



City of Nedlands

# Agenda

## Council Committee Meeting

**12 March 2019**

Dear Council Member

The next meeting of the Council Committee will be held on Tuesday 12 March 2019 in the Council Chambers at the City of Nedlands located at 71 Stirling Highway, Nedlands commencing at 7.00pm.

Mark Goodlet  
Chief Executive Officer  
6 March 2019

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## City of Nedlands

**Notice of a meeting of the Council Committee to be held in the Council Chambers, Nedlands on Tuesday 12 March 2019 at 7 pm.**

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### **Council Committee Agenda**

#### **Declaration of Opening**

The Presiding Member will declare the meeting open at 7 pm and will draw attention to the disclaimer below.

(NOTE: Council at its meeting on 24 August 2004 resolved that should the meeting time reach 11.00 p.m. the meeting is to consider an adjournment motion to reconvene the next day).

#### **Present and Apologies and Leave Of Absence (Previously Approved)**

<b>Leave of Absence (Previously Approved)</b>	Councillor C M de Lacy Councillor N B J Horley	Hollywood Ward Coastal Districts Ward
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**Apologies**            None as at distribution of this agenda.

#### **Disclaimer**

Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. For example by reference to the confirmed Minutes of Council meeting. Members of the public are also advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

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**1. Public Question Time**

A member of the public wishing to ask a question should register that interest by notification in writing to the CEO in advance, setting out the text or substance of the question.

The order in which the CEO receives registrations of interest shall determine the order of questions unless the Mayor determines otherwise. Questions must relate to a matter affecting the City of Nedlands.

**2. Addresses By Members of the Public (only for items listed on the agenda)**

Addresses by members of the public who have completed Public Address Session Forms will be invited to be made as each item relating to their address is discussed by the Committee.

**3. Disclosures of Financial Interest**

The Presiding Member to remind Councillors and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

A declaration under this section requires that the nature of the interest must be disclosed. Consequently, a member who has made a declaration must not preside, participate in, or be present during any discussion or decision-making procedure relating to the matter the subject of the declaration.

However, other members may allow participation of the declarant if the member further discloses the extent of the interest. Any such declarant who wishes to participate in the meeting on the matter, shall leave the meeting, after making their declaration and request to participate, while other members consider and decide upon whether the interest is trivial or insignificant or is common to a significant number of electors or ratepayers.

**4. Disclosures of Interests Affecting Impartiality**

The Presiding Member to remind Councillors and Staff of the requirements of Council's Code of Conduct in accordance with Section 5.103 of the *Local Government Act*.

Councillors and staff are required, in addition to declaring any financial interests to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making procedure.

The following pro forma declaration is provided to assist in making the disclosure.

"With regard to ..... the matter in item x..... I disclose that I have an association with the applicant (or person seeking a decision). As a consequence, there may be a perception that my impartiality on the matter may be affected. I declare that I will consider this matter on its merits and vote accordingly."

The member or employee is encouraged to disclose the nature of the association.

**5. Declarations by Members That They Have Not Given Due Consideration to Papers**

Members who have not read the business papers to make declarations at this point.

**6. Confirmation of Minutes**

**6.1 Committee Meeting 12 February 2019**

The Minutes of the Council Committee held 12 February 2019 are to be confirmed.

**7. Matters for Which the Meeting May Be Closed**

In accordance with Standing Orders and for the convenience of the public, the Committee is to identify any matter which is to be discussed behind closed doors at this meeting and that matter is to be deferred for consideration as the last item of this meeting.

**8. Divisional Reports**

Note: Regulation 11(da) of the *Local Government (Administration) Regulations 1996* requires written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee as defined in section 5.70, but not a decision to only note the matter or to return the recommendation for further consideration.

**8.1 Planning & Development Report No's PD09.19**

Planning & Development Report No's PD09.19 to be dealt with at this point (copy attached yellow cover sheet).

PD09.19      No. 71 Louise Street, Nedlands – Proposed Ancillary Accommodation

**8.2 Technical Services Report No's TS03.19 to TS04.19**

Technical Services Report No's TS03.19 to TS04.19 to be dealt with at this point (copy attached blue cover sheet).

TS03.19 City of Nedlands 2019 Annual Waste Report

TS04.19 RFT 2018-19.08 Provision and Maintenance of Bus Shelters in Return for Advertising Rights

**8.3 Community Development No's CM01.19**

Report No's CM01.16 to be dealt with at this point (copy attached orange cover sheet).

CM01.19      Community Sport and Recreation Facilities Fund Application –  
Suburban Lions Hockey Club



**8.4 Corporate & Strategy Report No's CPS04.19 to CPS06.19**

Report No's CPS04.19 to CPS06.19 to be dealt with at this point (copy attached green cover sheet).

CPS04.19 List of Accounts Paid – January 2019

CPS05.19 2018 Compliance Audit Return

CPS06.19 Mid-Year Budget Review – 2018/19

**9. Reports by the Chief Executive Officer**

**9.1 Hockey Proposal at Mt Claremont Reserve – Community Engagement Feedback – Strategic Analysis**

<b>Committee</b>	12 March 2019
<b>Council</b>	26 March 2019
<b>Applicant</b>	City of Nedlands
<b>Officer</b>	Caroline Walker, Community Engagement Coordinator
<b>Director</b>	Martyn Glover, Director Technical Services
<b>Attachments</b>	<ol style="list-style-type: none"> <li>1. Hockey WA – Letter of support for the proposal to Westside Wolves Hockey Club</li> <li>2. Department of Education – Letter regarding Mt Claremont Primary School oval use</li> <li>3. Hockey WA – Strategic Plan 2015-2020</li> <li>4. Hockey WA – State Strategic Facilities Plan 2009-2025 (Executive Summary)</li> <li>5. Hockey WA – Additional Synthetic Turf Policy and Procedure</li> </ol>

**Executive Summary**

It was resolved at the ordinary meeting of Council on 18 December 2019 that:

“Council:

1. Receives the Community Engagement Report in relation to the proposal by Westside Wolves Hockey Club to establish a synthetic hockey pitch and club facilities at the Mt Claremont Oval;
2. Requests the CEO to prepare a report for the March 2019 Council round of meetings that strategically analyses the feedback received during the community consultation period on the proposal and provides recommendations to inform the City’s review of the Strategic Recreation Plan 2005-15; and
3. Receives the petitions submitted in opposition to the Westside Wolves Hockey Club proposal.”

The original aim of the engagement project was to understand community opinion in relation to a proposal to house an artificial turf pitch and clubrooms at Mt Claremont Oval.

The City received 2,079 submissions and three petitions before the closure of the engagement period and a letter from the Department of Education after the engagement period closed.

This report does not consider the actual numbers of survey respondents, but limits comments to issues raised in the submissions.

Currently, the oval services approximately 2,740 sports club members plus the Mt Claremont Primary School community (approximately 260 students), as well as participants in the “Kidz’n Sport Program”. This equates to more than 3,000 people of various ages who currently use the oval through club affiliation. Submissions from clubs (users of the oval) did not support this proposal. However, the Department of Education considered the proposal would have ‘no undue impact on the operation of the Mt Claremont Primary School.

In addition to this use, feedback identified that the Mt Claremont community uses the oval and the facilities (basketball hoop, cricket nets, playground etc.) for non-organised sport/passive recreation.

Mt Claremont residents raised concerns regarding the impacts on the Mt Claremont community, particularly the potential loss of public open space available for sport and passive recreation use, as well as the impacts the facility would have on the surrounding environment (including Lake Claremont), parking, traffic, noise pollution, lighting, school use and safety.

A review of the Hockey WA strategic documents was undertaken to gain an understanding of how the proposal aligns with the organisation’s strategic planning and priorities in coming years. Hockey WA reflects this development as being ‘imminent’, although another artificial turf pitch did not appear in its strategic facilities plan 2009-2025. Hockey WA has also provided a letter of support to the Westside Wolves Hockey Club for the proposal (refer Attachment 1).

If Council approves the project to progress to the next stage (business planning), it needs to determine if it will support the concept for Mt Claremont Oval Reserve. The Westside Wolves would then need to determine project viability and ongoing sustainability and achieve full integration with the community and available public open space. The Westside Wolves would be required to undertake substantial investigations, not only for the City of Nedlands, but also Hockey WA and the Department of Local Government, Sport and Cultural Industries (DLGSCI) for the securing of required approvals.

