCorp acknowledges the City's need to provide additional sporting facilities in the western suburbs, but cannot support any of the options due to the significant impact on Lot 51. In particular all three planning options are seen to negatively impact the potential redevelopment and value of Lot 51 due to the following:

- Facilities planning encroaches over the south east boundary of Lot 51, reducing LandCorp's potential developable land by approximately 10%.

In December 2015 LandCorp agreed to the City's proposal to remediate the south east portion of Lot 51 which the City had, inadvertently, contaminated with asbestos contaminated landfill.

The proposal included remediation of approximately 1800m² of the contaminated land, with the balance of the un-remediated land proposed by the City to be POS. Unfortunately LandCorp was unaware at that time of the significance of the grove of Tuarts in the north of Lot 51 (approximately 10% of the site), nor of the subsequent, additional bushfire management requirements (potential 28m setback required).

As a result LandCorp can no longer afford to provide the POS in the south east as previously proposed, as this would seriously impact on the viability of the future development.

- Proximity and compatibility of the sporting fields and skate park to future urban development.

The close proximity of playing fields and the race track raises particular concerns with respect to light (floodlights) and noise spill on future residents at Lot 51. The proposed development will be primarily single residential and the value of those lots will be significantly reduced due to the incompatibility of active sporting fields located so close without appropriate buffers being provided by the City.

- Earthworks and drainage across the broader precinct and at lot interface. LandCorp notes an existing site contour fall of approximately 10m across the site from the north-west of Lot 51 to the south-east of Lot 9, and that the natural low point currently occurs within Dixon Park. LandCorp considers there is a need to clarify and further explore how proposed earth works will interface with Lot 51 in a 3 dimensional form, as well drainage implications across the broader precinct to ensure good water sensitive urban design outcomes.

LandCorp also notes Main Roads WA has not provided any final determination of Roe Highway Reserve and subsequent road reserve requirements and alignments. LandCorp considers that planning over Lot 51 and the broader proposed sporting precinct should be undertaken in close consultation with the community, private landowners, Dept of Communities, MRWA and DPLH.

LandCorp would welcome the opportunity to work with the City in considering the future structure planning and integration of Lot 51 with the broader site. Robb Jetty Local Structure Plan and associated concept proposal for the Cockburn Coast Oval.

Thank you for the opportunity to comment on the above-mentioned Study. The following comments are made specifically in relation to the Study's consideration of the area subject to the Robb Jetty Local Structure Plan and the associated concept proposal for the Cockburn Coast Oval.

The City's desire to provide its residents with sporting facilities of the highest standard is commendable and in this regard, LandCorp is committed to working with the City to achieve positive outcomes within the Shoreline project area. Extensive engagement has occurred with the local community and stakeholder groups over a number of years to ensure that the approved structure plans for Cockburn Coast consider a wide variety of stakeholder interests.

The planning framework now in place includes:

- District Structure Plan, approved by the WAPC in August 2009
- Robb Jetty Local Structure Plan, approved by the WAPC in February 2014

The Structure Plans were approved following extensive community and stakeholder input and include the designation of specific areas for use as public open space, based on the advice of the City of Cockburn through the planning process. These structure plans are further supported by the Cockburn Coast Public Realm Design Guidelines, which provide detailed concept layouts for the individual open space areas within Shoreline.

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 further understood that the Group has proposed that LandCorp's Stage 4 open space on Bennett Avenue be increased in size to accommodate active open space uses. This would not be an acceptable outcome for LandCorp, given 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 at this key location.

It is further noted that this location is the subject of extensive lead contamination, an issue LandCorp has worked closely with the City on to arrive at a practical management solution – not to mention a good outcome for the community. This involved the re-zoning of residential land to 'Public Purposes (civic)', which is already providing additional open space for the community in addition to that originally provided for under the Robb Jetty LSP.

As indicated in the Cockburn Coast Public Realm Design Guidelines, the concept design for the West Green Link Park at this location provides for a central area of "kick-about" space in addition to gathering spaces and an adventure playground. LandCorp is also currently working with the City to undertake enhancements to the large drainage basin on Reinforcement Parade as part of our Stage 3 works, whereby large portions of planted areas will be removed and replaced with turf to provide further kick about space for the community.

In addition to already exceeding the 10% POS requirement for residential subdivision, the Robb Jetty precinct also includes a number of costly infrastructure items that challenge the development's financial feasibility (e.g. pedestrian bridges and undergrounding of high voltage transmission lines in Bennett Avenue). As any further loss of developable land would impact the project's feasibility, LandCorp requests the City retains the current open space hierarchy shown on the approved structure plans.

LandCorp notes that the City has undertaken independent concept planning for the proposed Cockburn Coast Oval which does not reflect the layout shown in the approved structure plans and Cockburn Coast Public Realm Design Guidelines.

These alterations include not only reconfiguration of the primary school site already agreed with the Department of Education and other key stakeholders, but also the removal of the Heritage Plaza District Park and reduction of land area to the District Centre lot situated on the corner of Jetty Avenue and Anchorage Drive.

Consistent with previous advice, LandCorp does not object to early delivery of land to provide for the delivery of the Cockburn Coast Oval. However given the revised design approach and the existing constraints of the site (including the school site and heritage considerations) LandCorp recommends a working group be established between the Department of Education, LandCorp and the City to further progress the design of the Oval.

South Beach Community Group

The South Beach Community Group has been campaigning for over a year for more sport and recreation facilities in North Coogee and Coogee and we feel what is currently proposed in the Western Suburbs Sporting Precincts Study is insufficient and inappropriate to service the growing population of North Coogee.

The WSSPS is not addressing the population growth in North Coogee and not allocating sufficient sporting facilities and areas to cater for what will be the largest population and highest density in Cockburn. The liveable neighbourhood guidelines clearly recommend that facilities are developed within population growth centres, enabling a reduction of car dependency.

The WSSPS lacks acknowledgement of:

- North Coogee as the main population growth centre location in Cockburn;
- Isolation of North Coogee by natural barrier of Manning Ridge, tip site, main roads and ocean;
- Lack of East-west transport options, particularly alternative transport, but also streets.

The WSSPS has a strong focus on existing sporting facilities in the Western Suburbs of Cockburn, however, development of a comprehensive strategic approach to sporting facilities in the Western Suburbs to meet community needs have not been addressed by this study.

The opportunity for the community to provide feedback, “Comments on Cockburn”, is strongly focussed on existing facilities, in effect deterring from raising a question or comment regarding unavailability of sports facilities in certain areas. This should have been addressed by a separate question whether participants feel that there are suitable facilities nearby that they are utilising or whether they would benefit from closer facilities.

Similarly, a voice for future residents has not been considered sufficiently. The WSSPS will feed into the strategic plan for sports and recreation centres through until 2032 and therefore should have a strong focus on speaking for future residents of future development focused areas but it does not do this.

Throughout the report ,car access and parking is referenced frequently, but hardly any consideration given to public/alternative transport options. Car park extensions are provided for every location, but no increase in bus connections, additional bus stops nearby and completion and integration into the bicycling network with suitable end of trip facilities, like secure bike parking sheds.

With 10,000 future residents, development of proximal (walking distance) sport facilities in North Coogee or facilities that can be easily accessed by alternative transport should be a priority for the area. This requirement was reflected in the Robb Jetty Local Structure Plan, with 5 neighbourhood parks indicated (page 11). North Coogee based on current planning will fall significantly below this number.

Research into public open space requirements by Curtin University identified that minimum public open space areas should be prescribed based on the number of residents, instead of by the size of the area (page 9). Based on this research North Coogee should have a much larger area of public open space for sport and recreation than what current planning and the WSSPS proposes.

In this context the “previously agreed planned deficiencies [of active open space] (i.e. through the development of Cockburn Coast)” is a clear indication for factors leading to the current shortage of POS in North Coogee (page 9).

The demographic summary identifies the population growth rate of the western suburbs and consequently provides the underpinning requirement for the improvement of sporting facilities, but fails to identify required addition of sporting facilities. The WSSPS acknowledges “Coogee – North Coogee” as the main growth area. Sadly, the SBCG has repeatedly asked that population statistics for North Coogee be separated from adjoining suburbs so that main growth areas can accurately reflected and catered for.

Coogee and North Coogee are two suburbs with completely different anticipated population growths and densities. In fact, most of the population growth attributed equally across these suburbs in the WSSPS will be contributed to North Coogee; 14,000 new residents in “Coogee – North Coogee” will predominantly be moving into the Robb Jetty development area of only 100ha in North Coogee. Anticipated populations and density for North Coogee should be reviewed to accurately inform the WSSPS.

Accurately understanding where the main population growth centres are will impact on “Demographic Implications in Sport and Recreation Infrastructure” (page 17). Providing facilities in Hamilton Hill to service the population of North Coogee is not appropriate. We request that this section of the WSSPS be reviewed to ensure that the largest investment of sports facilities is planned to accommodate the largest increases in population and where sporting facilities are most lacking.

Cockburn Coast

The timeframe for development of the Cockburn Coast Sports Oval in the study has been brought forward, a change that we welcome. However, the population of North Coogee will be sufficient to sustain three sporting fields, not just one.

We would like to see at least one additional public open space in the area where you can kick a football further than 20 m, and perhaps even a netball court, a skatepark or a South Beach Surf Club. Please refer to previous submission of the SBCG. While the potential locations proposed by the SBCG for casual recreation and sports facilities were acknowledged in the WSSPS, they were not costed in the study, limiting the ability for residents reviewing the WSSPS to consider them appropriately.

There was also no way for comments to be provided on these options on the 'Comment on Cockburn' feedback form. We request these options are costed up to fully understand their potential benefits versus financial implications and that community feedback be sought on them.

If the Council does not find these options viable, as per the decision at the Council meeting on 10-Aug-2017, the SBCG asks that a working group be developed with representatives from the community to consider all alternatives and come up with a better plan. The WSSPS (page 72) acknowledges that "the additional information provided by the SBCG does have some merit which will require further investigation".

On same page the WSSPS concludes: "It may be possible to have a capped option for the provision of netball / basketball courts." However, it leaves it there. No costing for these options is provided or any more consideration given. Instead the WSSPS recommends "that these sites be explored further outside of the remit of this analysis" (page 73).

The SBCG understands that the WSSPS is the central document that is informing the Draft CSRFP. If potential sport and recreation facilities are not considered in the WSSPS, where else will they find consideration? The WSSPS should be updated to include these options and appropriate consideration given.

We'd like to re-iterate the need for following parcels to be considered in the WSSPS and CSRFP for POS with focus on recreation and sport:

- 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.

As earlier discussed the WSSPS lacks acknowledgement and consideration of the isolation of North Coogee by natural barrier of Manning Ridge, tip site, main roads and ocean and the lack of East-West transport options, particularly alternative transport, but also streets.

Simple “as the bird flies” distance review of distances between North Coogee as the central area of population density and surrounding sports facilities is not suitable. For example, Figure 12 (page 72) lacks consideration for natural barriers and transport options. Instead, walkability and cyclability scores for the area should be considered as well as kilometres to drive on roads to determine the true distance of a sports facility from the residence of people. This is common practice and an accepted tool in urban planning.

