

Community Development Report

Committee Consideration – 13 October 2020
Council Resolution – 27 October 2020

Table of Contents

Item No.		Page No.
CM07.20	Swanbourne Tigers Junior Football Club – Floodlight Upgrade Allen Park Lower Oval	2
CM08.20	Draft Strategic Recreation Plan 2020-2030	7

CM07.20	Swanbourne Tigers Junior Football Club – Floodlight Upgrade Allen Park Lower Oval
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Committee	13 October 2020
Council	27 October 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Director	Lorraine Driscoll – Director Corporate and Strategy
Attachments	1. Letter from Swanbourne Tigers Junior Football Club
Confidential Attachments	Nil

Executive Summary

This item presents the Swanbourne Tigers Junior Football Club (STJFC) request for the following:

- a repayment plan for the Club's contribution to the completed floodlight upgrade at Allen Park Lower Oval;
- permission to undertake a further upgrade to game standard floodlighting (100 lux) at Allen Park Lower Oval, to be funded entirely by the club; and
- permission to install a plaque acknowledging sponsors of the lighting upgrade.

Recommendation to Committee

Council:

1. agrees to repayment plan for Swanbourne Tigers Junior Football Club (STJFC) as an extension of credit terms to facilitate the Clubs cashflow for installed floodlighting as follows:
 - \$40,000 – 2020
 - \$20,000 – 2021
 - \$20,000 – 2022;
2. notes the upgrade of lights to game standard 100 lux, as recommended in Allen Park Master Plan;
3. agrees to manage the procurement and installation of game standard lighting, providing STJFC accepts 100% of project costs and payment is made to the City on completion of project;
4. approves the request to allow the Club to install a plaque acknowledging project donors on a floodlight pole, providing any necessary statutory approvals are obtained by STJFC.

Discussion/Overview

Completed Project – 50 lux Floodlights on Allen Park Lower Oval:

The City recently completed the installation of floodlighting that meets training standards (50 lux) for large ball sports, on Allen Park Lower Oval. This project was jointly funded by the City, STJFC and Department of Local Government Sport and Cultural Industries (DLGSCI) with funding shared three ways. The total project cost was \$240,005 (ex GST).

STJFC is proposing a staged payment to the City of their 1/3 contribution to this completed project as follows:

- \$40,000 – 2020
- \$20,000 – 2021
- \$20,000 - 2022.

Proposed New Project – 100 lux Floodlights on Allen Park Lower Oval:

In December 2017, Council endorsed the Allen Park Master Plan which recommended the installation of game standard floodlighting (100 lux) at Allen Park Lower Oval.

While the new floodlights have made a huge difference to facilitating club training, STJFC now want to undertake a further upgrade to game standard lighting (100 lux) to be able to play evening games. Junior football is typically scheduled for Sundays but as the Club grows it struggles to accommodate all fixtures on Sundays. In addition, female football is growing in popularity and is typically fixtured for Friday evenings under lights. The existing floodlights allow for a straightforward upgrade to game standard lighting as this was factored in the design of the installation.

Council policy only supports providing funding for basic sporting facilities. Floodlighting to training standards would be considered basic provision. Therefore, any additional upgrades to game standard lighting would need to be funded entirely by the Club. STJFC is committed to fundraising to meet all costs for upgrading to game standard lighting. The club would repay the full amount to the City once the game standard lighting has been installed. STJFC wants to install a plaque acknowledging project donors on one of the floodlight poles once the project is completed.

Allen Park Ovals are managed by the City, available to be booked by multiple users and not part of any Club's exclusive use leased area. The City would be able to project manage the procurement and installation for the next phase of the upgrade as long as STJFC can meet all associated costs.

Legislation/Policy

Council policy “Capital Grants to Sporting Clubs” states that: “Eligible projects must:

- Be for capital development of a sporting facility (i.e. a building, grounds or infrastructure such as sports lighting). Grants will not be provided for maintenance or operational purposes.
- Support participation in physical activity;
- Provide basic sporting facilities. For clarity, facilities such as playing surfaces, sports lighting, toilets, change-rooms and basic level club-rooms are considered to be basic sporting facilities. Bars and function rooms are not considered to be basic sporting facilities, nor are any part of a facility used for profit making purposes. While sporting clubs may include non-basic level facilities such as bars and function rooms in their planned development, Council will not contribute to these aspects of the facility.”