The City has been undertaking preliminary planning for the development of a Public Open Space Strategy and Recreation Plan, which are two important documents to identify and form strategies for the future of public open space and recreation in the City. Given the City is progressing with these documents, and the relevance of these to this proposal, it is appropriate for the community feedback and the Westside Wolves Hockey Club proposal to inform this process.

An officer review of this proposal has identified it is unlikely to fit on Mt Claremont Oval Reserve without an impact on some of the current sporting and recreational users.

Although the proposal is an active recreation facility on a recreation reserve, and the design can be accommodated with most of the existing users still being retained on the reserve, the proposal is not supported by existing users and many local residents. Consequently, due to these concerns, it is not the right location for an artificial hockey pitch and clubrooms.

## **Recommendation to Committee**

### **Council:**

- 1. does not support the proposal to construct a synthetic hockey pitch at the Mt Claremont Oval Reserve due to lack of support from existing tenants and the local community;**
- 2. invites the Westside Wolves Hockey Club to provide input into the review of the Strategic Recreation Plan and development of the Public Open Space Strategy;**
- 3. invites the Mt Claremont community to work collaboratively with the City in the developing the Public Open Space Strategy as it relates to Mt Claremont Oval Reserve; and**
- 4. includes the community engagement results and submissions as an input into the development of the Strategic Recreation Plan.**

## **Discussion/Overview**

Westside Wolves first approached the City in July 2017 with a proposal to develop a synthetic turf hockey pitch at Mt Claremont Oval Reserve. Considering it was a proposal for an active sport on an active recreation reserve providing for multiple sports, the Administration considered it had merit to progress to a community engagement process.

The original aim of the engagement project was to understand the level of community opinion and their views on the proposal to assist with Council's decision-making on whether to approve a period for the club to further investigate and develop a detailed proposal and business plan (including designs, costings and sources of funding) for an artificial hockey pitch and clubrooms at Mt Claremont Oval Reserve.

### **Feedback from the engagement process**

The engagement received 1,582 completed online surveys, 426 paper surveys, six stakeholder submissions and 65 items of feedback from other mediums. The City also received three petitions against the proposal. The distribution of individual submissions is included in the following table:

Support	Online Survey	Paper Surveys	Stakeholder Submissions	Emails	Phone Calls	Total
Yes	846	274	0	7	7	1,134
No	725	150	6	43	6	930
Unsure	11	2	0	2	0	15
Total	1,582	426	6	52	13	2,078

This report will specifically look at the feedback, received which has identified the following key themes:

1. Reserve users – passive recreation and sporting groups
2. Mt Claremont Primary School community loss of space and impact on the school
3. Community and natural environment
4. Hockey development in WA and the western suburbs

### **1. Reserve users (passive recreation and sporting groups)**

Currently, the Mt Claremont Oval Reserve provides a passive recreation space for the local community who use the reserve for a number of activities, including dog walking, occasional exercise with children, use of the wickets, basketball hoop and the playground, along with meeting friends for social activities.

The UWA-Nedlands Football Club (approximately 1,750 members) are the main users of the oval during April to September. They use the oval for at least three days a week for evening training and Sunday mornings for games. They also have other ad-hoc bookings, such as school holidays and pre-season activities.

During October to March, the Claremont Nedlands Junior Cricket Club (approximately 530 members) uses the oval seven days a week. They train in the afternoons from Monday to Friday and play games on Saturday and Sunday mornings.

During the same period, Swanbourne Cricket Club (approximately 150 members) also uses the oval during this period for games on some Saturday afternoons, along with the Claremont Jets Gridiron Club (approximately 70 members) who use the oval in the evenings two days per week and the Western Suburbs Cricket Club (approximately 250 members) on occasional Saturday afternoons for games.

Mt Claremont Primary School uses the oval all year round. The Department of Education has written to the City wishing to formalise this arrangement with an agreement and contribution to maintenance costs.

The group Kidz 'n Sport uses the oval for exercise, sports coaching and development programs with children aged three to eight years. This group uses the oval once a week during school terms, on average, and four days per week for school holiday programs.

Based on the above, the oval services approximately 2,750 sports club members plus the Mt Claremont Primary School community (approximately 260 students) and participants in the Kidz 'n Sport program. This equates to more than 3,000 people of all ages who currently use the oval during any one year.

At a meeting between Council, Administration, Mt Claremont Primary School and the sports clubs on 9 August 2018 (refer Council minutes 20 October 2018), Westside Wolves presented their proposal, outlined the history of the project and discussed other sites they had investigated. The City outlined the process to understand the level of community support for the proposal (community engagement). The clubs discussed their concerns and other options for relocation etc.

Caveats discussed for potential support by the clubs included the following:

- Milo-in-2 cricket remain at the oval.
- Junior cricket relocated to Swanbourne Oval.
- Junior and senior soccer may need a new home, perhaps at McGilvray Oval or Paul Hasluck Reserve.
- Gridiron be retained at the oval.
- Senior cricket be relocated to the new synthetic pitch at College Park.

However, formal responses from all clubs during the community engagement period resulted in there being no support for the Westside Wolves proposal due to the potential negative impacts on the clubs. The City concurs with the club's concerns, particularly UWA Nedlands Football Club, which would need a new home because it has already been relocated at least once before and has financially invested in infrastructure (floodlights) at the oval.

## **2. Mt Claremont Primary School community loss of space and impact on the school**

Representatives from the Mt Claremont Primary School Council and School Principal participated in the initial meeting with Council and Administration and subsequently provided a submission regarding their requirements for the oval.

The Mt Claremont Primary School Council provided a detailed submission to the City, which did not support the concept and outlined several issues:

- The existing space at the primary school does not meet the requirements for outdoor activities.
- The entire area is used as part of the school's outdoor environment.
- The reduced size will reduce the ability for the school to use the oval for their activities.

- The negative impact on the Farmer's Market, particularly with increased traffic and parking demands.
- Impacts on the school environment with potential anti-social behaviour.
- Reduced safety for children.
- The school has growing enrolments placing pressure on the existing school infrastructure and increased demands for recreational space.

The opinions of the School Principal/ Department of Education were also sought.

The Acting Director General provided the following comments (refer Attachment 2): *"The Department considers that the proposal would not have undue impact on the operation of the primary school and therefore has no comment on the proposed concept."*

In consideration of the Department of Education's comments, the City did not consider the Mt Claremont Primary School Council's issues were reasons to not support the Westside Wolves proposal.

### **3. Community and natural environment**

This feedback was mainly provided by residents and property owners in the Mt Claremont area. A group called "Friends of Mt Claremont Oval" formed during the engagement period and were against the proposal, specifically, the community considered Mt Claremont Oval Reserve as a community asset and should be retained as such.

Concern was expressed that a development of this type of facility would change the nature of the reserve to a busy sports complex and displace (some or all) of the existing sports clubs and remove/relocate important community infrastructure (basketball, cricket nets, playground etc.). They also believed the development would create issues including increased noise levels from games and training, illumination from lighting, increased traffic movement and parking, safety, loss of bushland etc. In addition, they felt these reserves were very important to be kept as green space, particularly as population density increases.

The community was also concerned about the loss of environment and the impacts on Lake Claremont and the surrounding bushland conservation area. Submissions highlighted the importance of preserving the sensitive wetland environment and to ensure pollution/water run-off from such a development did not interfere with this area and the groundwater aquifers.

The City agrees it has a responsibility to ensure the environment is managed accordingly, however the proposal does not impact on the bushland area of the reserve and is therefore not covered by the City's Bushland Management Plan. It is also noted that Hockey WA has identified environmental conditions in the State Sporting Strategic Facilities Plan (Attachment 4, Page 9) that need to be addressed.

Comments received identified concerns regarding the size of the hockey club (approximately 1,700 members) and whether the proposal would satisfy the Club's need, the previous proposal for Allen Park Master Plan was much larger. Concern was expressed that, if the Club secured the land for the current proposal, then the balance of Mt Claremont Oval would be under threat from further expansion by the club.

It is noted Hockey WA's State Sporting Strategic Facilities Plan (Attachment 3, page 8) indicates that:

"...future development of hockey facilities in WA will require both synthetic turf and natural grass fields to be available with a growing demand for and reliance upon synthetic venues and wherever possible synthetic turf venues should be developed adjacent to existing natural grass facilities. They should not be developed in isolation."

The City recognises the community concerns, however, other than the displacement issue of each of the tenants, the majority of these are issues relating to all active sporting reserves. In terms of groundwater pollution, the major contributor to this is legacy sources which have been polluting the groundwater for decades, confirmed by high levels of ammonia present.