The Cost-Benefit Analysis & Recommendations (pages 75 to 78) lack consideration for where people live and the natural barriers and lack of transport options between North Coogee and sports facilities. This might not intuitively form part of the WSSPS, however if assumptions are made on large amounts of people travelling to sports facilities outside of their neighbourhood, the cost implications for transport infrastructure need to be acknowledged. Overall, this will impact on the Cities’ budget (additional streets, e.g. extension of Rollinson Rd, safe crossings over Cockburn Rd, additional shared path for cycling and walking, lighting of these new transport infrastructure, etc).

We noted a possible mistake in the plans for the Cockburn Oval. “Retention of existing playground” is noted for the area of heritage listed fig trees, however, this area is fenced off and not currently utilised as a playground. In fact, there currently is only one playground in the development area which will accommodate close to 10% of all children in the City of Cockburn by 2036.

Dixon Park

We are generally supportive of the proposed upgrade of Wally Hagen and additional sporting facilities around Dixon Reserve. However, we are not supportive of any of the Options that are currently proposed or the method by which the City is seeking to implement the sporting strategy.

It feels like the CoC has assumed ownership over creating what is in effect the masterplan for the Dixon Park area – but without consulting important stakeholders, like LandCorp who own a significant parcel. A masterplan for Dixon Park should consider the natural conditions of the site and allow for some nature space, i.e. recreating the wetlands.

In addition, the issue of landownership of the current MainRoads land parcel is not resolved yet. Consequently, all options provided are speculative pending resolution of landownership and appropriate stakeholder consultation. We also query why

options could be developed for Dixon Park utilising land that the CoC does not own, yet in North Coogee this is the reason given for not costing options proposed by the SBCG? Surely what works for one should also work for the other?

The options for Wally Hagan seem to neglect a current demand for 6 basketball courts, and a very near future demand of 8 courts and should be amended accordingly.

Most importantly, a sporting precinct at Dixon Park will not relieve the missing POS provision in North Coogee.

Moving the issue to neighbouring suburbs to cater for this population is creating additional issues in the surrounding neighbourhoods. Car traffic and parking issues will increase, particularly as there are no alternative transport options; there are no public transport connections and there are very limited cycle and walking connections.

In addition, there are few future opportunities for connectivity to the east from North Coogee due to natural and manmade barriers of Manning Ridge, Cockburn, Hampton and Rockingham Roads and the Fremantle tip site.

Moving the sports facilities demand of North Coogee to Dixon Park is overloading the development of Dixon Park with this objective. Dixon Park should not be planned beyond its capacity by cramming in as many sports fields as possible and consequently neglecting other valuable ecological and community functions of the area.

Conclusion:

North Coogee requires additional public open space, for recreation and sport within North Coogee. As long as this requirement is not addressed in the Cities' strategic planning, which will be informed by the WSSPS, any proposed solution is doomed to fail the residents and ratepayers of Cockburn, the West Ward and North Coogee in particular. As a result, we strongly oppose this study being finalised without substantial revision in conjunction with a working group formed using representative from council, industry, developers and the community.

Hamilton Hill Community Group

Submission in Objection to the proposed facilities at Dixon Reserve

Summary

The current Draft Western Suburbs Sporting Precinct Study (DWSSPS) appears to be a thorough study of active sporting needs in the western suburbs of Cockburn and seeks to establish grounds for funding from Developer Contribution Schemes and Federal funding.

However there is no clear benchmark for the estimated predicted recreation needs to 2036. We believe them to be overestimated. According to the Department of Sports and Recreation, rectangular sporting fields are restricted to 16 hours of use per week, oval fields to 25 hours. These figures were confirmed by the City's Recreation Services team. The DWSSPS suggests that there is a significant undersupply during winter season. We do not believe this to be the case and request that the City provide further evidence to demonstrate that the assessment made in the DWSSPS is valid.

It also appears that the provision of regional open space has been ignored.

We support an upgrade and extension of Wally Hagan. The basketball stadium is a very popular and valued facility, and provides an invaluable resource and service to our community as well as wider Cockburn. Wally Hagan is in need of an upgrade and expansion. However this upgrade should not be proposed in the context of the options included in the DWSSPS.

We have critically looked at the proposed plans for Dixon Reserve in the context of the immediate site as well as the wider region. We make the following observations and comments:

1. There is a gross imbalance in the distribution of proposed sporting facilities. Sporting facilities should be located where the largest population growth occurs. This is in the coastal and southern localities of the western suburbs. Yet there is a bias towards locating these facilities in the northern precinct. This imbalance will not meet the needs of the current and future residents and will put unnecessary pressure on infrastructure and transport.
2. The Beeliar Regional Reserve, the Cockburn Community Wildlife Corridor (CCWC) and other remnant vegetation throughout the district has the capacity to create North/South and East/West linkages for pedestrians and cyclists and connect all sporting facilities together. This does not appear to be acknowledged in the study.

3. The siting of the proposed sporting facilities does not take into account any future development by MRWA or Landcorp, which are holding large parcels of land immediately adjacent to Dixon Reserve.

4. The siting of the facilities proposed in all options is inefficient, cramped and will result in an oversupply of playing fields in this area, even more so when taken into consideration that Davilak Oval is only a few hundred meters away.

The options proposed for Dixon Reserve are therefore inadequate. We are also highly critical of the consultative approach, which has resulted in premature proposals for Dixon Park that have significant implications for surrounding landowners and groups. This current 'consultation' is not sufficiently informative, inclusive and open.

The questions are closed and the available information is restricted to the immediate (sporting) context of the study. A closer, deliberative and more critical analysis is required to explore opportunities for synergies of social, cultural, environmental and economic issues, responding to existing conditions of the site and optimising the recreational outcomes for Hamilton Hill and the wider region.

Review of Needs Assessment

We have reviewed the needs assessment for additional sporting facilities outlined in the DWSSPS and make the following comments:

The City estimate that the population of the western suburbs is expected to grow from approximately 34,100 to 57,200 by 2036. The standard of provision of sport and recreational facilities applied in the DWSSPS is given as:

Class	Guide for active reserve / head	Current Provision	Currently Required	Deduced 2036 Requirement based on predicted population growth	Stated 2036 requirement in DWSSPS	Under or Over Estimate
Regional	1 for 250,000	?	?	?	?	All of Beeliar Regional Open Space
District	1 for < 25,000	3.0	1.36 to 2.27	2.3 to 3.8	4.0	$3.8 - 3 = 0.8$
Neighbour	1 for 7,500	4.0	4.5	7.6	6.0	$7.6 - 4 = 3.6$

The figures stated are misleading:

1. They completely ignore and underestimate the Regional Open Space provision given by the Beeliar Regional Open Space Reserve.
2. The district level requirement by 2036 is overestimated by a factor of 3 and
3. The neighbourhood requirement is also overestimated by a factor of 2.

The needs assessment acknowledges that the future undersupply of neighbourhood reserves is offset by the over-provision of district level reserves. This is not a desirable outcome as it does not serve residents need where they live.

Figure 8 in Section 10.1 of the DWSSPS identifies the current usage of reserves within the western suburbs. Table 2 highlights the usage capacity of fields on an hourly basis, with winter usage being the greatest.

Reserve	Winter Use Capacity	Summer Capacity Use
Beale	16 Hrs over	3 Hrs Under
Lucius	4 Hrs over	NO Booked Usage
Dalmatic	3 Hrs over	NO Booked Usage
Watsons	6 Hrs over	NO Booked Usage
Edwardes	16 Hrs Under	9 Hrs Under
Santich	4 Hrs over	17 Hrs Under
Davilak	13 Hrs over	8 Hrs over

The Department of Sport and Recreation estimate the carrying capacity of regular fields is up to 16 hours use and 25 hours for oval fields. Analysing the difference between shortfall of capacity and existing under usage shows that the current oval fields of Davilak and Santich are a joint total of 17 hours over capacity, yet Edwardes oval reserve is 16 hours under capacity. Therefore Edwardes Reserve can take up the projected shortfall in capacity of Davilak and Santich Reserves. Furthermore, to include the proposed Cockburn Coast Oval (at 25 hours new capacity) it follows that both will absorb the capacity shortfall to 2036. This strongly questions the need for a further oval as proposed for Dixon Reserve.

With respect to rectangular playing fields, the over-capacity usage of existing rectangular reserves is estimated at 29 hours. This figure must be read with the caveat that Lucius, Dalmatinac and Watson are mere estimates and not based on a booking system. However assuming that they are not grossly overestimated and that the carrying capacity of each rectangular field is up to 16 hours, it appears that a further two rectangular fields are warranted. The DWSSPD proposes additional rectangular fields at Lucius Park, Watson and rationalising of fields at Beale Reserve.

Locating the proposed playing fields should be commensurate with population growth. The largest projected population growth is to occur in the southern and coastal localities of the Western Suburbs. This implies that the most effective locations are adjacent the greatest population growth areas, namely North Coogee (Cockburn Coast) or Spearwood (Watson and Edwardes Reserves). This is

acknowledged by Figure 12 and accompanying paragraphs that illustrate the overlap of sporting catchments.

In summary:

1. Future sporting facility requirements are overestimated and can be accommodated by providing one oval with the existing under-utilised Edwardes Reserve in addition to the proposed Cockburn Coast Oval, as well as two rectangular fields at Lucius Park, Watsons Reserve and rationalising of fields' placement at Beale Reserve to address the shortfall in sporting capacity over the period to 2036.
2. The emphasis of the spatial distribution of active playing fields, either oval or rectangular, should be at the population growth adjacent or preferably within the localities of Cockburn Coast and Spearwood rather than at the northern extremities of Dixon Reserve.

Appendix A illustrates the distribution of facilities as well as public transport connection and existing and potential pedestrian and cycle link.

Opportunities and Constraints at Dixon Park

The proposed options for Dixon Park are one-dimensional in their determination to superimpose sporting facilities onto a multifaceted and complex site. A constructive approach to finding a solution that enables integration of a variety of mixed use, residential, active and passive facilities, should demonstrate consideration of:

- Historical uses
- Aboriginal and European Heritage places
- Remnant Vegetation, Site Levels and Drainage Patterns
- Bushfire attack level assessment to show implications of separation from fire hazard
- Development Area DA 39 (Landcorp owned)
- Roe 9 reserve and the Cockburn Community Wildlife Corridor

Appendix B illustrates some of these issues.

Aboriginal and European Heritage Places

Consultations with Kaye Walley (Wadjuk descendant) offer an oral history of a massacre of Aboriginal people at Clontarf Hill and records Hamilton Hill Swamp as the site of Yagan's camp. The oral history also refers Yagan to a number of camps, as he would have been constantly on the move in a small group as he was being hunted with a price on his head.

Coincident with the massacre at Clontarf Hill are reports of an armed expedition heading out of Fremantle to hunt for Yagan in 1833 further indicate the area surrounding the hill and leading down to the swamp was an Aboriginal camping area close to water and food.

During the early days of the settlement, the Wadjuk people were known to host large corroborees at the swamp, where:

“Natives from hundreds of miles used to gather and they would keep up the celebration for days. Only the tribes from around Geraldton were not allowed to join the fun” (The West Australian Saturday 29 July 1933).