Game standard lighting would be considered above the basic level of sporting facilities that is supported by Council policy.

Key Relevant Previous Council Decisions:

Item 13.5 – 19 December 2017 - Allen Park Master Plan endorsed by Council

CM03.18 – 25 September 2018 - Community Sport and Recreation Facilities Fund Applications – Council endorsed the Community Sport and Recreation Facilities Fund (CSRFF) grant application for a floodlight upgrade at Allen Park Lower Oval

Consultation

The request to install game standard lighting has come from the STJFC and the City has liaised closely with the Club in the preparation of this Council report.

Additionally, the request is consistent with the Allen Park Master Plan. All stakeholders were thoroughly consulted in the development of the Allen Park Master Plan which included the following:

- Your Voice project page
- Online Community Survey
- Sporting group survey
- Two community drop-in sessions
- Face to face and telephone meetings with key users/stakeholders
- Meetings with state agencies, Department of Defence, Sport & Recreation (WA)
- Community workshop
- Advertising via onsite signage, posters, flyers, direct mail outs, social media, website and newspaper advertisements.

Strategic Implications

How well does it fit with our strategic direction?

This request is consistent with Council's strategic priorities being renewal of community infrastructure and providing for sport and recreation. It is also consistent with the Allen Park Master Plan.

Who benefits?

The project will benefit STJFC members as well as the wider community who use the facilities at Allen Park. Other main users of the reserve are Swanbourne Cricket Club, Associates Rugby Union Football Club, Claremont Nedlands Junior Cricket Club and other ad hoc hirers on a casual basis.

Does it involve a tolerable risk?

Yes. The City will manage the project to ensure all statutory requirements are met and the infrastructure complies with the relevant standards.

Do we have the information we need?

Yes.

Budget/Financial Implications

Can we afford it?

An extension of credit terms for the completed project will assist STJFC in managing their cashflow while continuing their fundraising for the proposed new project. All costs associated with the upgrade of floodlighting to game standard will be met by STJFC.

How does the option impact upon rates?

There is no impact on rates as the Club is funding this project in its entirety.

Conclusion

It is recommended that Council supports this request from Swanbourne Tigers Junior Football Club for a payment plan for the existing floodlight upgrade. This will assist the Club in managing its cashflow while continuing to fundraise for the upgrade to game standard lighting at Allen Park Lower Oval. Installation of a plaque will allow the Club acknowledge project donors and assist with their fundraising efforts. The request is consistent with Council's strategic direction, as expressed in the Allen Park Master Plan. It is also a cost-effective way of achieving an infrastructure upgrade that will benefit the Club as well as the wider community. The demand for night games is likely to increase in future, in response to the popularity of women's

football and increased demand for oval space at peak times. Council's support of this request will enable the project to generate broader economic stimulus, needed at this time of economic stress. Support for this request will also reinforce Council's position that supporting and developing sport and recreation infrastructure is essential for creating healthy communities.

5 August 2020

Mr Mark Goodlet
CEO Nedlands Council
PO Box 9
Nedlands WA 6909



Dear Mark,

Due to considerable work and financial assistance from the Nedlands Council, the Swanbourne Tigers Junior Football Club ("STJFC") now has training level sports lights on the lower oval of Allen Park. We are absolutely delighted. Please thank all the background staff who have contributed to this great project.

The brief history

The 2017 Allen Park Precinct Master plan recommended the installation of game quality lighting on the lower oval of Allen Park. The STJFC were eager for the lights, as it solves the club fixturing issues associated with constant growth and desire to start womens football.