#### 4. Hockey development

A review of Hockey WA's strategic documents was undertaken to understand how this proposal is consistent with hockey development in Western Australia and the western suburbs more generally. The documents reviewed included:

- Hockey WA Strategic Plan 2015-2020 (Attachment 3) and priorities;
- State Sporting Strategic Facilities Plan 2009-2025 – Executive Summary (Attachment 4), and
- Additional Synthetic Turf Policy and Procedure (Attachment 5).

The Hockey WA Strategic Plan identifies key facility projects being a third artificial surface developed at Curtin University and supporting the delivery of at least five additional artificial surfaces in the metropolitan region. The State Sporting Strategic Facilities Plan 2009-2025, Figure 2 – 2025, page 11) identifies the preferences for facility development.

The preferences from the date of the plan (2009) are provided in the following table together with an update from Hockey WA on progress.

Timeframe	Development	Progress
Next 5 years (2010-2015)	McDonald Park, Whitford	Completed 2016
	Yorkine Reserve	To be considered
	Guildford Grammar or North Swan Park, Guilford	Completed 2015 on the Guildford Grammar Campus
5-10 years	Hartfield Park, Kalamunda	Under feasibility and



Timeframe	Development	Progress
(2016-2020)		business case
	Sutherland Park, City of Gosnells	Completed 2018
	Prinsep Road	To be considered
10-15 years (2021-2036)	Orelia Park Oval, Kwinana	To be constructed
	Ellenbrook	Forms a bigger sporting precinct for the City of Swan. Being reviewed in 2022
	Nanovich Park	To be considered

It is also noted the Westside Wolves Hockey Club proposal is highlighted as an “imminent turf”.

The plan also noted that all major regional population centres in WA (those of more than 25,000 people) already have a synthetic turf installation and, collectively, in WA there are eight turf installations in the regions and eight in metropolitan Perth. It also noted there are two additional turfs scheduled for installation in Perth in the near future, both at private schools and most of the synthetic turf facilities are located on school and university land in the metropolitan area with only two of the 10 metropolitan turfs located on local government reserves.

The Executive Summary also lists observations in relation to understanding existing provision and planning for new facilities.

The Hockey WA’s Additional synthetic turf procedure (Attachment 5) sets out the process for approving additional synthetic turf in Western Australia and the priorities. The priority is for the development of the Premier State Hockey Centre, then the preferred facilities aligned to the strategic plan. Hockey WA can provide support to additional facilities, but the proponents must satisfy the Hockey WA Board on a range of criteria, in summary:

- Written support from the landowners (in this case, the City of Nedlands);
- Demonstrate club equity for the construction of the facility;
- Have a viable project management plan for construction;
- The synthetic turf to be an approved product and installed by Hockey WA approved supplier;
- Demonstrate ability to generate sufficient income to service borrowings and ongoing financial viability; and
- Provide a management plan.

It would appear from the strategic plan that the priorities for Hockey WA in the next 15 years are directed to the development of hockey facilities in the Perth outer metropolitan area and country areas.

## **Strategic Reviews**

The City's Administration is proposing to undertake a review of its Strategic Recreation Plan during the 2019-2020 financial year with planning for the project to commence mid-2019. Prior to the plan being developed, Administration will be developing a Public Open Space Strategy for the City as a result of a lack of adequate public open space being identified in the Local Planning Strategy. This work is currently being planned with community engagement to occur during mid-March to April 2019.

### **(a) Public Open Space Strategy**

The purpose of the Public Open Space Strategy is to determine the increasing need for green, accessible parks and reserves across the City, based on current demand and future growth. The strategy will assess the existing infrastructure and potential uses each park provides to help plan for new and existing parks across the City's suburbs.

Feedback from the community will be sought on how they use their local parks, what they like about them and how they can be improved. The Mt Claremont Oval Reserve will form part of this body of work and all interested parties will have an opportunity to participate at the information sessions, complete a survey and be part of any other engagement processes.

### **(b) Strategic Recreation Plan**

The City has possibly the greatest area of sporting reserves of any local government in the western suburbs. The review of the strategic recreation plan will look at the City as a whole and, with best practice recreation management knowledge, develop a plan that provides for the local community's current and future needs for sporting, recreational and leisure facilities and services.

This process will include a recreation planning specialist and engagement with the community and stakeholders such as sporting clubs and local, state and national associations.

The plan will:

- Provide long-term sustainability for everyone.
- Establish priorities for grant funding, especially where demand on Council resources is excessive.
- Provide for effective use of existing facilities.
- Avoid duplication.
- Identify upgrades to its sporting facilities.
- Look for opportunities to maximise sporting facility use, including sharing arrangements.

- Centralise structured recreation around the City's seven major venues: College Park, Allen Park, Highview Park, David Cruickshank Reserve, Charles Court Reserve, Melvista Reserve and Mt Claremont Oval Reserve.

All major sporting venues also cater for unstructured recreation including physical activity, leisure and cultural activities. The development of the plan will also consider these needs.

Submissions from Westside Wolves and other sporting organisations, along with feedback from the community, will become an input into this process regardless of this proposal's outcome. It is important to note the scoping and purpose of this plan has not yet formally begun.

### **Key Relevant Previous Council Decisions:**

- Ordinary Council Meeting of 18 December 2018 (to receive the community engagement report).
- Ordinary Council Meeting of 23 October 2018 (to adopt a community engagement plan and provide for a report on the outcomes of the engagement for the December 2018 Ordinary Council meeting.).
- Ordinary Council Meeting of 22 May 2018 (to convene a workshop and explore possible alternative sites).
- Ordinary Council Meeting of 22 February 2011 (adoption to review the Strategic Recreation Plan 2010-2015).

### **Consultation**

In preparing this report and reviewing community feedback, consultation was also undertaken with City staff including Coordinator Community Development (Recreation), Manager Parks Services, Manager Health and Compliance, Environmental Conservation Coordinator, Coordinator Statutory Planning and Coordinator Strategic Planning, as well as Hockey WA.

Research was also undertaken using relevant websites, reviewing the application for funding and requirements for the Department of Sport and Recreation grant program. Hockey WA provided the City with the strategic documents (Hockey WA Strategic Plan 2015-2020 and priorities, State Sporting Strategic Facilities Plan 2009-2025, Additional Synthetic Turf Policy and Procedure) to assist with the preparation of this report.

## **Budget/Financial Implications**

The budget/financial implications as reported in previous reports note that any decision to support the Westside Wolves Hockey Club, regardless of the location, would need to be a separate decision of Council and would involve third parties including Hockey WA and the DLGSCI.

The third parties would also require Council to formerly endorse the project and identify the City's financial and in-kind contributions. It is noted that the City's long-term financial plan for the next 10 years has not allocated funding for this project.

If a sporting club, e.g. Westside Wolves, wishes to proceed to funding a major project at a City location, the City and other funding providers would require the club to prepare a detailed business plan. In developing the business plan and applying for support and funding from Hockey WA and the DLGSCI, the Club would need to provide the following:

- Needs assessment;
- Feasibility assessment;
- Management Plan;
- Concept design;
- Lifecycle cost analysis;
- A quantity surveyor's report with detailed and itemised project costs;
- Evidence of a Hockey WA approved synthetic turf and supplier;
- Locality map, site map and building plans;
- Evidence of funding guarantees for capital works; and
- Evidence of ongoing financial sustainability, including financial statements (past and present) and future requirements.

Studies would need to be provided to address resident concerns and suitability for the location (e.g. social and environmental impacts, traffic and parking management, lighting plan showing lux, configuration and power supply in accordance with the Australian Standard 2560.2.3-2007).

The funding model from the DLGSCI has a general funding model of one-third, one-third, one-third from the three parties. However, there are instances where the parties have provided more or less than a third share.

In addition to the above, the City has additional infrastructure issues if any of the clubs were to be relocated to other venues to allow for this proposal to proceed.

**Alternate Recommendation**

Should Council consider that the proposal deserves to progress to the next stage of a business case, the recommendation could read as follows:

Council supports the progression of the Westside Wolves Hockey Proposal at Mt Claremont Oval to a formal business case noting that this support is not final approval for the project and does not commit the City of Nedlands to any financial support for the project.