The reported massacre and reports of large Nyoongar gatherings, together with documentary evidence that at least one Aboriginal person known as Weewar was buried in the swamp indicates that there may be a significant Aboriginal burial site in the swamp area.

Other oral histories have indicated that such a burial site lies among the Tuart stand, immediately to the north east of Randwick stables.

The site also forms an important link in the ancient Aboriginal Bidi, which passes from Fremantle over the shoulder of Clontarf Hill, across the south side of Hamilton Hill Swamp, then branching east to Walliabup (Bibra Lake) and south along Hamilton Road to Lake Koojee and points south. This was also the first colonial road leading south-east out of Fremantle, south on Hamilton Road, then branching into the Rockingham Road and Dunnage’s Track (to Jandakot) until 1880.

Since these heritage matters are yet to be fully investigated, the site should remain undisturbed, at least until such investigation is complete.

Sydney Smiths House and Sunnyside Farm

East of Randwick stables are two historically important house sites (including outbuildings), containing discovered and undiscovered relics and historical artifacts. The first house in the Swan River Colony south of Fremantle (1830), was built by Sydney Smith for the absent owner Captain Robb and named “Hamilton Hill”. This house-site was between the existing palm trees east of Hardy Street, but farm buildings extended down the slope towards the swamp. There is an existing cellar (last known entry 1960s) associated with farm outbuildings/coachhouse.

Early 1840s to 1902

After Captain Robb’s title to the land lapsed due to not meeting development requirements, the site was often under dispute. There were several conflicting legal claims for title (including a failed attempt to attain title by Lucius Manning in 1887). Despite and during these disputes, dozens of squatters lived on and farmed small plots on the site during this period, at one stage being hunted off by “Captain Manning”, assisted by a posse of Pensioner Guards, acting as his private army.

During this period, there were many recorded deaths, transactions and legal cases involving people who gave their address as “Hamilton Hill Swamp, Fremantle”.

1902-1932

Sunnyside Farm was established on the site by Richard Bishop in 1891 and further developed by Alex Chamberlain until his death in 1932. During this period, Sunnyside Farm was a major winner for its grapes and other produce at local agricultural Shows. The impressive Sunnyside House was built on or near the site of Sydney Smith’s house.

In 1923 Jack Marks established Randwick Stables. The house was brought from Kalgoorlie by train, reassembled and a large verandah enclosed in lattice work was built as well as a new kitchen, bathroom and living area added. The limestone stables and a jockey's room were constructed at the back of the property. The property remains in its original form and is the oldest licensed stables in W.A. Since 2001 the stables and house have been on the State permanent Heritage listing class A.

1932-1954

Immigration Heritage - During this period, Sunnyside Farm was owned and farmed by a number of recent non-English immigrants, including the Stelis, Gerovich and the Ricci families. The farmhouse and outbuildings at different housed many new immigrants, working as farm labourers, while seeking Australian residency. The farm was still noted as a significant wine-producing property, but also grew and marketed other produce, winning numerous prizes for its produce in district agricultural shows.

1954-2016

The land was resumed by government in 1954 under the “Stephenson Plan” and became property of Main Roads Department, WA. The resumptions were unpopular and former owners of this and other land resumed, still rankle over the low “market price” they were paid for their land. Sunnyside House had various occupants from that time. It fell into disrepair was eventually demolished in the 1970s.

By 1974, all market garden had disappeared leaving a large open field with a network of paths and the agistment training track, with the construction of the Wally Hagan sports facility towards the end of the 1970s. From the 1980s to present, there are very few changes, notably only the expansion of the shops along the north side of Rockingham Road.

Remnant Vegetation, Site Levels and Drainage Patterns

The attached plan illustrates:

- The cut to fill implications required for playing fields, exemplified by one rectangular field that requires a 3.5 metre earthworks exercise.

- Missed opportunity of the potential inclusion of land bound by Starling and Leda Streets.
- The proposed options show little regard for stormwater drainage implications and the requirement for a swale detention basin.
- Placement of infrastructure and facilities has little regard for bushfire hazard implications.
- No consideration of the final determination of Roe Highway Reserve and subsequent potential road reserve requirements and alignment decisions by MRWA
- Potential boundary adjustments or land swap opportunities for reassessment of residential development, environmental, recreational, cultural and other potential
- Site contour fall of 10 metres with implications for sporting facility development
- Other land use compatibility issues given proximity of sporting facilities to other uses, for example implications of flood lights.

Conclusion

The estimates for future provision of District and Neighbourhood open spaces to 2036 are misleading, as they are overestimates, whereas the provision of Regional open space is completely ignored.

The needs assessment suggest there is a gross under supply during winter peak season; this is not the case and the provision of one oval and two rectangular fields will address the shortfall until 2036.

Further, what is more distracting of the needs assessment is the spatial distribution of facilities that has bias towards the northern section of the western suburbs, completely juxtaposed to the population growth areas in the southern precincts where sporting facilities are required commensurate with population growth.

The proposals are not sensitive to the historic, cultural, environmental character of the site and have some significant gaps, including:

- The options for the Dixon Reserve sport facilities siting is ignorant of the title boundaries.
- The cut to fill implications required for playing fields as exemplified by one rectangular field that requires modification to earth levels of at least 3.5 metres.
- Ignorant of the potential inclusion of land bound by Starling and Leda Streets mainly in the hands of government agencies.
- Optional sport facilities siting has little regard for stormwater drainage implications and the requirement for a swale detention basin.

We object to the three options advertised for Dixon Reserve and request a comprehensive, participatory and consultative process to be initiated, so as to plan for integrated land use outcomes that will explore opportunities for synergies of social, cultural, environmental and economic benefits enabling retention of the precinct's assets and optimising outcomes for all stakeholders.

We support the upgrade to the Wally Hagan basketball stadium and suggest that it is considered outside the currently proposed options, but within a greater strategy for the site.

Davilak Oval

The arguments presented above in relation to the siting and amount of sporting facilities also have relevance to the proposed re-configuration of Davilak Oval.

The primary concern here is that loss of 37 mature trees proposed by the DWSSPS option. It is hard to tell exactly which trees would be removed, but several specimens are as much as 400 years old. The proposed offset at a ratio of 1:3 is not an acceptable environmental alternative.

Davilak Oval is a beautiful park, valued for its appearance and trees. It already has a sports ground, but it is extensively used by local residents for activities other than active sporting, such as dog walking, jogging, free play, etc, which would be reduced if the proposed reconfiguration takes place.

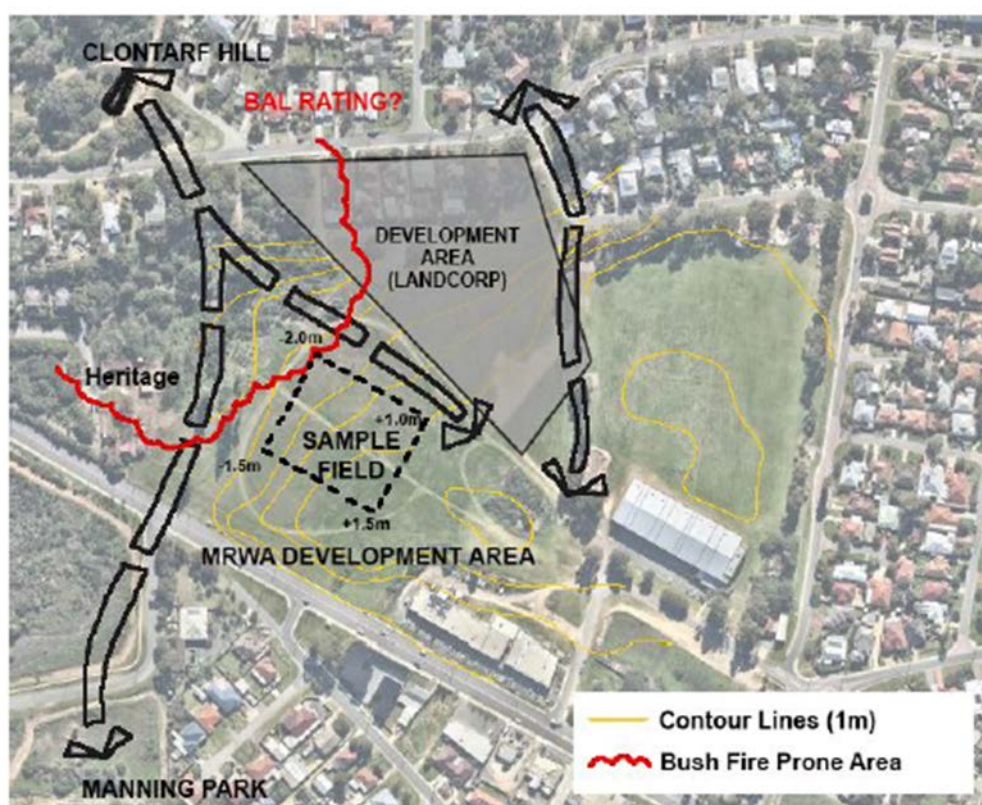
The current proposal, in particular the removal of irreplaceable mature and semi-mature trees at the expense of locals who don't play sports but love the park is extremely short-sighted.

Furthermore, Hamilton Hill has been identified as a suburban hotspot (Cooperative Research Centre for Water Sensitive Cities, UWA 4.02.2016) and the removal of mature trees will escalate this further.

Appendix A



Appendix B



Coogee Beach Progress Association

The Coogee Beach Progress Association (CBPA) has reviewed the draft Western Suburbs Sporting Precinct Study, consulted with other Western Suburbs community and sporting groups, attended community meetings and workshops on the Study outcomes and would like to submit the attached comments for consideration by the City.

It is clear that the Study has a strong focus on existing Sporting Facilities in the Western Suburbs of Cockburn, and the better utilisation of Public Open Space (POS) and 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.

The study also does not address the “A coordinated approach to be applied to the future facility and reserve provision in the area” as recommended in the City’s draft Community, Sport and Recreation Facilities Plan.

As a consequence there is significant additional work required in some areas (and urgent implementation of adequately planned Wally Hagan Centre upgrades), as well as modifications to parts of this Study to establish a reasonable strategic framework, before it could be fully accepted.

The CBPA would be happy to contribute to this process, as it has not been consulted previously by the City on this Study.

Regards

Daryll Smith, Vice President, Coogee Beach Progress Association

Overview

The Draft Western Suburbs Sporting Precinct Study has a strong focus on existing Sporting Facilities in the Western Suburbs of Cockburn, and the Situation Analysis and Facility Audits are well done, despite the consultation focussing on the existing facility users rather than broader Western Suburbs sporting facilities formal and social needs analysis.

Better utilisation of Public Open Space (POS) and 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.

The study does not address the “A coordinated approach to be applied to the future facility and reserve provision in the area” as recommended in the City’s draft Community, Sport and Recreation Facilities Plan. As a consequence the development concept proposals and recommendations have deficiencies in some areas as outlined below.