The council via Greg Trevaskis and Martyn Glover were very supportive, agreeing to pay for 1/3rd of the projected \$234,000 cost of the 50 lux training lights including all the electrical work for 100 lux lighting. Amanda Cronin did an amazing job securing a \$78,000 grant from the department of sports and recreation which pays for another 1/3rd.

The STJFC are to pay the other 1/3rd, and the council agreed we could pay this back over several years. We have been actively fund raising and can now easily reach our commitment.

However, to solve our fixturing issues we are very keen to upgrade the lights to 100 lux game quality lighting as originally outlined in the master plan. It is likely this will only cost another \$40-45,000, but we understand the council cannot contribute to this cost.

What STJFC propose

- 1) The Club repays the council faster than originally agreed. \$40,000 now, \$20,000 in 2021, Residual \$5,000 -18,000 in 2022 (we are awaiting final total costing of the project).
- 2) The Club pay for the immediate upgrade of the lights. \$40-45,000 on installation.

This proposal fulfills the recommendations of the master plan, does not add any further financial stress to the council's budget and will enable security in planning for the STJFC 2021 season.

An early response would be appreciated as it will take many months work to organise the needed upgrade of the lights.

Kind Regards

Phil Warren
President
STJFC

Chris Mitchell
Lights sub committee
STJFC

CM08.20	Draft Strategic Recreation Plan 2020-2030
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Committee	13 October 2020
Council	27 October 2020
Applicant	City of Nedlands
Employee Disclosure under section 5.70 Local Government Act 1995	Nil
Director	Lorraine Driscoll – Director Corporate and Strategy
Attachments	1. Draft Strategic Recreation Plan 2020-2030
Confidential Attachments	Nil

Executive Summary

The purpose of this report is to request Council approval to release the draft Strategic Recreation Plan for public comment.

Recommendation to Committee

Council endorses the draft Strategic Recreation Plan 2020 - 2030 to be released for public comment.

Discussion/Overview

Council last adopted a Strategic Recreation Plan (SRP) in 2005. The plan was reviewed in 2010 and expired in 2015.

In October 2019 the City appointed Dave Lanfear Consulting to develop a SRP for a 10-year period. The purpose of the SRP is to establish the local community's current and future needs for sporting and recreational facilities, infrastructure and services. It will be used to guide future decision making in relation to sport and recreation in the City of Nedlands. The plan will determine Council's broad approach in the provision of sport and recreation facilities and prioritise competing demands for resources allocated to sport and recreation. It will help ensure the effective use facilities and avoid duplication. The plan will provide direction for the future and help avoid ad hoc decision making. It will help the City keep pace with trends in sport and recreation and ensure that the provision of facilities meets the community's current and future needs, maximizing physical activity for all. The main focus of the plan on opportunities for physical recreation, both structured (i.e. formal membership of sporting clubs) and unstructured (i.e. walking, running etc.)

The draft SRP is now complete (see Attachment 1 – Draft Strategic Recreation Plan) and is being presented to Council with a recommendation that it is now released for public comment.

Once the draft SRP is endorsed by Council for release, it will be released for public comment for a three-week period. Then the Plan, incorporating public comment, will be put to Council for adoption.

Key Relevant Previous Council Decisions:

- 26 October 2010 – CM27.10 - Strategic Recreation Plan endorsed by Council for release for public comment.
- 22 February 2011 - CM01.11 – Strategic Recreation Plan Incorporating Public Comment endorsed by Council

Consultation

The draft Plan has been developed through a variety of engagement activities including the following:

- Individual meetings with key stakeholders
- Two Councillor workshops
- Seven community workshops
- Two questionnaires were conducted, one for the sporting clubs and one for the general public.
- Feedback was accepted through the City's Your Voice portal, email, phone and in person for a six-week period.

Invitations to participate in engagement activities were publicly advertised including through newspaper advertisements, letter drop, posters, website and social media adverts. Detailed feedback and submissions collated throughout the process are provided as an appendix to the draft plan in the form of consultation output report.

Strategic Implications

How well does it fit with our strategic direction?

Council's strategic priorities include renewal of community infrastructure such as community and sports facilities and providing for sport and recreation.