8 February 2019

Ms. Robyn Lawrence  
 President  
 Westside Wolves Hockey Club

Via email: [president@wolves.org.au](mailto:president@wolves.org.au)

Dear Robyn,

**Re: Westside Wolves Hockey Club Synthetic Hockey Turf Facility**

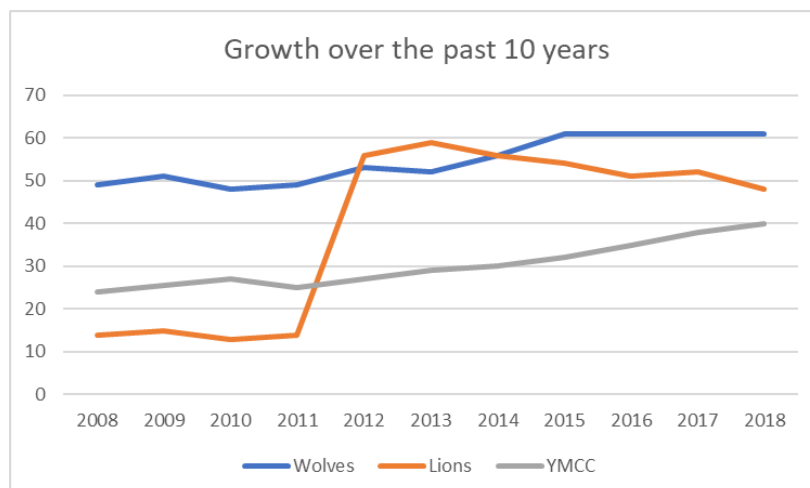
I write in response to your request for further information in support your written submission to the City of Nedlands to proceed with a business case for your clubs synthetic turf facility.

As you are aware, Hockey WA has previously communicated its support of a new turf facility for the Westside Wolves Hockey Club (refer letter 07/08/18). In anticipation of the development of a robust business case, the following information is provided to give a holistic and factual representation of the current hockey landscape within the metropolitan western suburbs.

Historically, the western suburbs geographical area has consistently produced a disproportionate high percentage of the overall playing membership for the sport throughout the state. UWA Hockey Club, Old Haleians Hockey Club, Suburban Lions Hockey Club, Westside Wolves Hockey Club and YMCC Hockey Club combined have approximately 250 teams competing on a weekly basis in the Hockey WA competition framework. Only UWA and Hale have their own turf facility. For the purpose of providing the following statistical analysis, both UWA and Hale have been excluded as they have existing turfs.

The remaining clubs, including Westside Wolves, make up approximately 20% of the total teams competing in the Hockey WA competition framework. These three clubs all share one turf facility, the Shenton Hockey Turf (Lemnos).

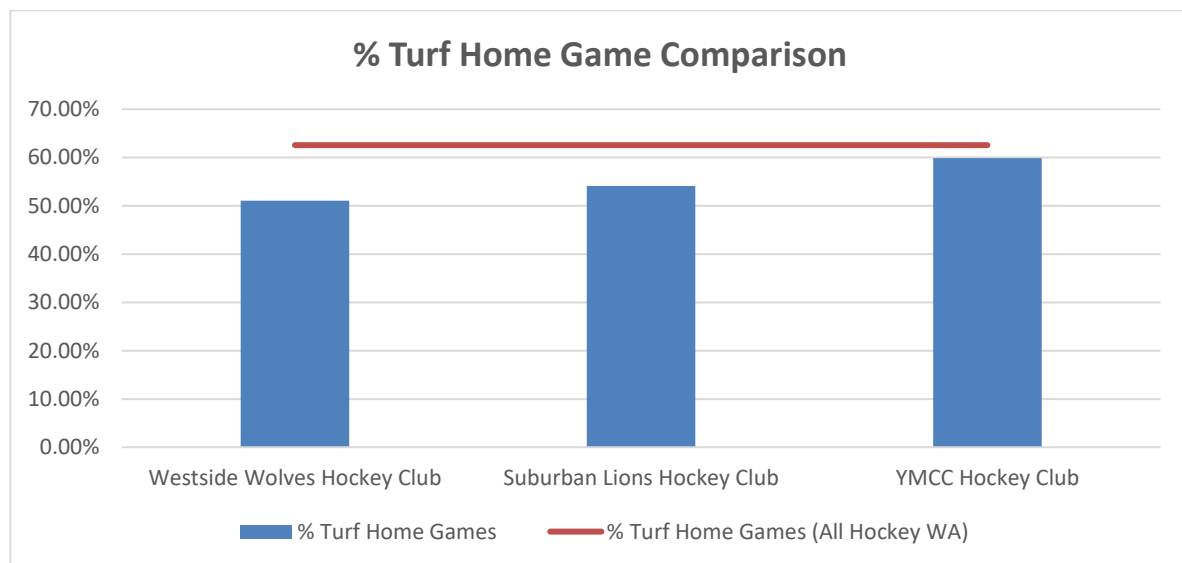
Over the past 10 years all three Clubs have shown growth in team numbers (the x axis).



Given the lack of suitable hockey facilities, participation growth in this geographical area is an existential problem for all of the clubs.

As detailed above, all three clubs share a single synthetic turf at Lemnos Stadium. The table below illustrates the extent to which Westside Wolves can only play half of their allocated “home” games at Lemnos due to the lack of available turf time. As a result, “home” fixtures have to be allocated at venues throughout the Perth metropolitan region which includes trips to Joondalup and Rockingham to fulfil home fixtures.

Club	# Turf Home Games	# Turf Home Games @ Lemnos	% Turf Home Games @ Lemnos	# Turf Home Games Elsewhere	% Turf Home Games Elsewhere	% Usage of Lemnos
Westside Wolves Hockey Club	234	113	48.29%	121	51.71%	34.35%
Suburban Lions Hockey Club	203	113	55.67%	90	44.33%	34.35%
YMCC Hockey Club	182	94	51.65%	88	48.35%	28.57%
Other Clubs		9				2.74%
<b>TOTAL GAMES</b>		<b>329</b>				



This has broader implications on the economic impact of both the clubs and the broader local community as local revenues that may be spent supporting local business are in fact being disbursed to other geographical areas.

Notwithstanding, the Westside Wolves as an Incorporated Association in accordance with the Incorporations Associations Act 2015, are wholly compliant with their governance principles and are financially sound owing to their significant membership base and revenue raising capabilities.

The Club has in recent years developed a significant number of players who have been awarded state honours and competed in National Championships at both junior and senior levels. In 2018, the Westside Wolves were the recipients of the prestigious Kyle Rutter Trophy for the best performing junior club across the entire competition following their 4<sup>th</sup> place finish in 2017.

As a sport, hockey has and continues to lead the way in gender diversity and Westside Wolves exemplifies this standing demonstrating equity amongst its male and female teams (30 male teams and 31 female teams).

Access to the suitable turf facilities is key to underpin the ongoing development and success of the state’s top junior and senior athletes for both men and women and the ambition of Westside Wolves demonstrates a clear desire to fulfil its obligations to the success of hockey in Western Australia.

Should you require any additional information as it relates to any of the key statistical data referred to in this letter or indeed demographic information, I would be more than happy to discuss further.

Yours sincerely,

**Stu Gilsean**

A handwritten signature in black ink, appearing to read 'Stu Gilsean'. The signature is stylized, with the first letters being large and prominent.

Chief Executive Officer  
Hockey WA

CC: Rick Charlesworth, [rcsports@globaldial.com](mailto:rcsports@globaldial.com)

CC: Bill Meston, [bmeston72@gmail.com](mailto:bmeston72@gmail.com)

CC: Garry Fitzpatrick, [Garry.Fitzpatrick@hockeywa.org.au](mailto:Garry.Fitzpatrick@hockeywa.org.au)





Government of **Western Australia**  
Department of **Education**

Item 9.1 - Attachment 2



Mr Greg Trevaskis  
Chief Executive Officer  
City of Nedlands  
PO Box 9  
NEDLANDS WA 6909

Dear Mr Trevaskis

Thank you for your letter dated 24 October 2018 providing the Department of Education the opportunity to comment on the Mt Claremont Oval Proposal from Westside Wolves Hockey Club. I regret the delay in responding.

The Department understands that the Mt Claremont Oval is regularly utilised by the Mount Claremont Primary School for recreational activities including hiring the oval from the City of Nedlands for formal activities.


The Department also notes from the concept plans that the proposal covers only a portion of the oval and that opportunity still exists for the remainder of the oval to be made available for public use.

Accordingly, the Department considers that the proposal would not have undue impact on the operation of the Primary School and therefore has no comment on the proposed concept. Notwithstanding this, it would be greatly appreciated if the City could refer any detailed plans of the proposed hockey facilities received in the future to the Department for comment prior to determination.

As the primary school utilises the oval on a regular basis, the Department would appreciate being able to develop a formal agreement with the City to confirm the primary school's use of the oval.