Dixon Park/Wally Hagan

The Study advises that “The Wally Hagan Centre is in a poor state of repair and fails to meet minimum facility requirements for the sport and in particular is deficient in providing for adequate disability access.” This understatement does not flag the URGENT requirement to upgrade or replace the principal basketball facility within the City of Cockburn which is currently totally inadequate to meet the needs of the basketball community, let alone other community and sporting groups that could utilise a well planned sporting precinct at Dixon Park.

The Cockburn Basketball Association has been consulted on its needs but their requirements have only been partially addressed in the Study recommendations.

This centre must be compliant with State and National basketball standards to support existing State League participation, and be capable of hosting at least a National Junior Championship as well as meeting the growing needs of the local sporting community.

What is required for this reconstructed/replaced facility is:

- a) A minimum of six basketball courts on completion of redevelopment, with the ability to transition to eight in the short term future, as well as providing for other indoor sports at the top level.
- b) Retention/replication of the unique elements of the Wally Hagan Stadium in the new stadium (bar set-up, corporate seating etc.)
- c) The Cockburn Basketball Association should remain the primary tenant, but the Centre needs to be developed as a multiple user facility to meet the requirements of a range of sporting and community needs with increased functionality.
- d) The Centre needs to be community friendly and be integrated into the overall development of Dixon Park to maximise functional use by the community outside the stadium sporting population. As an example, the stadium café could open up onto the surrounding Dixon Park Reserve and developed sporting facilities.

In regard to Dixon Park Reserve generally, the Study identifies a range of current inadequacies, lack of any formal sporting facility developments, land tenure and wetland issues, and recommends on page 78 (items 4, 6, & 8 specific to Dixon Park) of the Study, a range of future investigations and consultations being required before any real development concepts can be progressed. There also seems to have been a lack of consultation with most stakeholders (community, sporting, and State Government) in Dixon Park, with the exception of the Cockburn Basketball Association.

These outcomes and recommendations above (page 78 Recommendations) are in direct conflict with the development concept options proposals for Dixon Park/Wally Hagan in the Study, which it is understood that the City is already seeking funding to implement.

The concerns of local community and sporting groups as well as Government stakeholders about the proposals and conflicts was aired in a Dixon Park workshop on 27 July 2018, (with City representatives in attendance). The workshop concluded that none of the three development proposals were acceptable, or implementable, and proposed to seek that more investigations and consultation should occur, interestingly similar to that proposed in the Study recommendation, page 78; items 4, 6, & 8. The meeting also concluded that the three Dixon Park redevelopment concept options were not acceptable, and wanted them removed from the Study, as being quite premature.

North Coogee (Port Coogee & South Beach)

North Coogee currently has no existing sporting facilities, and very limited public open space (POS), or neighbourhood sporting and community facilities due to limiting State Government planning guidelines.

The one positive aspect about the Study for North Coogee is the North Coogee Oval proposal to develop a site adjacent to the proposed North Coogee Primary School in the Robb Jetty local structure plan. This North Coogee Oval needs to be developed for local community and sporting use as a priority and not await any Department of Education decision on timing for a new Primary School.

Community groups (South Beach Community Group & Coogee Beach Progress Association) have also identified a range of other locations for formal and social sporting purposes in North Coogee. While some are identified in the report they are disregarded in favour of other sporting precincts to the east and northeast of North Coogee up to several kilometres away.. This is not practical or acceptable, as Cockburn Road and Rockingham Rd are major obstacles for access to the alternate sporting precincts being proposed, and in the absence of suitable public transport, North Coogee residents and children would require vehicle transport to these locations.

The areas proposed for North Coogee sporting facilities in addition to the North Coogee Oval development include:

- a) Lot 82 Robb Rd (WAPC owned): suitable for netball courts and skate park after sealing, due to possible site contamination.
- b) Area in the vicinity of Lot 2108 (Landcorp owned) parts of which are noted for future Civic use in the local structure plan: suitable for a people oriented, multipurpose sports and recreational area, and a community hub for the area.
- c) There is also an east west 'green' corridor from Manning Park to the area in (b) above: this could be enhanced by the provision of neighbourhood recreational, and social sporting facilities.

d) Similar neighbourhood recreational and social sporting facilities also need to be provided in appropriate public open space areas in Port Coogee.

Coogee

It is noted that 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. This proposed Coogee Golf Course and associated facilities should certainly be considered a Western Suburbs Sporting Precinct.

Munster/South Coogee

Santich Park is the main existing sporting precinct in the Munster/South Coogee area at present. The Study identifies that use of the facility is over capacity during the winter, that existing user facilities are inadequate and potentially conflicting for different user groups and significant facility upgrades and realignment are required.

The carpark is also quite inadequate and the overall site is enclosed by urban development and difficult to expand.

The Cockburn Athletics groups (Phoenix Park Little Athletics, & Cockburn Little Athletics and Senior Athletics Clubs) are limited for any growth and in what can be achieved at this location. They do 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, an area of some 5-6 hectares adjacent to the old South Coogee Agricultural Hall and Primary School is currently not utilised as a sporting precinct. This area is proposed in the Australian Maritime Complex, Munster structure plan (2006) for a land swap with Landcorp to provide an area for a Regional Sporting Precinct in Frobisher Road Munster/South Coogee immediately adjacent to a mixed use zoned area. The land swap proposed is a little unbalanced at present with Land Corp wanting 5-6 hectares of existing South Coogee Reserve in return for half of that area on Frobisher Road.

This South Coogee area is only a relatively short distance from Santich Park and would be far more suitable for development as a Regional Sporting Precinct to meet the growing demands of a number of sporting organisations from Santich Park as well as those identified in para 3.2 of the Study.

These could include:

- a) Little Athletics and Senior Athletics Clubs (Cockburn & Phoenix Park)
- b) Phoenix Park Cricket Club
- c) Fremantle Soccer Club
- d) Cockburn Netball Clubs
- e) Fencing Association

- f) Baseball, T-Ball, and Softball Clubs
- g) Probably many others

As well as providing local sporting facilities for South Coogee, Munster, and Henderson residents.

Conclusions

1. The draft Western Suburbs Sporting Precinct Study has a strong focus on existing sporting facilities in the western suburbs of Cockburn, and the situation analysis and facility audits are well done. Better utilisation of Public Open Space (POS) and the development of a comprehensive strategic approach to development of sporting facilities in the Western Suburbs to meet community needs have not been adequately addressed by this study, noting the limitations of the Terms of Reference. The study does not address “A coordinated approach to be applied to the future facility and reserve provision in the area” as recommended in the City’s draft Community, Sport and Recreation Facilities Plan. As a consequence the development concept proposals and recommendations have deficiencies in some areas.
2. The planning for redevelopment of the Wally Hagan Centre as a multi-purpose Stadium needs to be progressed urgently in consultation with the Cockburn Basketball Association and other prospective stadium users, as a six court facility initially, with provision for expansion to eight courts, probably in the option 1 location if feasible, with coordinated integration into the Dixon Park Reserve development.
3. There is a need to progress the investigations required for the Dixon Park Reserve development, including consultation with various key stakeholders, and adjoining landowners, as well as undertaking the necessary geotechnical, heritage and environmental assessments, to establish any required remediation measures and detailed costs, while developing design concepts for Dixon Park which meet stakeholder and user requirements.
4. Progress formal discussions with Landcorp to lease land identified for the North Coogee Oval, which needs to be developed for local community and sporting use as a priority, and not await any Department of Education decision on timing for a new Primary School.
5. Investigate the identified options listed below for the development of North Coogee sporting facilities within the Port Coogee and South Beach precincts, as alternate options east and northeast of North Coogee are not acceptable to these communities:
 - a) Lot 82 Robb Rd (owned by WAPC): suitable for netball courts and skate park after sealing, due to possible site contamination.

b) Area in the vicinity of Lot 2108 (owned by Landcorp) parts of which are noted for future Civic use in the local structure plan: suitable for a people oriented, multipurpose sports and recreational area, and a community hub for the area.

c) There is also an east west 'green' corridor from Manning Park to the area in (b) above: this could be enhanced by the provision of neighbourhood recreational, and social sporting facilities.

d) Similar neighbourhood recreational and social sporting facilities also need to be provided in appropriate public open space areas in Port Coogee.

6. Investigate with Landcorp the provision of land of at least the same size as the current South Coogee Reserve in the Frobisher Road, Munster/South Coogee area of the Australian Marine Complex, Munster Structure Plan, for future development of a Regional Sporting Precinct.

7. Western Suburb Sporting Precincts generally, suffer from inadequate car parking due to these facilities being squeezed into Developer Contribution parcels of land. This just emphasises the need for adequately planned Regional Sporting Precincts in the Western Suburbs of Cockburn.

Cockburn Basketball Association

Please find attached formal feedback from the Cockburn Basketball Association in response to the Draft Western Suburbs Sport Precinct Study. The CBA is excited about the next phase of the project, and looks forward to working with the City in ensuring a long-term sustainable outcome for the Cougar Family and wider Cockburn community.

Kind Regards,

Tyrone Thwaites,
General Manager,
Cockburn Basketball Association Inc.

Summary

The City of Cockburn and the Cockburn Basketball Association have partnered the growth of basketball and the associated community development with the sport at Wally Hagan Stadium for the past 45 years.

In 1975, we joined resources to establish only the second dedicated basketball facility in WA. Negotiations commenced with the City Of Cockburn for a 4-court indoor stadium which saw \$200,000 set aside to develop the first stage of the stadium via two \$100,000 loans to be serviced by the association. The result was Wally Hagan Stadium.

Even then, over 40 years ago, the vision was for a three-stage development that began with four indoor courts and culminated in indoor pools and gym facilities. Today the Cockburn Basketball Association's State Basketball League teams operate those original four courts – albeit with new wooden floor boards.

Unfortunately, the rest of the facility is showing its age. Continual reliance on the City to fix replace assets to present strategic risks for our association and personal risks to our members and players and officials.

The CBA has carefully assessed the Draft Western Suburbs Sport Precinct Study with a focus on the Dixon Park Reserve and Wally Hagan Stadium site. As in 1975, our association seeks to partner with the City of Cockburn to realise the private and public funds required.

On top of this, the CBA will look to contribute to the detailed planning and design of a new facility that will provide Cockburn a multi-purpose stadium capable of continuing the legacy of the Wally Hagan Stadium.

In 1975, the City was visionary in its conception of the Wally Hagan Stadium and its management structure. The facility and management model set the bar for Perth

local governments and basketball associations. It is now in the best interests of all stakeholders to have a facility and management arrangement that achieves a similar impact on the sector, and one which will be sustainable for the next 45 years.

Primary Stakeholder

As a home to more than 1600 members, the Cockburn Basketball Association is the largest community stakeholder invested in the Dixon Park Reserve and Wally Hagan Stadium. On average, more than 2000 people walk through the doors of Wally Hagan Stadium every week. With this number increasing to in excess of 3000 during the junior and senior state league seasons.

Our catchment area includes the suburbs of: Alfred Cove, Attadale, Beaconsfield, Beeliar, Bicton, Cockburn Central, Coogee, Coolbellup, East Fremantle, Fremantle, Hamilton Hill, Henderson, Hilton, Hope Valley, Mandogalup, Melville, Munster, Myaree, Naval Base, North Coogee, Palmyra, Samson, South Fremantle, Spearwood, Success, Wattleup, Willagee, White Gum Valley, and Yangebup.