Who benefits?

Community members who use community infrastructure for the purpose of recreation will benefit from this Council decision. In addition, having a Strategic Recreation Plan will target expenditure on recreational facilities more effectively, thereby making better use of Council's limited resources.

Does it involve a tolerable risk?

Yes. Releasing the draft Plan for public comment will allow sporting clubs, community members and other stakeholders another opportunity to input into the plan, mitigating the risk of low stakeholder engagement in and support for the plan.

Do we have the information we need?

Yes. A detailed plan has been drafted and will provide stakeholders with an opportunity to comment on it before Council considers its adoption.

Budget/Financial Implications

Funds for the Strategic Recreation Plan were approved in the 2019/20 budget. Completion of the project was then delayed by the pandemic, so some of the funds allocated to this project were carried over into the 2020/21 budget and approved by Council.

Can we afford it?

Yes, the funds to undertake the plan have already been approved by Council, deciding that the project could be afforded.

How does the option impact upon rates?

This decision, to release the Plan for public comment, does not have any impact on rates. The Plan itself, once adopted by Council, will help target expenditure on recreational facilities more effectively, preventing the kind of ad hoc decisions that lead to financial waste.

Conclusion

It is recommended that Council endorses the draft Strategic Recreation Plan, as at Attachment 1 – Draft Strategic Recreation Plan, for release to the general community for public comment. The draft Plan will then be advertised as available for public comment, with copies also being sent directly to local sporting clubs and other key stakeholders, informing them of the opportunity to comment on the Plan. Following the 3 week public comment period, the Plan, with any comments received, will again be presented to Council, with a recommendation for adoption.



City of Nedlands Strategic Recreation Plan 2020-2030

Dave Lanfear Consulting City of Nedlands September 10, 2020

Contents

Executive Summary	4
1. Background and Purpose of the Plan	9
1.1 Objectives	10
1.2 Methodology	11
2. Situation Analysis: Key Considerations.....	13
2.1 State and City of Nedlands Documentation	13
2.2 Sport Specific Planning and Development Directions	18
3. Demographic Considerations.....	21
3.1 Population Indicators	21
4. Industry Trends and Current Facility Audits	24
4.1 Sport and Recreation Participation and Use	24
4.2 Sports Facility Development	27
4.3 Visual Site Audits – City of Nedlands Facilities	37
5. Assessing Recreational Need and Requirements.....	48
5.1 Usage of Current Active Sporting Reserves	48
5.2 Facility Need Indicators.....	52
5.3 Sport and Recreation Growth Considerations.....	57
5.4 Hockey Provision	64
5.5 Cycling Infrastructure	65
5.6 Tennis and Bowls Club Development	66
5.7 School Sports Circuit	67
5.8 Summary Conclusions	67
6. Consultation Outputs	69
7. Precinct Plan Development Considerations.....	80
7.1 City-Wide Recommendations.....	80
7.2 David Cruickshank Precinct: Recommendations	83
7.3 Highview Park Precinct: Recommendations	84
7.4 Mount Claremont Oval Precinct: Recommendations	85
7.5 Allen Park Precinct: Recommendations.....	85
7.6 Foreshore Precinct (Charles Court Reserve): Recommendations	86

7.7 Melvista Park Precinct: Recommendations.....	87
7.8 College Park Precinct: Recommendations.....	88
7.9 Lawler Park: Recommendations	88
8. Implementation Plan	90
APPENDIX A: Document Review	106
APPENDIX B: Demographic Analysis.....	72
APPENDIX C: Visual Site Audits	82
APPENDIX D: Usage Data	101
APPENDIX E: Projected Demand and Guideline Indicators	118
APPENDIX F: Sport and Recreation Active Reserve Needs	125
APPENDIX G: Consultation Outputs.....	149
APPENDIX H: Order of Probable Costs.....	186
APPENDIX I: Indicative Master Plans.....	186

Executive Summary

The City of Nedlands Strategic Recreation Plan 2020 to 2030 considers current sporting and recreation facilities, infrastructure and services available to the City's residents, and also provides an assessment of future needs for such services over the next ten years. The City had previously identified the need for a carefully considered strategic approach to sport and recreation planning underpinned by similar strategic plans in 2005 and 2010. The focus of this plan is on the seven active reserves of Charles Court, David Cruickshank, Allen Park, College Park, Melvista Park, Highview and Mt Claremont Oval.