Should there be any questions on the above, please do not hesitate to contact Mr Matt Turnbull, Manager, Land and Property at [matt.turnbull@education.wa.edu.au](mailto:matt.turnbull@education.wa.edu.au) or on 9264 5178.

Yours sincerely



JENNIFER McGRATH  
A/DIRECTOR GENERAL  
05 DEC 2018

# HOCKEY WA STRATEGIC PLAN



2015 - 2020

# CONTENTS



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# VISION

HOCKEY FOR ALL

# MISSION

TO MANAGE THE SUSTAINABLE DEVELOPMENT AND  
PROMOTION OF HOCKEY FOR EVERYONE



Department of  
Sport and Recreation



# VALUES

- > **INCLUSIVE PARTICIPATION** FOR ALL TO ACHIEVE THEIR FULL POTENTIAL.
- > **TRANSPARENT** AND REGULAR ENGAGEMENT TO ENCOURAGE DIALOGUE AND **CONTINUOUS IMPROVEMENT**.
- > TO WORK TOGETHER TO ENSURE **ENJOYMENT** AND **BELONGING** FOR ALL.
- > STRIVING FOR **EXCELLENCE** THROUGH **INNOVATION** IN ALL THAT WE UNDERTAKE



# VALUE

**IDENTIFY FUNDING ALTERNATIVES AND ENSURE THE EFFICIENT AND EFFECTIVE USE OF RESOURCES FOR THE BENEFIT OF THE SPORT.**

2015

Positive financial performance underpinned by internally generated revenue streams and prudent cost management practices.  
Revenue excluding affiliation fees and levies below \$1.0 million p.a.

## KEY OBJECTIVES

- >> Promote the Hockey WA value proposition to expand the revenue through targeted engagement of external parties.
- >> Identify and secure external commercial funding for the benefit of the sport.
- >> Execute strategic, business planning and budgeting processes supported by disciplined operating principles to ensure appropriate management of Hockey WA finances.

2020

Expanded external revenue streams support the ongoing growth and expansion of Hockey through efficient delivery of operational and capital programs.  
That revenue excluding affiliation fees and levies exceed \$1.5 million p.a.

## KEY PROJECTS / INITIATIVES

- >> Continuously review the expending of funds.
- >> Ongoing review and update of the Business Planning process.
- >> Develop a partnership program with external parties to support the ongoing growth of Hockey in Western Australia.
- >> Engage with the wider Hockey WA community to identify opportunities for increased value.

# ORGANISATION

**DELIVER THE HIGHEST STANDARD OF GOVERNANCE SUPPORTING SUSTAINABLE GROWTH ACROSS THE WHOLE OF SPORT IN WESTERN AUSTRALIA.**

2015

Tier four sport with DSR with acceptable risk management practices supporting Hockey WA operations.

## KEY OBJECTIVES

- >> Expand existing and new partnerships to provide the best outcome for all stakeholders.
- >> Enhance engagement practices with all stakeholders.
- >> Implement best practice governance that support the sustainable growth of hockey in Western Australia.

2020

Maintain tier four sport with DSR implementing governance practices that support the growth of Hockey in WA for all stakeholders.

## KEY PROJECTS / INITIATIVES

- >> Secure Curtin University as the home of hockey in Western Australia.
- >> Secure the Hockey Australia location agreement (Hockeyroos and Kookaburras).
- >> Develop and implement a sport wide support program.
- >> Develop a stakeholder engagement program.



# PARTICIPATION

**HOCKEY TO BE THE SPORT OF CHOICE ATTRACTING NEW PARTICIPANTS THROUGH THE ACTIVE ENGAGEMENT OF PLAYERS; OFFICIALS AND VOLUNTEERS OF ALL AGES.**

2015

Senior participants - 11,630  
 Junior participants - 13,388  
 Overall registered participants - 25,018

2020

Senior participants - 15,000  
 Junior participants - 20,000  
 Overall registered participants - 35,000

## KEY OBJECTIVES

- >> Engage a greater number of school aged participants through junior school based introductory and retention programs.
- >> Identify, recognise and reward the contribution of players, officials and volunteers across our sport.
- >> Be a sport of choice for the WA community offering a range of diverse formats to encourage player participation.
- >> Strengthening our regional development network engagement.

## KEY PROJECTS / INITIATIVES

- >> Implement schools based programs to introduce players to hockey across WA.
- >> Improve participation reporting tools to capture all WA participants.
- >> Implement the Hockey WA reward and recognition program.
- >> Engage and support clubs to deliver inclusive participation programs.





# HIGH PERFORMANCE



**TO PROVIDE EXCEPTIONAL PROGRAMS FOR THE DEVELOPMENT OF WORLD CLASS ATHLETES AND OFFICIALS TO ACHIEVE CONSISTENT SUCCESS AT NATIONAL CHAMPIONSHIPS.**

2015

2020

Inconsistent and declining performance of state teams and declining International representation.

- 4 WA athletes in Olympic and World Cup teams
- WA Elite Teams National ranking - 6th

Hockey WA development programs delivering national success and of International representatives

- 8 WA athletes in Olympics and World Cup teams
- WA Elite Teams National ranking – 1st or 2nd

## KEY OBJECTIVES

- >> Deliver high performance pathways that produce International athletes available for WA representative teams.
- >> Aligned state team programs that consistently deliver podium finishes at U18, U21 and AHL championships.
- >> Support the development of high performance coach's and officials.
- >> Maintain a minimum 20% WA representation in Hockey Australia's Futures program

## KEY PROJECTS / INITIATIVES

- >> Specialist programs for athletes.
- >> Deliver and implement programs and pathways to develop high performance coaches and officials in Western Australia.

# FACILITIES

**PLAN, DEVELOP AND SUPPORT / OPERATE FACILITIES THAT MEET THE EXPANDING REQUIREMENTS OF THE HOCKEY WA COMMUNITY.**

2015

2020

High quality facilities are struggling to match stakeholder demand and are limiting growth opportunities.  
Ten active turfs in metropolitan Perth.

High quality facilities meeting operational demands.  
Ongoing facility developments planned and funded.  
Fifteen active turfs in metropolitan area.

## KEY OBJECTIVES

- >> Facilities are maintained and continually improved to ensure Perth Hockey Stadium remains Australia's premier hockey venue.
- >> Develop facilities to support participation growth demands across Western Australia.
- >> Secure funding support for the ongoing capital investment that is required for the development of playing facilities

## KEY PROJECTS / INITIATIVES

- >> Third artificial surface developed at Curtin University.
- >> Support for the delivery of at least five additional artificial surfaces in the metropolitan region.
- >> Facility management network developed to improve standards, consolidate knowledge and enhance delivery.



# PROFILE

**INCREASE THE PROFILE OF HOCKEY IN WA THROUGH THE DELIVERY OF WORLD CLASS DOMESTIC, REGIONAL, NATIONAL AND INTERNATIONAL COMPETITIONS AND EVENTS.**

2015

Hockey WA focused on domestic competitions, not adapting to changing participant structures.

## KEY OBJECTIVES

- >> Deliver and continually improve our World Class domestic competition, supporting WA athletes and catering for the diverse participation base.
- >> Work with neighbouring associations to deliver International standard events within Western Australia.
- >> Work with Hockey Australia to host and deliver exceptional national events that expand the profile of hockey in WA and nationally.

2020

Hockey WA delivering a world class domestic competition, actively engaged with international communities and hosting unique events.

## KEY PROJECTS / INITIATIVES

- >> Undertake a review of the domestic competition and implement the agreed changes.
- >> Host and deliver an expanded national championship and supporting events.
- >> Develop and implement events to engage with communities throughout the international and wider hockey community.
- >> Tender with Hockey Australia for Perth to host the FIH Congress in 2018.
- >> Deliver and execute the Marketing and Communication Plan



## Executive Summary

This Hockey facilities strategic plan has been prepared by CCS Strategic Management for Hockey WA on behalf of the Department of Sport and Recreation. The plan comprises 3 discrete reports.

- The first provides an audit report on hockey in Western Australia at present addressing the number of teams and clubs, their facilities and the competition structure they play under.
- The second report addresses facility provision standards and requirements and is structured as a series of policies outlining roles and responsibilities for provision.
- The third report is the facilities plan which identifies where and when facilities should be provided based on 5 year intervals from 2008.

Hockey is played extensively throughout the state of Western Australia and boasts not only high adult participation rates against the national average but also a strong schools program. The number of teams registered with Hockey WA has grown steadily over the past 4 years and record high levels have been achieved in the past two years. Hockey is quite prolific throughout the south west of the state but does not extend beyond the Gascoyne region with Geraldton being the most northerly major hockey location. In the metropolitan area there is a concentration of participation, club locations and facilities in the western suburbs.