The CBA is more than just a basketball association, it is the home of the Cougar Family. These comprise our 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. CBA is built on community, a family that more than 1600 members are connected to year round.

Absolute priorities

In any new or redeveloped facility on the Wally Hagan and Dixon Reserve site, the following are absolute priorities for the Cockburn Basketball Association:

1. There will be six indoor courts ready for use on completion of the facility, with the option to expand to eight. With the growth of basketball participation, the CBA, and the western corridor of the City, any facility with less than six courts on completion will not adequately cater to the needs of the Cougar Family and the wider community. This would include two show courts with seating of at least 1500 and 500 respectively. This requirement would also satisfy the ability of the CBA to host National level professional games at the venue (including the Perth Lynx and Wildcats), or even serve as the base for a National Level team.
2. The unique elements of the existing Wally Hagan Stadium and Cockburn Basketball Association are re-created in a new or redeveloped facility. The existing structure is home to corporate facilities and a function space that is unseen in any comparable association state-wide. The CBA would prioritise a similar (upgraded) function and bar space (overlooking the show court), as well as corporate facilities that cater for partners of the association. Similarly, heritage items such as the placards of playing life members on the walls of Wally Hagan Stadium would need to be replicated adequately in a new or redeveloped facility.

3. The new or redeveloped facility is Australian Junior Championship compliant (as set by Basketball Australia). The details of this compliance are outlined in Attachment A. The announcement by Basketball Australia to host the 2019 U18 National Championships in Townsville is expected to reap more than \$3,531,000 for the Townsville economy, and more than \$60,000 for the local Townsville Basketball Association. The ability to host a similar event out of a new facility on Dixon Park Reserve by the CBA would inject relative benefits to the local Cockburn economy.

4. The Cockburn Basketball Association remains the primary tenant of the facility. The CBA has managed Wally Hagan Stadium since its opening in 1979. In that time we have provided a sustainable association for the community of Cockburn. To ensure sustainability well into the future, the CBA requires primary tenancy of the facility. This would require an agreement similar in nature to the existing arrangement at Wally Hagan Stadium. The facility would also be sought to meet the requirements of a range of sporting and community needs with increased functionality.

5. Any new or redeveloped facility is accessible and compliant for all members of the community requiring wheelchair access. Wally Hagan Stadium is home to the Red Dust Healers of the National Wheelchair Basketball League. In its existing state, the facility inadequately caters for the needs of athletes and spectators who are wheelchair bound. The function room is inaccessible, there is limited spectator space that is accessible, and most door frames and showers inadequately cater for athletes and patrons in a wheelchair.

6. The Cockburn Basketball Association is not relocated during any stage of the redevelopment process or timeline. Logistically, there is no reasonable option for the CBA to be sustainably relocated during the construction phase of a new facility.

Response to Concept Plans

Option One: CBA's position – Strongly endorse (Conditional to absolute priorities being satisfied)

- Makes the most logistical sense. Normal operation of the CBA would continue throughout all stages of the process.
- Detailed concept designs would need re-working to ensure Australian Junior Championship compliance (based on existing high-level concept).
- Allows opportunity for community integration. E.g. café open outwards to community (idea), co-location of Skate Park, and uses the new facility as the centrepiece of integration between multiple sports.
- Six courts on completion, with capacity to extend to eight, are essential to the CBA's support.
- There are concerns over funds being available for six courts on completion, but the CBA is confident the council's funding model will provide for these.
- A passage connecting all six courts such as in Option 3 would be an improvement

Option Two: CBA's position – Do not endorse

- The proposed concept for development option two does not provide a sustainable solution for the CBA.
- The CBA would be forced to relocate during the entirety of the rebuild, with no facilities capable of hosting all operational pillars of the CBA during this time.
- Any relocation offer with replacement revenue provided by the council would be rejected, as this has significant short to medium term financial impacts alongside the long-term impacts on the association's ability to draw back athletes to the facility on completion.

Option Three: CBA's position – endorse

- Supported by the CBA provided it satisfies the absolute priorities of the association.
- Six courts on completion is a key requirement that is satisfied in this option.
- The key concern lies in the logistics of an extension of the current facility. There is likely to be disruption to CBA's normal operation, and any solution to this has not been outlined by the City of Cockburn.
- This concept will allow for the retention of Wally Hagan Stadium's unique elements, the renovation of which (including creating universal access) would need to be incorporated into the project.

Conclusion

The CBA strongly endorses the findings of the WSSPS and the development of Dixon Park to cater for a new basketball stadium and external sporting grounds. CBA's absolute priorities are provided to highlight the key elements crucial to our long term sustainability, but also with the appreciation of how long it can be between developments, the City and the CBA must get this right.

We have established a sub-committee tasked with working with the City in achieving our shared goals and look forward to the next phase.

Attachment: A National Championship Venue Requirements

- Provision of three full sized basketball courts (not situated side-by-side) to be used for competition. All three courts need to be of regulation size which is (15 x 28 metres in length). All courts need to be wheelchair accessible for U18 & Kevin Coombs Cup.

Due to the number of teams expected, the availability of a fourth court for the U18 & Kevin Coombs Cup is preferable.

- The show court needs to have seating for a minimum of 1,000 spectators with the 2nd court being able to cater for at least 500 spectators and the 3rd court at least 300 spectators.
- Provision of a space for Franchising, Sampling & Product Display (Exhibition stands)

- Provision of training venues for all teams prior to and during the Championship (preferably additional courts at the same venue).
- Court lighting would need to be able to accommodate television requirements particularly for news or sports shows.
- All court markings need to be as per the relevant FIBA regulations and need to be completely visible. U14 Championships will require the old 3-point line marked.
- All courts need to be free of obstruction from all side-lines and end-lines, which must be at least 2-metres.
- Backboards must have snapback rings with all the required padding and supports as per FIBA regulations.
- Quality scoreboards with tenth of a second count down facility built into them.
- 24-second devices positioned according to FIBA regulations (on each court). The 24-second shot-clocks must have 14-second reset capability from below & above 14 seconds.
- The main court must have a permanent public address system installed; other courts can be serviced by the use of a portable system.
- A minimum of four (4) fully equipped change rooms, six is preferable. Change rooms can be both adjacent to the court or within close proximity.
- A referee's change room which provides for both female and male officials.
- A championship office, which is separate to the normal venue office. This room would need to have internet access, power, tables and chairs.
- Wireless internet capability must be available throughout the stadium covering all courts and in the tournament office.
- Room suitable for ASADA doping control.

Cockburn Little Athletics

We feel that football will derive the most benefit from the proposed changes. Little Athletics have been operating at Santich Park for the last 34 years. Over this time we have established our Running Track, and had it surveyed and marked with datum points. It meets the Athletics Australia Specifications. Also we have our throwing circles, concreted in, to the National Specifications. And our Long and Triple Jump pits.

We feel that the proposals that will have the most impact on Little Athletics are:

- 1) Re-alignment of Little Athletics infrastructure to enable floodlights to be placed around the “junior” oval.
- 2) Re-alignment of throwing circles and new run-up long and triple jump tracks.
- 3) Extended car parking area to 122 bays to increase off road car parking capability.

On the face of it, it might seem like a good deal for Little Athletics, gaining access to the lighting on the northern oval. However, there are a number of unintended consequences to consider.

1. Major disruption to the equipment storeroom with the closure of the southern roller door entrances and the creation of a new entrance on the Eastern side. No assessment has been made to see if this can even be done from a building structure view point.
2. Loss of significant grass area to create the new carpark for regular, but infrequent AFL carnivals, as well as the overcrowding on football training nights. The existing carpark would be extended onto the oval to create 100 more bays.
3. There is no obvious area (from looking at the plan supplied by the Consultant) to locate two High Jump sites.
4. There is uncertainty whether the current shot put rings could remain in their present location, and it is unclear if they need to be moved, where they would go.
5. A new running Track relocated to the Northern oval would need to be surveyed, who would pay for this? Also, the Northern oval may have a slope from North to South, which the Southern (junior) oval does not have. This may affect the certification of the track.
6. Perhaps the most significant consequence would be to the running of the Competitions. At a time when everyone wants things streamlined, the moving of the

track, and the significant loss of grass area means that we need to be very safety conscious regarding the throws events. We cannot have events overlapping or throwing towards each other. This would mean more time will be needed to have all throws completed, inconveniently extending Saturday morning competition times and jeopardising our athlete numbers.

7. With the realignment of the track, we would need to ensure sufficient shade and viewing is available to parents and guardians. With the current drawings, this is not available.

The most pressing requirement at Santich Park is the need for more parking space to reduce neighbour inconvenience. This would be achieved without the need to extend the existing car park with all its disruptions in three ways.

1. Lighting the southern oval would allow rationalisation of football training and would reduce vehicle congestion at night.

2. Make Santich Park perimeter parking all marked on the kerb “nose or tail” to the fence. At present a number of parks are parallel because of their close proximity to existing park fencing. This would require the fence to be moved into the park a meter or so at various spots.

3. A 100 bay car park could be developed in the North East corner and along the Eastern boundary of Santich Park. This would require moving a couple of small trees and the relocation of the existing play equipment and half basketball court. This carpark would have a significant advantage over that proposed because it would be decentralised and could be comfortably approached from two or three directions (Asquith St or two entrances from Shelley way) rather than just one for the proposed car park extension.

Whilst we understand that this draft document is a starting point, we must insist on more in depth conversations before any serious decisions are made. We feel that perhaps our sport and our requirements haven't been represented as well as they could have.

Thank you

Phoenix Park Little Athletics Club

The primary interest for the Phoenix Park Little Athletics Club (PPLAC) is Edwardes Reserve and then Santich Park -- an important part of Little Athletics is its focus on 'Family, Fun and Fitness'.

PPLAC was formed in 1976 and has a proud history of developing talented junior athletes. Just as importantly, Little Athletics are based around community because not only are athletes involved but the labour intense nature of athletics means that parents and extended family members are also involved.

Over the 42 years of its existence the yearly Club athlete numbers have ranged between 120 to 150 athletes from 5 years to 17 years. For most this time the Club has been based at Edwardes Reserve and its athletes have competed at Santich Park or the State Athletics Stadium.

Edwardes Reserve Infrastructure

There seems to be a lot of work required before a number of the Western Suburbs Sporting Precinct Study recommendations can be acted upon.

However, the needs of the sporting clubs that use Edwardes Reserve (and for that matter, Santich Park once the needs are clarified and simplified) are straight forward. It would be a pity if the complexity involved in catering for the needs of some reserves held up much needed improvements at others that could be done quickly and efficiently

The Reserve grass and its vegetation is generally well maintained. Good grass surface is vital to a sport such as athletics where running is a major focus and the City Parks and Gardens Department do a good job keeping it maintained.

The major disappointment with Edwardes Reserve is the aging building that serves as clubrooms, equipment rooms and change rooms/toilets. The building is approaching 40 years old and needs replacing. Each sport using the ground should be able to access facilities needed to function properly. At the moment the space allocated to athletics 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.