The plan aligns with the City's Strategic Community Plan and supporting documents by determining the role of the active reserves in meeting the requirements associated with projected resident population growth. It highlights the importance of ensuring infrastructure meets contemporary sport and recreation requirements and addresses other key issues facing the City with regard to reducing social isolation and the consequential impact on mental ill-health.

An overview of the key considerations and influences indicate:

- A high level of ageing infrastructure with single purpose uses which would benefit from rationalisation and co-location of user groups where obvious benefits may be realised.
- A need to more effectively and efficiently manage City assets to ensure they meet contemporary sport and recreational needs.
- The growth in women's participation and the lack of suitable built infrastructure to cater for this growth within the City.
- High levels of participation and use related to the sports of hockey and rugby in particular. This has evolved as a result of the strength of established clubs while others have struggled to maintain levels of participation commensurate with the size and capacity of playing facilities and cost of managing the built infrastructure effectively.
- The general affluence of City residents and a relatively low household size, with a relatively high number of family household units indicate a high demand and ability to pay for club and recreation activities.
- The 20-year projected growth for the City indicates a significant move towards a gradually ageing in place population. The current dominant age cohort range is 30 to 39 years of age. By 2040 the dominant age cohort shifts to over 45. This potentially may shift the demand from structured (club based) towards unstructured (social / recreational) activity.
- The importance of active reserves in connecting community members equitably to a variety of sporting and social activities that contribute to positive mental and physical health and wellbeing.

- The need to fund a series of master plans and upgrades to facilities following extensive previous community consultation. Master plans for Allen Park (including Swanbourne Reserve) and David Cruickshank Reserve have already been undertaken. The next priorities for master plans are Highview Park and the Foreshore precinct.
- The importance of developing a long term vision for other active reserves to ensure short term investment decisions do not compromise their longer term enhanced functionality..
- Many of the reserves are booked and utilised to a level at or near capacity during the winter period but have spare capacity for summer use. Given the current inefficient layout of sporting pitches and supporting infrastructure on many of the reserves there are opportunities to enhance the layout and increase structured sporting space.
- The provision of sporting infrastructure across the City shows that participation in club activity is above the industry benchmark.
- There were a number of critical considerations related to specific sport and recreational opportunities which included:
 - In respect of oval, rectangular pitch and court provision, the City of Nedlands is likely to have sufficient infrastructure to meet current and future needs for the next ten years
 - The development of a synthetic hockey turf: In the absence of a review of the strategic facilities plan by Hockey WA, which assesses the future direction for turf provision, the allocation of land and development of a turf for Westside Wolves would be a high risk and premature.
 - The development of cycling infrastructure: No demand has been evidenced currently for additional bespoke cycling facilities within the City. Nevertheless, the provision of an expanded dual purpose path network providing accessibility to active sporting reserves and the coast will need to be considered in all future planning.
 - Extensive grass tennis court provision with relatively low membership rates. Alternative options should be explored to offset ongoing maintenance costs. Publicly accessible facilities should be provided as a feely accessible community resource and multi-marked to encourage a diversity of use.
 - Bowling is well provided for with 2 clubs in the City of Nedlands. Studies show that clubs with fewer than 100 playing members may have difficulty remaining viable. Therefore, in the longer term, if participation in bowling continues to decline, amalgamation of clubs may need to be considered in order to ensure continued viability of the sport.

- The School Sports Circuit initiative identifies a number of challenges which will need to be resolved with landowners and the re-alignment of stages if suitable access agreements cannot be reached.

An extensive consultation process was undertaken with the community across the City which included one to one meetings with clubs, workshops held at the seven active reserve sites, councilor workshop and a community survey. Personal letters and e-mails were also encouraged to ensure the process and ultimately the recommendations associated with the plan were best informed.