Grass field hockey is typically played on local government provided reserves with a tendency for the playing field to be shared in the summer season primarily with cricket and sometimes with athletics or diamond sports. Normally the council will provide and maintain the grass surface with the club marking the lines and providing the goals and other specialist equipment. Arrangements for field lighting vary significantly, with electricity consumption and some responsibility for lamp replacement usually resting with the club.

Whilst hockey has traditionally been regarded as a grassed field winter game there is a strong and accelerating demand for access to synthetic turf facilities for both training and competition. At present only 44% of clubs have access to a turf. Where they do exist there is a move to two seasons of competition, making hockey a year round sport.

All of the major regional population centres in WA (those of more than 25,000 people) already have a synthetic turf installation, with Bunbury and Geraldton having 2 turfs each, albeit a mixture of sand and wet surfaces. Collectively in WA there are 8 turf installations in the regions and 8 in metropolitan Perth. There are two additional turfs scheduled for installation in Perth in the near future, both of them in private boy's schools. This will see only 2 of the 10 metropolitan turfs located on council reserves, whilst all of the country turfs are on council reserves.

Generally, the 77 clubs who reported under the survey and audit process are satisfied with the number of grass fields available, although quality of surface ranked poorly (rating only second lowest to provision for spectators). Goals and line marking, typically the responsibility of the clubs, scored the highest satisfaction levels. In the metro area the number of grass fields used by the larger clubs is 2 to 3 whilst in the country the median number of grass fields marked and used is 1.

Almost all clubs who have some access to turf are seeking access to additional turf time. Regardless of the surface being played on, it is the quality of the surface that ranks highest in the priority list of facilities. Good quality turf or well mown uniform grassed surfaces rate as the most important element in a club's facility requirements. This is followed by field lighting and then by clubroom and changeroom amenities.



Many of the clubs surveyed and audited do not have the desired level of toilet, shower and changeroom provision on grass field reserves and few have separate facilities for first aid and umpires. This does not seem critical to the clubs, particularly those in the country and at lower levels. Any push for off field amenities would seem to place social clubrooms high on the list as soon as basic toilet and changeroom facilities are achieved. The priorities for clubs would appear to be playing surface quality first and then social amenities immediately following.

Section 3 of Report 1 provides a schedule of desirable facility and amenity standards across a range of competition levels. It is the level of competition that independently dictates the requirement for varying facility standards.

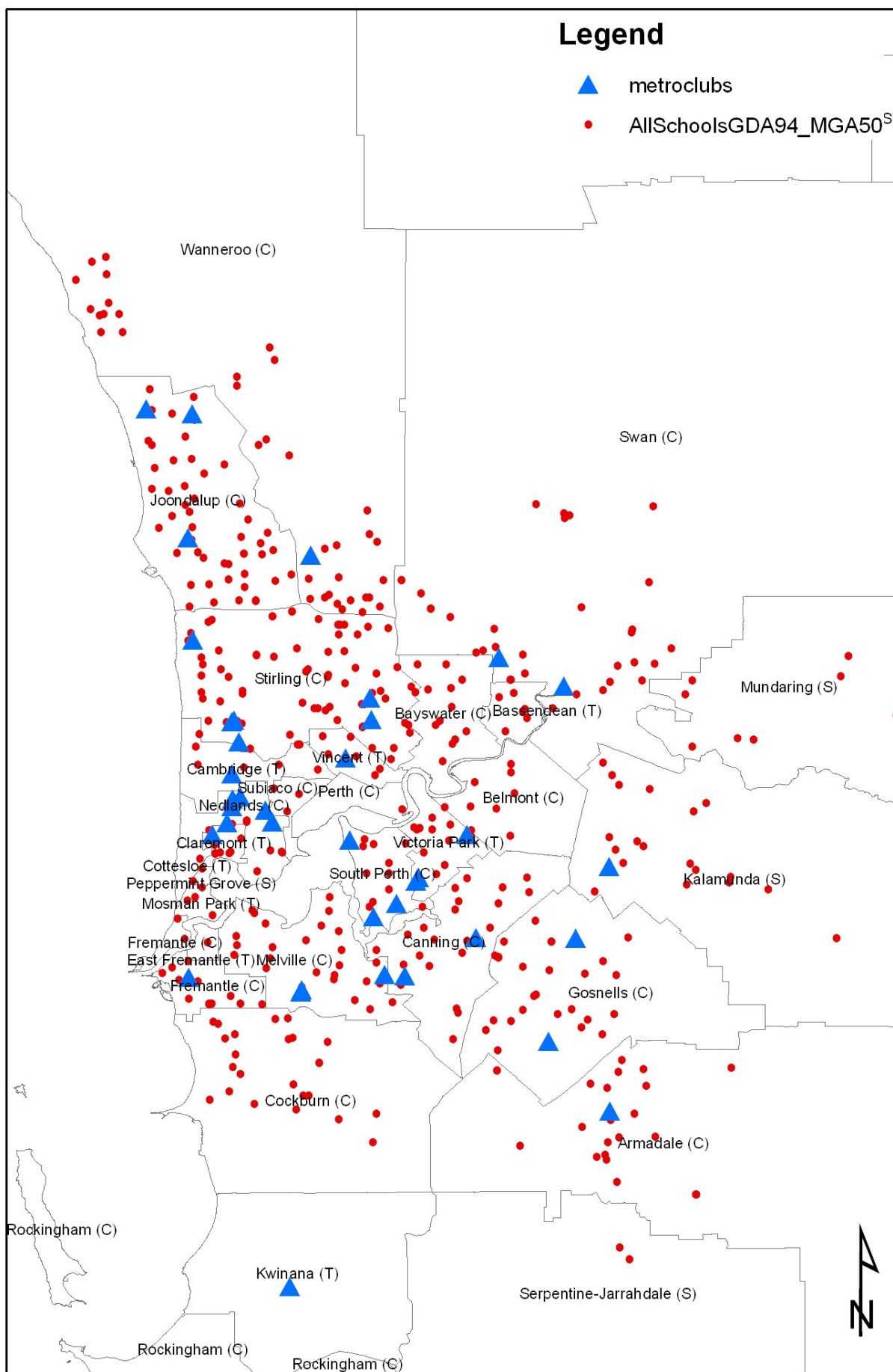
In the metropolitan area, most of the synthetic turf facilities are located on school and university land. This contrasts with country installations which are all located on local government land. The installation of turfs in country areas has been driven by the clubs and associations with support from local councils. This is also the case for the Melville turf, whilst development the Rockingham turf was driven primarily by the council. All other metropolitan turfs have been established by clubs with support from their associated education institutions. The reality is that turf development to date has been largely in the absence of a guiding facility development strategy. It is noted that Hockey WA has a policy for financial support for synthetic turf development, however, this does not specify geographical parameters.

Generally the club has contributed a minimum of one third of the capital cost in line with Community Sport and Recreation Facilities Fund (CSRFF) guidelines. From a maintenance and operational perspective, in all instances it is the club to which the responsibility falls. This includes repair and replacement of not only the turf surface but also its sub-base, lighting, watering system and associated installations. These responsibilities are in line with the fact that the clubs are usually exclusive lessees or licensees of the facility in question.

In terms of current hockey distribution in the metro area the map on the following page shows all club and participating school locations. The map shows that there is a relatively even spread of schools around clubs and only a few holes that suggest under-servicing.

It is noted that:

- Kwinana club has no school programs operating in its immediate area to support it.
- The northern spread beyond Wanneroo to Butler and Jindalee is attracting school participation and a club to service these schools will need to be identified or established.
- There are schools in the Ellenbrook region that are participating in hockey but no local club to service them
- Cockburn has a strong school program and no local club to service it
- In the longer term (post 2020) growth in the Alkimos Eglinton region will require new facilities and the development of clubs to service that region
- Similarly, the future development of Keralup, east of Rockingham, will require new facilities and the development of clubs to service that region
- The hills area stretching from Mundaring to Kalamunda has a series of schools involved in hockey and a club with good facilities to service these schools will need to be identified or established
- Serpentine Jarrahdale is set for strong population growth over the next 20 years and new facilities and clubs will need to be established in this region.