Another very important matter is the lack of carpark space at Edwardes Reserve and Watson Oval. Some people feel that they are forced to break the 'rules' and find ways around barriers and park on the sporting grounds themselves. One or both of the following needs to happen.

The western half (or whole) of Lot 21 between Edwardes and Watson Reserves should be purchased by the Council and made into carpark servicing both areas. It is important to note that the only access to Edwardes Reserve from the north is via land that is a WaterCorp easement which could be closed at any time.

Another reason to buy all or part of Lot 21 is that other equipment such as a fitness station should be installed there. In the event that it is not purchased, as a minimum, a small carpark should be developed in the northeast corner of Edwardes Reserve where the cricket club originally proposed practice nets (now not proposed).

The intrusion of a carpark into Edwardes Reserve must be minimised because every square metre of park is precious.

At the moment flood lighting at Edwardes Reserve is inadequate for any night-time activity. Athletics in the summer are ideally suited to be conducted at night. It is requested that the existing southern tower be upgraded and another added on the northern side and both be focused on the western end of the reserve towards the existing clubrooms.

As inferred above, the area is in desperate need of fitness station. Parts of Cockburn are well serviced by these facilities in places like Davilak Oval and Coogee Beach but are not near Watsons or Edwardes Reserves. Here they would serve a dual purpose being available for general public use as well as two or three times a week by athletes from the Phoenix Park Club. The best place for this facility would be in Lot 21 from a new carpark and could be easily accessed by athletes.

The needs of PPLAC are fairly simple and should not be held up and it is vital that the club is closely consulted before commitments are made to improve the Edwardes Reserve facilities.

Friends of the Community

Friends of the Community need housing in the new project so we have a vested interest.

The City have been very good to us and we appreciate everything they have done for us.

However we need office space and warehousing as well as somewhere to meet and a kitchen to prepare meals.

9. Comments

See separate appendix

City of Cockburn

9 Coleville Crescent, Spearwood WA 6193

PO Box 1215, Bibra Lake DC Western Australia 6965

T: 08 9411 3444 F: 08 9411 3333

E: comment@cockburn.wa.gov.au

cockburn.gov.wa.au





LEGEND

○ TREES TO BE REMOVED (58 TREES)

Facility Development

Relocated Clubhouse facility to include:

1. 3 home and away unisex changing rooms.
2. Function space (260m²)
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.

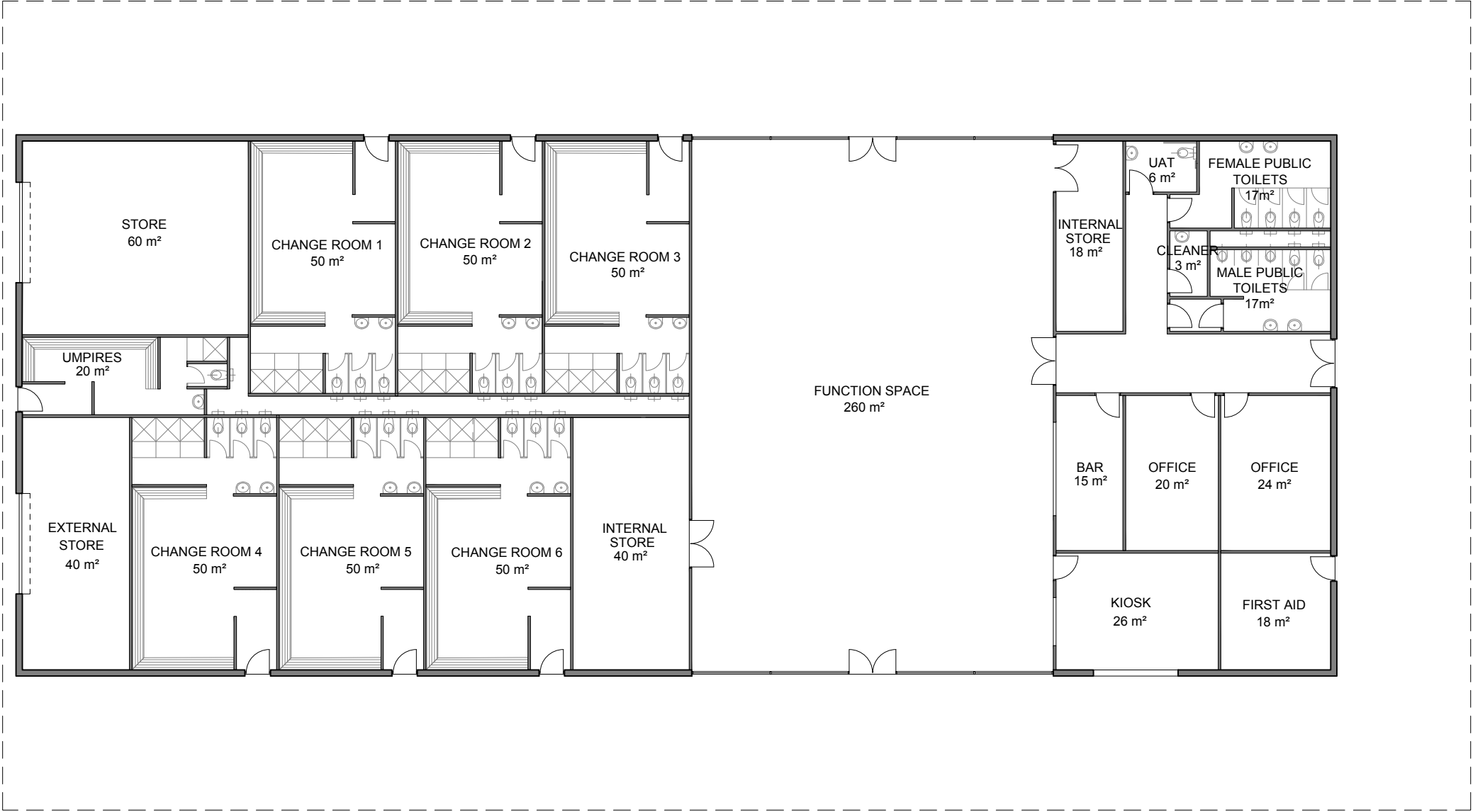
Phased removal of trees to increase ground capacity and replacement on a 3:1 basis.

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

Mains sewerage connection.

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





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

TOILET REQUIREMENTS BASED ON 260m² FUNCTION SPACE
1m² 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 = 8075m²
- COUNCIL
AREA = 11275m²
AREA = 11095m²
- PUBLIC OVAL
AREA = 25850m²

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.

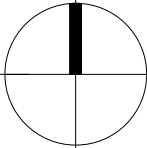
Tree planting enhanced on northern boundary.

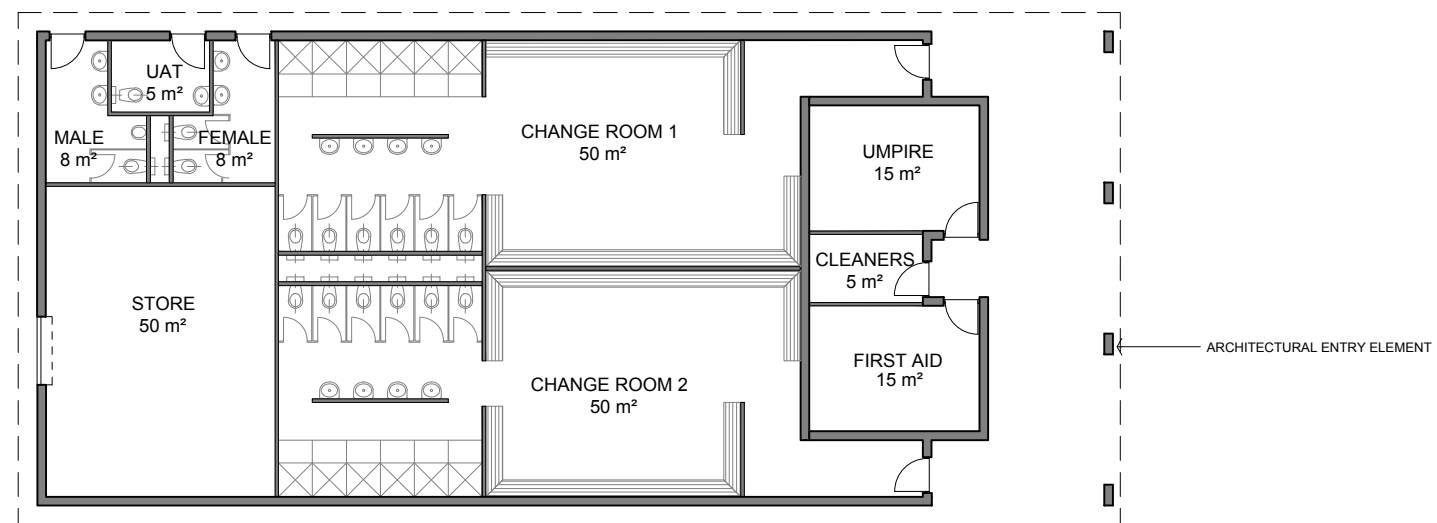
Banking between two pitches to be stepped to provide spectator standing areas for community events.