The outcomes from the consultation process are contained at Appendix G to the report and suggest a series of improvements and limitations in respect of each of the seven active reserves (and Lawler Park which was incorporated within the consultation approach as a result of requests from surrounding residents).

As a result of the feedback received and the research underpinning the Sport and Recreation Plan, a series of recommendations were developed. These included sixteen City Wide recommendations establishing basic principles in considering future investment in active reserve infrastructure. These are:

1. The development of a business case to support any future investment in accordance with the desired outcomes of the Strategic Community Plan.
2. Develop a public open space strategy to support the Strategic Recreation Plan by creating better connectivity and integration of the City's green spaces..
3. Undertake a strategic review of car parking and traffic management in relation to publicly accessible infrastructure to reduce potential conflict or loss of amenity.
4. Any investment in replacement infrastructure should address the needs of multiple user groups.
5. A series of guiding principles for the use of facilities and future development.
6. The development of standards of facility provision on active reserves.
7. Re-affirm the asset management obligations of community groups.
8. Ensure compliance with the disability access and inclusion plan.
9. Establish the principle of replacing all floodlighting with 50lux LED lights.
10. Establishing the principal of a financial contribution wherever possible to the development of facilities for the benefit of community organisations.
11. Examine the potential to rationalise facilities in a phased manner with the objective of increasing functionality, efficiency and sustainability.

12. Establish a long term investment plan for the replacement and / or upgrading of facilities.
13. Implementation of measures to reduce conflict with dog walkers.
14. Establish in accordance with recommendation 5 above, the prioritization of investment.
15. Review, in consultation with user groups the potential rationalization of tennis and bowls infrastructure and provide free access to public tennis courts / multi-marking to encourage wide community use.
16. Facilitate the development of effective partnerships with other sport and recreation service providers to maximise and coordinate opportunities for residents.

In addition to the City wide recommendations a series of recommendations associated with each precinct were also provided together with indicative master plans and costings. These include:

- David Cruickshank Precinct: Recommendations 17 to 24 reference works to compliment the previous master plan for the site at an estimated additional cost of \$641,885
- Highview Park Precinct: Recommendations 25 to 33 reference works to consolidate existing built infrastructure and a more efficient use of space with the potential to incorporate a relocated the City of Nedlands administration. The estimated overall cost for the redevelopment of site infrastructure (excluding the administration building) is \$8,843,789.
- Mount Claremont Oval Precinct: Recommendations 34 to 38 reference the gradual improvement to site infrastructure to increase its sporting capacity and use at an estimated cost of \$641,885
- Allen Park Precinct: Recommendations 39 to 44 reference works previously committed to as part of the recent Master Plan endorsed by Council.
- The Foreshore Precinct (including Charles Court Reserve): Recommendations 45 to 54 reference improvements to the playing field infrastructure, the interface with the Swan River and building improvements at an estimated cost of \$5,529,807.
- Melvista Park Precinct: Recommendations 55 to 63 reference the consolidation of existing built infrastructure and use to improve functionality at an estimated cost of \$11,082,618.
- College Park Precinct: Recommendations 64 to 71 reference works to consolidate existing built infrastructure and a more efficient use of space to improve functionality. This also includes reviewing the future of the College Park Family Centre for potential redevelopment or demolition. The estimated cost of the precinct development is \$5,174,540.

- Lawler Park: Recommendation 72 references the need to master plan the reserve to take into account community priorities for investment and improve its capability for unstructured recreational use.

The full recommendations are provided at pages 78 to 84 of the plan.