Greater Metropolitan Hockey Locations

1 centimeter equals 3.5 kilometers

Figure 1 - School and Club locations affiliated to Hockey WA



In terms of understanding existing provision and planning for new facilities the following observations have been drawn:

- Education institutions (both private schools and universities) are currently the principal location of turf facilities for Hockey WA conducted competitions in the metropolitan area.
- Local government is the principal provider of grassed playing fields for Hockey WA conducted competitions in the metropolitan area and for association and club conducted competitions in regional areas.
- Future development of hockey facilities in WA will require both synthetic turf and natural grass fields to be available with a growing demand for and reliance upon synthetic turf venues.
- Wherever possible synthetic turf venues should be developed adjacent to existing natural grass facilities. They should not be developed in isolation.
- The number of synthetic turf installations should be expanded to accommodate and encourage growth in underserved areas and at the same time remain limited (at least by way of Hockey WA support) to ensure oversupply does not occur leaving turf facilities underutilised and therefore unviable.
- Synthetic turf development on local government reserves will fall largely to the hockey clubs to initiate. The CSRFF cost share model of one third from the state government, one third from the local authority, and one third from the club is a desirable outcome under current installation guidelines. Clubs should look to meet this challenge in any turf development program and the challenge of the ongoing maintenance of the facilities. Clubs should note that the level of support from Local Governments may differ due to established policies.
- Synthetic turf development on school or university land will largely fall to the school or university to initiate and fund. There may be some government assistance available for school and university facility developments.
- There is limited precedent for local government to contribute to school or university facilities, however, there are examples of joint provision and open access arrangements for community clubs and this should be more fully explored.
- Hockey WA should continue to manage and control the Perth Hockey Stadium as the sport's flagship venue and ensure that it is always the best presented, most current and technically equipped venue in the state.
- Hockey WA should work with the Department for Planning and Infrastructure (DPI), DSR and the appropriately targeted LGAs to ensure adequate land allocation is provided for future hockey facilities.
- Nearly all clubs are adequately catered for in terms of the number of grass fields at present but surface quality is a concern.
- Local government should be encouraged to improve playing surface maintenance standards in line with the specification in Section 2.2 of Report 2.
- Local government should be encouraged to provide for the basic suite of facilities as per the specification in Section 3.1 of Report 2
- Most clubs are seeking access to additional turf time.
- Playing surface quality, regardless of whether it is grass or synthetic turf, is the first priority in terms of facility standards. Ancillary amenities are all secondary to the playing surface.
- Clubroom facilities attached to the turf are considered critical to long term viability and success of the resident clubs.
- Hockey WA notes that Local Government Authority philosophies differ, however, across the board, there is an established practice and preference to encourage provision of shared or joint use community facilities.
- Hockey WA notes that both Local Government Authorities and individual clubs need to consider the environmental issues associated with any request for additional grassed playing surfaces/pitches.



Hockey, like all outdoor sports, is subject to environmental conditions and with that the effects of climate change. Hockey WA is aware of and intends to address a range of climate change impacts through its strategic planning process including responses to:

- Water shortages – promoting water-wise efficiency throughout the state
- Temperature increases – implementing strategies to accommodate higher temperature
- More extreme events – contingency planning for events and activities
- Sea level rise – developing policies for adaptation
- Reducing carbon footprint – adopting procedures across all functions to reduce consumption and waste

Other than efforts to reduce overall consumption in day to day hockey operations through recycling, introducing energy efficiencies and reducing waste, the availability and cost of water is considered to be the biggest single issue for Hockey WA to address.

Water recycling on wet turf installations and other water reduction strategies are likely to become a necessity and mechanisms that assist all turf owners in installing a suitable system should be led by Hockey WA with the PHS installations. There is, however, an imperative to move away from wet turf surfaces and to encourage in the first instance greater use of hybrid surfaces with a view to the ultimate replacement of all wet surfaces with totally dry surfaces. This will require considerable research and commitment from both the hockey fraternity and the turf manufacturers. The availability of a turf that eliminates field watering, accommodates intensive use and replaces grass playing fields is seen as a means of ensuring hockey facilities can continue to be developed in the face of diminishing water supplies.

Whilst water availability will be a major challenge for the future of hockey in WA, another will be securing sufficient land for playing field development. Public open space provision for active sport is consistently under threat from developers offering inadequate and inappropriate land parcels, the requirements of the Bush Forever and conservation lobby to prevent clearing and development of bushland areas, and the use of Public Open Space (POS) for drainage and stormwater management.

Hockey WA must take an active a role, in conjunction with the Department of Sport and Recreation and the WA Sports Federation, to inform and influence the land allocation process for active sport. This will require submission and representation to the Department of Planning and Infrastructure, the various local government authorities and ultimately to the developers themselves.

In general terms Hockey WA should be lobbying and informing the land allocation decision makers of the need for one hockey field per 12,500 persons, generally allocated in banks of 2 fields and provision for a synthetic turf which will require exclusive land allocation for every 75,000 persons.

In summary the key issues affecting facility development are seen to be:

- Population
- Participation rate
- Water availability
- Sustainability

The analysis contained in Report 3 indicates that for metropolitan Perth between 17 and 20 turfs will be required to sustain the sport by 2025, potentially including one in Mundaring. Beyond that period, further installations will be required in the urban growth areas of Brookdale, Alkimos Eglinton, Keralup and Serpentine Jarrahdale.





Analysis within the report shows that a population of around 112,000 people in the catchment is likely to be sufficient to ensure financial viability of a club with a synthetic turf. This will allow adequate ongoing operation and maintenance funds, and sufficient reserves for surface replacement as required. This figure is perceived to be very conservative acknowledging that country towns are achieving sustainable outcomes with around 25,000 in the catchment. Nonetheless, the larger figure will provide a good degree of long term financial comfort.

There is no recommendation in the report for future turf development in regional areas. These are, however, likely to occur as clubs, associations and country towns believe it is necessary to install a turf and will, against any assessment of sustainability, do so. In all probability, they, like Albany, Busselton, Kalgoorlie-Boulder and others, will be successful.

In the metropolitan area there is a need for a more detailed and controlled approach to ensure that Hockey WA contributes its resources and support to developing those facilities that will help grow hockey the most.

Report 3 shows a staged implementation strategy in 5 year increments to a fully developed model to 2025 which ultimately delivers as many as 19 turfs across the metro area. This is shown in the Figure 2 on the following page.

In addition to the observations and recommendations drawn in this executive summary for action by Hockey WA, there is a specific set of recommendations at the end of Report 3.

*CCS Strategic Management would like to acknowledge the support and assistance of the Project Reference Group comprising:*

- |   |   |
|---|---|
| • <i>Department of Sport and Recreation</i> | <i>Samuel Peace and Rob Thompson</i>                      |
| • <i>WALGA Recreation and Leisure</i>       |   |
| • <i>Technical Reference Group</i>          | <i>Mick Doyle</i>   |
| • <i>Hockey WA</i>                          | <i>Barb Jenkins, Damien Todorovic and Linda Hamersley</i> |