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

101 hamilton road
spearwood
wa 6163

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





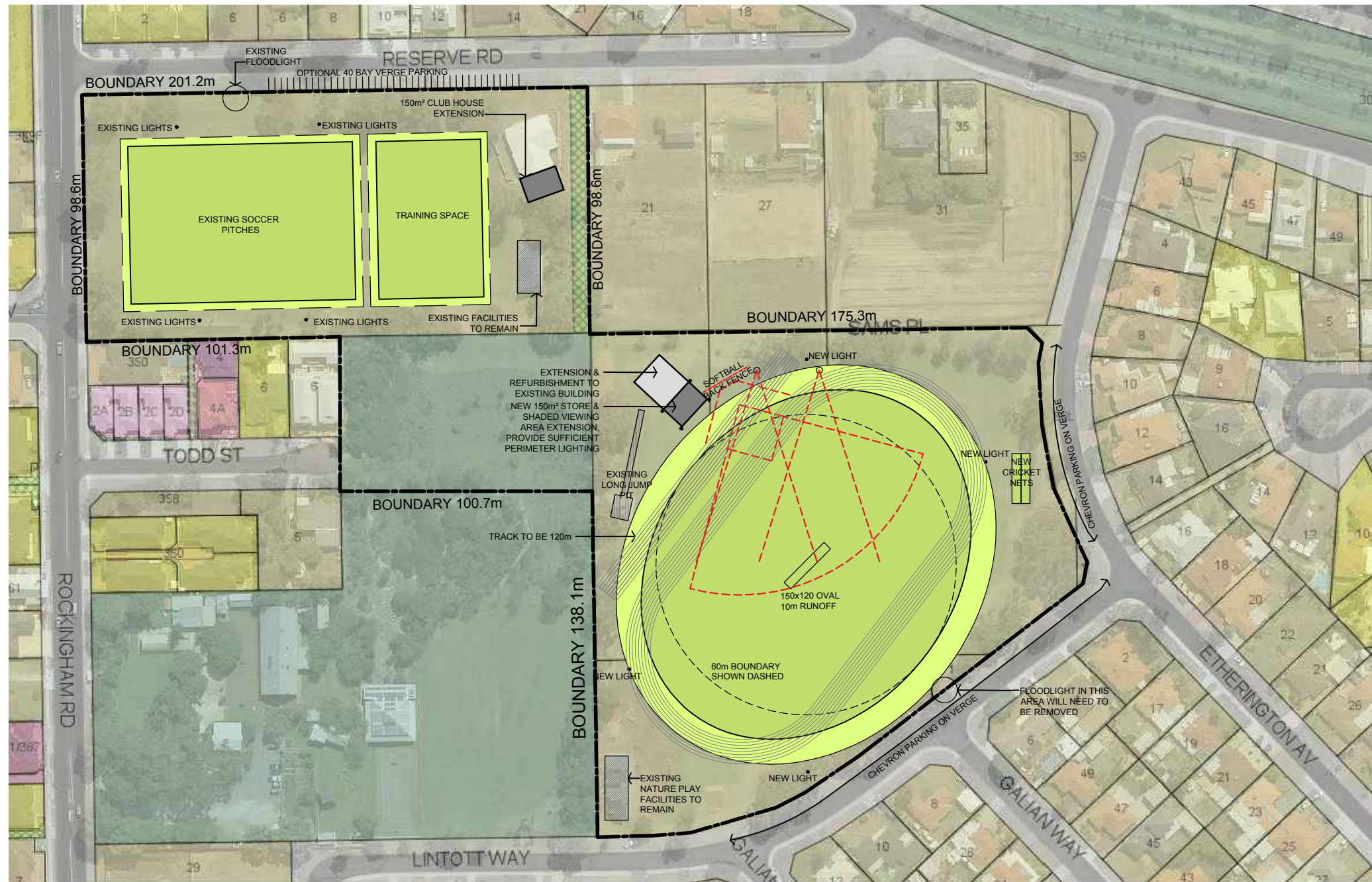

PROPOSED FLOOR PLAN
 SCALE 1:100 @ A1, 1:200 @ A3

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

0

1: 1000 @ A1

50m

17-107

1: 1000 @ A1

50m





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.

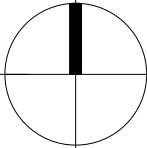
190 bay car park.

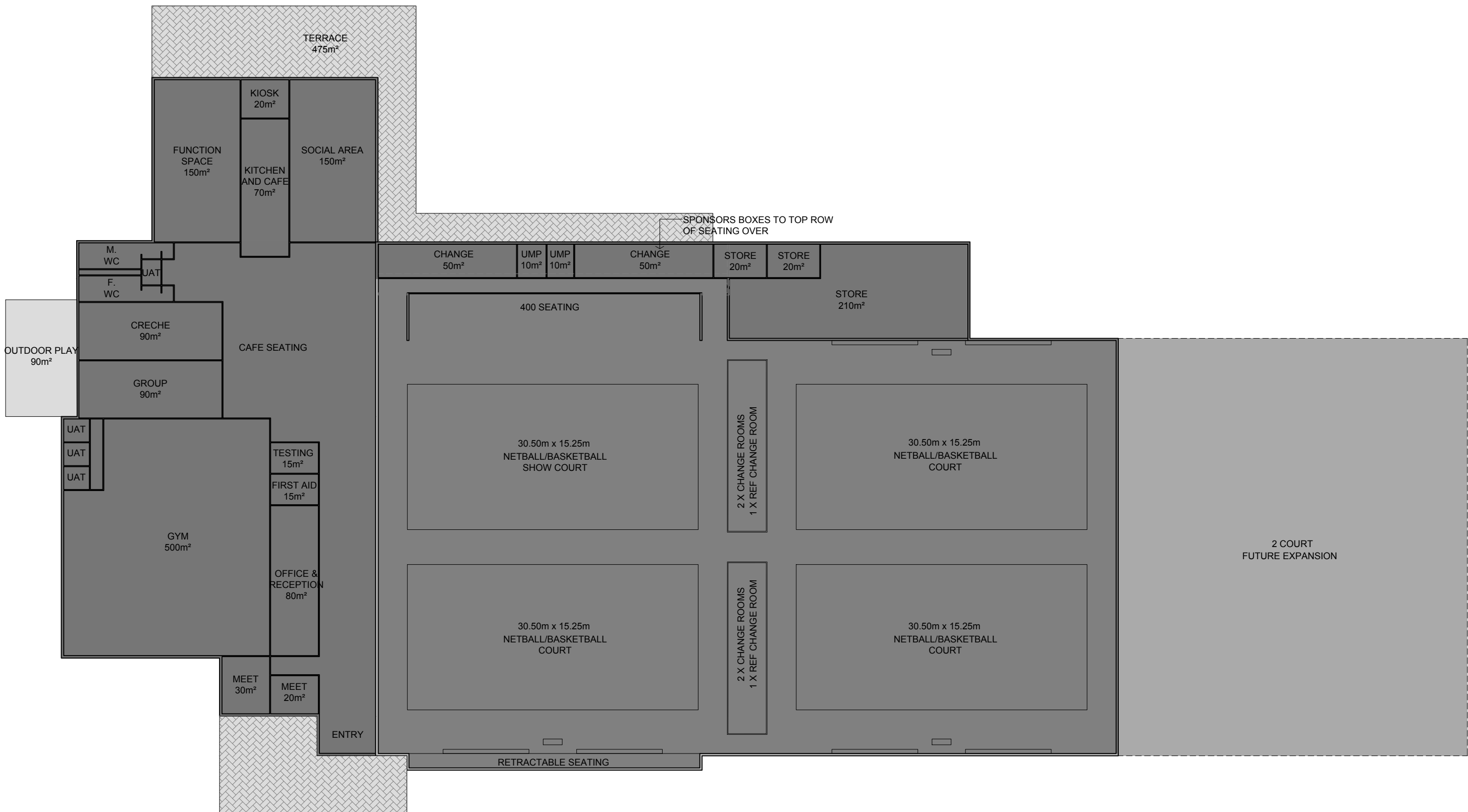
Optional 2 basketball court extension.

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





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 2

starling street
hamilton hill
wa 6163

SK07 REV. A
17-107 sep 2017
0 1:200 @ A1 10m





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.

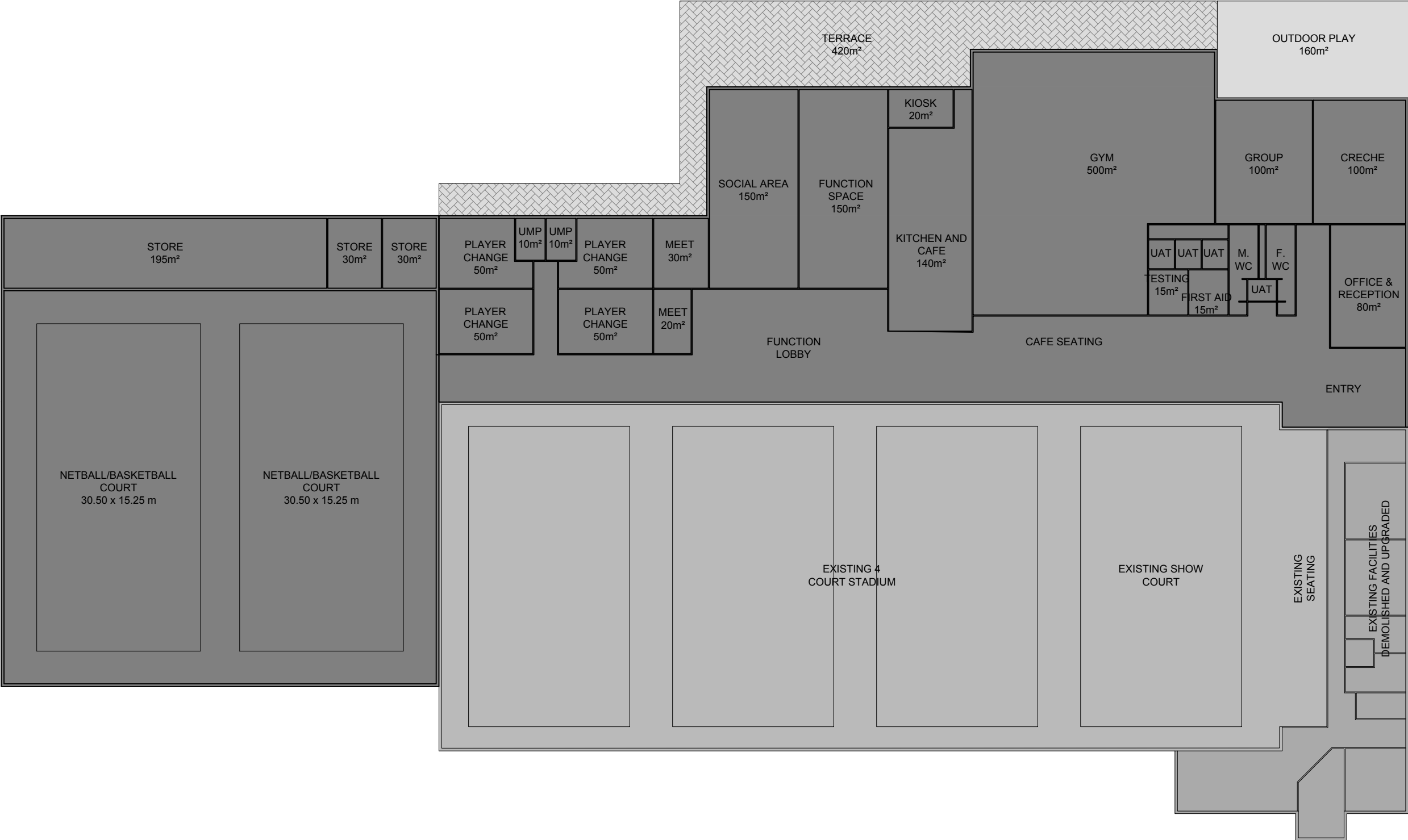
167 bay car park.

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.



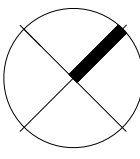
PROPOSED FLOOR PLAN
SCALE 1:100 @ A1, 1:200 @ A3

TOTAL INTERNAL FLOOR AREA 870m²

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





Facility Development:

Re-alignment of Little Athletics infrastructure to enable floodlights to be placed around junior oval.

Re-alignment of throwing circles and new run-up long and triple jump tracks.

Introduction of perimeter footpath with fitness equipment and seating.

Enhanced tree planting adjacent to the Stock Road boundary and on perimeter of site.

Extended car parking area to 87 bays to increase off road car parking capability off Beckett Close (shaded area providing additional option to extend car parking if required).

Additional potential future 35 car parking bays off Shelley Way (north east corner of the reserve).

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.