1. Background and Purpose of the Plan

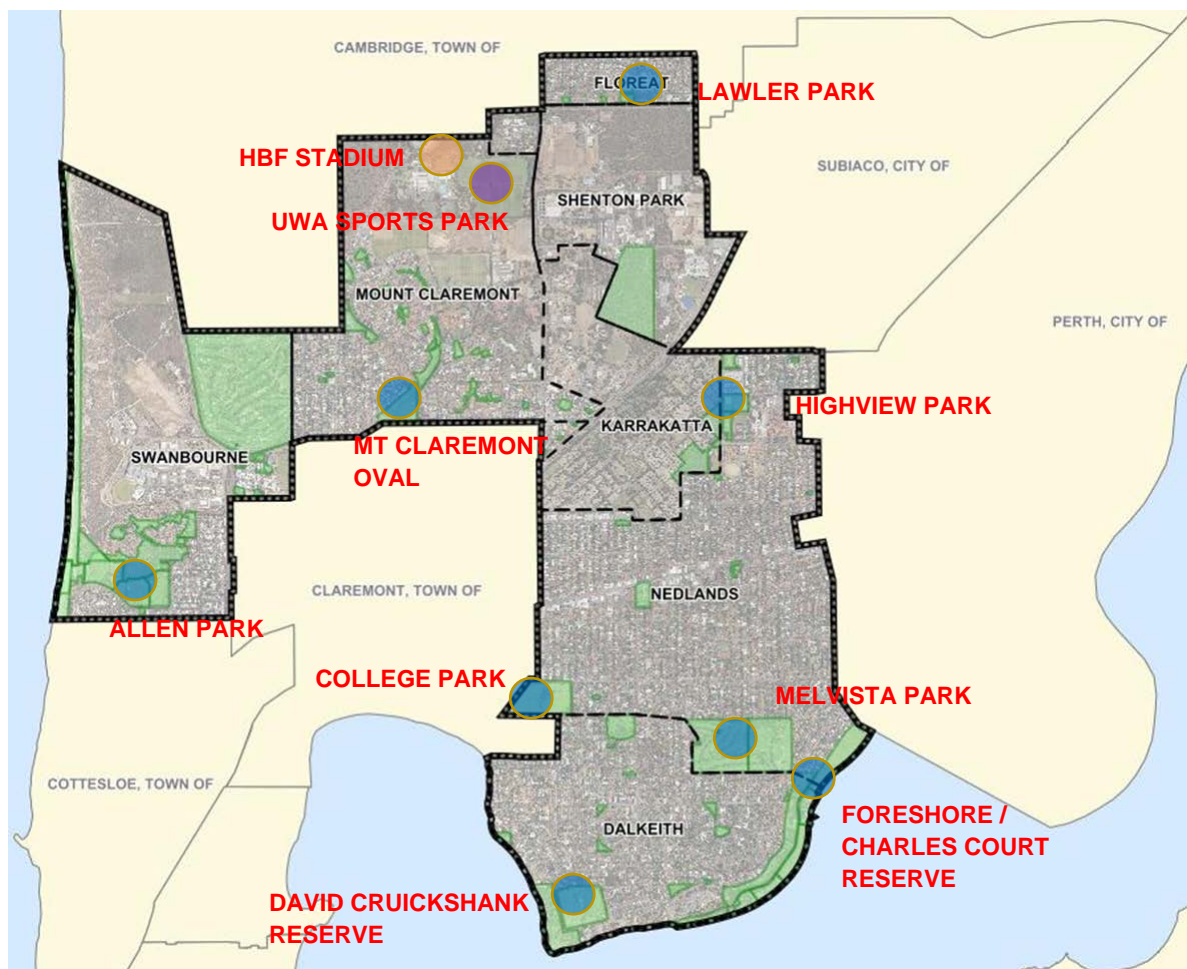
The City of Nedlands Strategic Recreation Plan 2020 to 2030 was developed to review and update the previous plan which was last updated in 2010. The Plan considers current sporting and recreation facilities, infrastructure and services available to the City's residents, and also provides an assessment of future needs for such services over the next ten years.

The Plan focuses on physical activity including:

- structured sporting activities (i.e. club membership associated sports)
- and unstructured physical activities without formal membership of a sporting club and often at a flexible time and place (such as walking, cycling, skating and casual gym use).

that take place within or adjacent to the City's seven active sporting reserves (referenced in blue in figure 1 below)

Figure 1: Current Sporting Reserves within the City of Nedlands



The purpose of the Plan is to:

- Articulate the City's approach to community recreation and sport facility and service provision.