*We also acknowledge the input and guidance from the Hockey WA Board.*

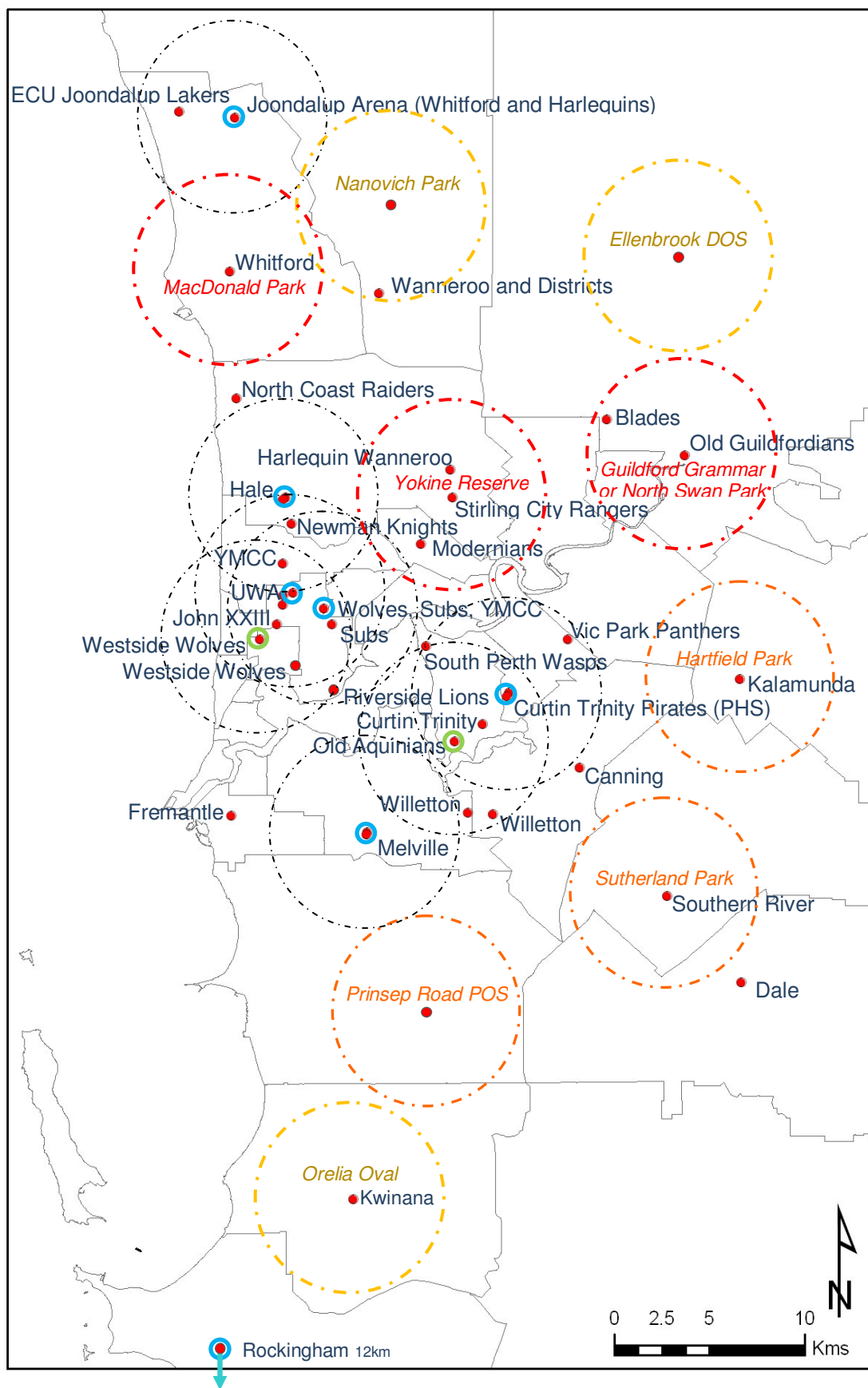


Figure 2 – 2025 Model

\* Small blue circles indicate existing turfs, small green circles indicate imminent turfs; large dotted circles indicate a 5km radius from facility (black indicates existing or imminent). Facilities designated in red are proposed for the next 5 years, facilities designated in orange are proposed for 5-10 years, and facilities designated in yellow are proposed for 10-15 years.



## ADDITIONAL SYNTHETIC TURF PROCEDURE

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### POLICY STATEMENTS

The Western Australian Hockey Association (Inc.) (HWA) supports the establishment of additional viable synthetic turf hockey surfaces in Metropolitan and Regional “*Preferred Facilities*” and will consider providing financial and other assistance to Members and/or other approved applicants to establish additional synthetic turf hockey facilities in Western Australia (subject to defined criteria) that are in the interest of the growth and sustainability of the sport of hockey.

A “*Preferred Facility*” is one which meets the aims of HWA to establish turf facilities based on population demographics and projections, developing and establishing hockey clubs. HWA considers all current publications in defining a preferred facility including the 2009 State Strategic Sports Facilities Plan (SSSFP) published by the Department of Sport and Recreation (DSR). Ultimately however the identification of a “*Preferred Facility*” will be at the discretion of the HWA Board.

An “*Additional Facility*” is one which is not identified by HWA as a “*Preferred Facility*”.

This policy does not support or cover financial assistance of existing synthetic turf replacements, which in HWA’s view should be responsibly managed by Members and Turf Operators with adequate Turf Replacement Sinking Fund financial planning. HWA is prepared to offer only financial advice to Members and Turf Operators in these respects.

HWA is committed to maintaining a Premier State Hockey Centre, currently Perth Hockey Stadium (PHS) that will continue to be developed and maintained to a standard that reflects its status as the home of the Hockey Australia High Performance Program.

### PRIORITY

1. Development of metropolitan and regional synthetic turf facilities will be prioritised by HWA in the following preferential order:
  - i) Premier State Hockey Centre,
  - ii) “*Preferred Facilities*” as aligned with the HWA Strategic Plan,
  - iii) “*Additional Facilities*” that satisfy the criteria below.

### CRITERIA

2. Before HWA will consider any level of support for any proposed additional synthetic turf facility project the application must satisfy the following criteria:
  - i) written support of the relevant Local Authority, School or Tertiary Institution on whose land the proposed synthetic turf facility is to be constructed;
  - ii) demonstrate to the HWA Board sufficient equity funding for the construction of the proposed facility;
  - iii) A viable project management plan for construction must be in place;
  - iv) The synthetic turf will be a HWA approved product;
  - v) The synthetic turf will be installed by a HWA approved supplier;
  - vi) The proposed synthetic turf facility must demonstrate to the HWA Board that it will be able to generate sufficient income to service borrowings and to ensure its on-going financial viability

**ADDITIONAL SYNTHETIC TURF POLICY**

(including realistic Turf Replacement Sinking Fund financial planning). It should also be aligned with the DSR's – Lifecycle Costing Guidelines for facilities funding which can be accessed from the DSR website under facilities;

- vii) A draft management plan for all aspects of the facility has been prepared;
- viii) It must be identified as a "*Preferred Facility*"; or if identified as a "*Additional Facility*"; the applicant must satisfy additional sustainability criteria as determined by HWA (e.g. potential for club or association sustainability, financial sustainability etc);

**LEVELS OF SUPPORT**

3. All requests for support will be assessed on a case by case basis and the level and type of support offered shall be at the sole discretion of the HWA Board.
4. In accordance with the priorities and criteria set out above, HWA will consider all written requests for the provision of financial and other assistance for the establishment of additional synthetic turfs in the form of (or a combination of):
  - i) a Financial Guarantee; or
  - ii) a Commercial Loan; or
  - iii) underwriting of season competition fixtures.
5. HWA will consider providing executive and administrative staff support and assistance (e.g. providing letters of support), and liaison with Local Government and DSR upon request, to any applicant wishing to establish an additional synthetic turf facility. The level of support will match the priorities and criteria in this policy document, and will ultimately be determined solely at the HWA Board's discretion.
6. HWA will consider giving priority for competition fixturing to Metropolitan "*Preferred Facilities*" over other Metropolitan turf facilities (other than first priority for the PHS).
7. HWA supports the playing of a limited number of Premier League and Promotion 1 League fixtures at Metropolitan turf facilities other than at the PHS.
8. The provision of any financial support will be undertaken under a legally binding contract with security and terms negotiated on an arm's length basis. In considering whether to provide financial assistance HWA will consider:
  - i) its own financial position;
  - ii) the Applicant's financial position;
  - iii) the likelihood of other applications being received;
  - iv) the locality of the proposed synthetic turf facility;
  - v) the level of Member and community equity contributions;
  - vi) the impact on the broader HWA community from the development; and
  - vii) any other factors which HWA considers relevant.

All legal and incidental costs incurred by HWA in the preparation of any legally binding contract will be for the Applicant's cost.

9. A condition of any financial assistance is likely to be a requirement that HWA has priority access for the conduct of the HWA's fixtures and competitions into a future term, potentially beyond the term of any financial assistance granted.

10. HWA may consider more than a single (i.e. multiple) synthetic turf development at a “Preferred Facility” (other than at PHS) or an “Additional Facility” should this be, in the view of the HWA Board, in the best interest of the development and sustainability of the sport of hockey in Western Australia.

**REVIEW**

The HWA Additional Synthetic Turf Policy will be reviewed periodically, in line with HWA’s planned review of all policy documents.

A self-assessment matrix will be developed for adoption by the HWA Board for introduction in 2010. This matrix will be designed to assist Members and/or intending Applicants to initially determine the merit of making an application for assistance and to assist in the application process. The matrix will be subject to change as a result of the periodical review of this policy document.

<b>Version:</b>	<b>Date:</b>	<b>Approved:</b>	<b>Implementation:</b>	<b>Distribution:</b>
09.2	26 October 2009	Board Minute 07-0919     ✓	Immediate	Corporate Governance     ✓ Policies & Procedures     ✓ Staff Manual     ☐

**10. Urgent Business Approved By the Presiding Member or By Decision**

Any urgent business to be considered at this point.

**11. Confidential Items**

Any confidential items to be considered at this point.

**Declaration of Closure**

There being no further business, the Presiding Member will declare the meeting closed.