Existing playground and hard court in northeast corner to remain until the end of its useful life.

cockburn western suburbs sporting precinct
santich park
proposed site plan

19 beckett close
munster
wa 6166

SK01
17-107
1:1000 @ A1





LEGEND

- PROPOSED SCHOOL AREA = 15375m²
- PUBLIC COUNCIL AREA = 32400m²

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
17-107
1:1000 @ A1



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
Construction Works Sub-Total		\$ 6,758,915		\$ 2,325,751		\$ 2,832,295		\$ 26,942,123
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
Construction Works Sub-Total		\$ 9,159,682		\$ 3,151,858		\$ 3,838,326		\$ 36,511,965

Wally Hagan 2		Wally Hagan 3		Daviak		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
\$ 24,838,395		\$ 18,827,050		\$ 5,459,585		\$ 1,701,644		\$ 3,139,362	
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
\$ 33,660,993		\$ 25,514,418		\$ 7,398,830		\$ 2,306,068		\$ 4,254,463	

Exclusion :									
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									
Notes :									
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									

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City of Cockburn					DONALD CANT WATTS CORKE
FUNCTIONAL AREA BUDGET BREAKDOWN					
Watson / Edwardes Reserve					
17/09/2018					
FUNCTIONAL AREA	Watson and Edwardes Reserve				
	Qty	Unit	Rate	Total	
Clubhouse Facility					
Allowance for new clubhouse extension	150	m2	\$2,900	\$435,000	
Allowance for store and viewing extension	150	m2	\$1,500	\$225,000	
Allowance for refurbish existing clubhouse	240	m2	\$2,000	\$480,000	
Indicative Clubhouse Facility Sub-Total	540	m2	\$2,111	\$1,140,000	
External Works					
Allowance for site clearance / levelling	1	Sum	\$20,000	\$20,000	
Allowance for soft landscaping	1	Sum	\$20,000	\$20,000	
Allowance for hard landscaping	1	Sum	\$20,000	\$20,000	
Allowance for bins, seats, bike racks, signage etc	1	Sum	\$10,000	\$10,000	
Allowance for chevron parking on verge	1860	m2	\$75	\$139,500	
Allowance for removal of floodlight	1	No	\$1,000	\$1,000	
Allowance for ovals - minor alterations only	21990	m2	\$10	\$219,900	
Allowance for runoff	5161	m2	\$50	\$258,050	
Allowance for cricket nets	2	No	\$45,000	\$90,000	
Allowance for softball back fence	1	No	\$10,000	\$10,000	
Allowance for Preliminaries	10%	Sum		\$78,845	
External services					
Allowance for stormwater / water	1	Sum	\$25,000	\$25,000	
Allowance for sewer	1	Sum	\$25,000	\$25,000	
Allowance for gas	1	Sum	\$10,000	\$10,000	
Allowance for electrical and lighting	1	Sum	\$80,000	\$80,000	
Allowance for sport lighting	8	No	\$70,000	\$560,000	
Allowance for pumps/tanks/hydrants	1	Sum	\$25,000	\$25,000	
Allowance for communications	1	Sum	\$5,000	\$5,000	
Allowance for security	1	Sum	\$20,000	\$20,000	
Allowance for Preliminaries	10%	Sum		\$75,000	
Indicative External Works and Services Sub-Total				\$1,692,295	
Estimated Total Current Day Construction Budget				\$2,832,295	

FUNCTIONAL AREA	Wally Hagan			
	Qty	Unit	Rate	Total
Proposed Stadium				
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 air movement	20	m2	\$400	\$8,000
Allowance for 600 retractable bleacher seating	600	No	\$650	\$390,000
Allowance for basketball / netball courts	3200	m2	\$2,800	\$8,960,000
Allowance for gym	517	m2	\$2,800	\$1,447,600
Allowance for function space	162	m2	\$3,500	\$567,000
Allowance for toilets	54	m2	\$3,500	\$189,000
Allowance for UAT	28	m2	\$3,500	\$98,000
Allowance for kitchen / café / kiosk	98	m2	\$3,500	\$343,000
Allowance for offices and meeting rooms	139	m2	\$2,500	\$347,500
Allowance for group room	93	m2	\$2,500	\$232,500
Allowance for social area	162	m2	\$2,500	\$405,000
Allowance for first aid and testing room	35	m2	\$2,500	\$87,500
Allowance for change rooms	264	m2	\$3,500	\$924,000
Allowance for store rooms	269	m2	\$2,500	\$672,500
Allowance for umpire rooms	23	m2	\$3,500	\$80,500
Allowance for duct	15	m2	\$2,000	\$30,000
Allowance for outdoor play	92	m2	\$1,500	\$138,000
Allowance for creche	95	m2	\$2,500	\$237,500
Allowance for circulation	583	m2	\$2,200	\$1,282,600
Indicative Proposed Stadium Sub-Total	5829	m2	\$2,827.62	\$16,482,200
Optional / Non-essential				
Allowance for an additional of 2 basketball courts	1601	m2	\$2,750	\$4,402,750
Allowance for workshop (wheelchair basketball)	20	m2	\$2,000	\$40,000
Allowance for circulation	162	m2	\$2,200	\$356,620
Indicative Optional / Non-essential Sub-Total	1783	m2	\$2,692	\$4,799,370
External Works				
Allowance for demolishing existing building	3145	m2	\$30	\$94,350
Allowance for site clearance / levelling	1	Sum	\$100,000	\$100,000
Allowance for soft landscaping	1	Sum	\$25,000	\$25,000
Allowance for hard landscaping	1	Sum	\$20,000	\$20,000
Allowance for bins, seats, bike racks, signage etc	1	Sum	\$10,000	\$10,000
Allowance for car parking	4870	No	\$120	\$584,400
Allowance for terrace	530	m2	\$500	\$265,000
Allowance for soccer pitch	14002	m2	\$75	\$1,050,150
Allowance for potential skate park and pump track	410	m2	\$285	\$116,850
Allowance for Preliminaries	10%	Sum		\$226,575.00
External services				
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
Indicative External Works and Services Sub-Total				\$3,476,825
Estimated Total Current Day Construction Budget				\$24,758,395

FUNCTIONAL AREA	Wally Hagan			
	Qty	Unit	Rate	Total
Proposed Stadium				
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
Indicative Proposed Stadium Sub-Total	4684	m2	\$3,214.39	\$15,056,200
Optional / Non-essential				
Allowance for workshop (wheelchair basketball)	20	m2	\$2,000	\$40,000
Allowance for circulation	2	m2	\$2,450	\$4,900
Indicative Optional / Non-essential Sub-Total	22	m2	\$2,041	\$44,900
External Works				
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
External services				
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
Indicative External Works and Services Sub-Total				\$3,645,950
Estimated Total Current Day Construction Budget				\$18,747,050

City of Cockburn					DONALD CANT WATTS CORKE
FUNCTIONAL AREA BUDGET BREAKDOWN					
Davilak Reserve					
17/09/2018					
FUNCTIONAL AREA	Davilak				
	Qty	Unit	Rate	Total	
Clubhouse Facility					
Allowance for changerooms	203	m2	\$3,500	\$710,500	
Allowance for toilets	60	m2	\$3,500	\$210,000	
Allowance for function space	276	m2	\$3,500	\$966,000	
Allowance for kiosk	39	m2	\$3,500	\$136,500	
Allowance for bar	13	m2	\$3,500	\$45,500	
Allowance for umpires	18	m2	\$3,500	\$63,000	
Allowance for stores	143	m2	\$2,500	\$357,500	
Allowance for cleaners	3	m2	\$2,500	\$7,500	
Allowance for first aid	14	m2	\$2,500	\$35,000	
Allowance for circulation/internal walls etc	81	m2	\$2,000	\$162,000	
Indicative Clubhouse Facility Sub-Total	850	m2	\$3,168.8	\$2,693,500	
External Works					
Allowance for site clearance / levelling	1	Sum	\$150,000	\$150,000	
Allowance for soft landscaping	1	Sum	\$25,000	\$25,000	
Allowance for hard landscaping	1	Sum	\$50,000	\$50,000	
Allowance for bins, seats, bike racks, signage etc	1	Sum	\$25,000	\$25,000	
Allowance for relocating existing playground and gym equipment	1	Sum	\$40,000	\$40,000	
Allowance for car parking	4760	m2	\$120	\$571,200	
Allowance for ovals - allowance for minor alterations only	34709	m2	\$10	\$347,090	
Allowance for paving around building	740	m2	\$50	\$37,000	
Allowance for footpath	876	m2	\$50	\$43,800	
Allowance for demolishing buildings	247	m2	\$120	\$29,640	
Allowance for demolishing courts	3156	m2	\$20	\$63,120	
Allowance for cricket nets	5	No	\$25,000	\$125,000	
Allowance for removal of trees	36	No	\$500	\$18,000	
Allowance for new trees	180	No	\$500	\$90,000	
Allowance for demolishing sandpit	1	item	\$2,500	\$2,500	
Allowance for Preliminaries	10%	Sum		\$161,735	
External services					
Allowance for stormwater /water	1	Sum	\$75,000	\$75,000	
Allowance for sewer	1	Sum	\$25,000	\$25,000	
Allowance for gas	1	Sum	\$10,000	\$10,000	
Allowance for electrical and lighting	1	Sum	\$150,000	\$150,000	
Allowance for sport lighting	8	No	\$70,000	\$560,000	
Allowance for pumps/tanks/hydrants	1	Sum	\$25,000	\$25,000	
Allowance for communications	1	Sum	\$5,000	\$5,000	
Allowance for security	1	Sum	\$20,000	\$20,000	
Allowance for Preliminaries	10%	Sum		\$87,000	
Indicative External Works and Services Sub-Total				\$2,736,085	
Estimated Total Current Day Construction Budget				\$5,429,585	

[illegible]

FUNCTIONAL AREA	Davitlak			
	Qty	Unit	Rate	Total
Clubhouse Facility				
Allowance for clubhouse	525	m2	\$3,300	\$1,732,500
Indicative Clubhouse Facility Sub-Total	525		\$3,300	\$1,732,500
External Works				
Allowance for works to McTaggart Cove	1	Sum	\$50,000	\$50,000
Allowance for site clearance / levelling	1	Sum	\$75,000	\$75,000
Allowance for soft landscaping	1	Sum	\$25,000	\$25,000
Allowance for hard landscaping	1	Sum	\$25,000	\$25,000
Allowance for bins, seats, bike racks, signage etc	1	Sum	\$15,000	\$15,000
Allowance for new playground	1	Sum	\$150,000	\$150,000
Allowance for car parking	1575	m2	\$120	\$189,000
Allowance for oval	3415	m2	\$55	\$187,825
Allowance for fencing	246	m2	\$90	\$22,140
Allowance for Preliminaries	10%	Sum		\$73,896.50
External services				
Allowance for stormwater /water	1	Sum	\$25,000	\$25,000
Allowance for sewer	1	Sum	\$25,000	\$25,000
Allowance for gas	1	Sum	\$10,000	\$10,000
Allowance for electrical and lighting	1	Sum	\$150,000	\$150,000
Allowance for sports lighting	4	No	\$70,000	\$280,000
Allowance for pumps/tanks/hydrants	1	Sum	\$25,000	\$25,000
Allowance for communications	1	Sum	\$5,000	\$5,000
Allowance for security	1	Sum	\$20,000	\$20,000
Allowance for Preliminaries	10%	Sum		\$54,000
Indicative External Works and Services Sub-Total				\$1,406,862
Estimated Total Current Day Construction Budget				\$3,139,362