- Maximise the community's opportunities for physical activity.
- Provide a robust decision-making guide to assist the City with assessing community need, gaps in provision and applying business case rules to prioritise investment.

A high ratio of residents take part in sport and recreational activities provided within the City by a variety of service providers. These include the University of Western Australia managed sporting facilities (purple) and those provided by state government through VenuesWest at HBF Stadium (orange).

During the consultation process, it was decided to incorporate Lawler Park as part of the assessment process due to the expressed level of local interest in its future direction and investment.

1.1 Objectives

The City had previously identified the need for a carefully considered strategic approach to sport and recreation planning. The 2005 and 2010 Strategic Recreation Plans have guided the City's approach to date. However, due to changes in participation profiles, the gradual ageing of infrastructure, increased user and accessibility requirements and guidance, the City's infrastructure does not all meet contemporary needs. There is also a need to manage the ongoing costs to the City more efficiently and effectively, which has been heightened by the recent COVID-19 pandemic. The cost of sport and recreation to the City (2018 / 2019) is identified in Table 1 below.

Table 1: Cost of Sport and Recreation to the City in 2018 / 2019 (including cost recovery)

Annual Income	Annual Expenditure	Cost Recovery
\$149,218	\$1,702,676	8.8%

The City's approach to future investment in sport and recreation infrastructure should align with the changing landscape and City planning processes. Ultimately, this Plan is to provide an overview of current trends in sport and recreation in metropolitan Perth and with key initiatives such as the State's *Perth and Peel @ 3.5 million* planning frameworks, to ensure contemporary and relevant project planning and funding support.

With the above in mind, the objectives of the Plan are to:

- Assess and review the performance of the previous Strategic Recreation Plans against current City objectives, City and regional plans and strategies.
- Review and determine the City's role in relation to the provision of sport and recreation facilities and services and explore options for ongoing capital, management and maintenance funding.

- Assess facility requirements through an analysis of membership levels, participation, user and club needs for recreation and sporting facilities.
- Determine the City's capacity to meet community need for physical recreation now and into the future through an assessment of the quality, capability and capacity of privately and publicly provided infrastructure and services.
- Provide recommendations in relation to sports facility development priorities.

1.2 Methodology

To fulfill the objectives of the strategy, a planning process was adopted in accordance with Figure 2 below. The phases included the following:

- Phase 1: The project inception involved establishing the framework for the study and subsequent analysis.
- Phase 2: The situation analysis incorporated a scan of relevant documentation and relevance to the study together with an analysis of the demographic influences; a visual review of current facilities and an assessment of use and potential capacity having regard to industry benchmarks.
- Phase 3: The consultation process was extensive with key stakeholders including the City officers and elected member representatives; selected State Sporting Associations, club, community and relevant state government departments. This was undertaken through a survey, one-to-one meetings, workshops and through written submissions.
- Phase 4: This 'options and needs' analysis process involved the pulling together of all information obtained to date, as well as the testing / challenging of potential development and investment considerations. This was undertaken through City officers.
- Phase 5: The development of high-level concept designs for three of the seven City reserve sites and assessment of land capability (having regard to known site constraints, servicing and locational characteristics). These plans were then submitted to quantity surveyors to assess the approximate cost of the new / relocated development. This process was undertaken in consultation with City officers and through briefing of elected members.
- Phase 6: Preparation of the final report following community consultation and review of the comments received. This includes the development of key recommendations and an Implementation Plan.

Figure 2: Strategic Planning Process



2. Situation Analysis: Key Considerations

This section focusses on the critical considerations identified through the review of documents related to the provision of sport and recreation within the City of Nedlands. These documents establish the key parameters which provide direction for the Strategic Recreation Plan. A detailed precis is provided at Appendix A and a summary of each document and potential implication is provided below

2.1 State and City of Nedlands Documentation

State government publications include:

- State Planning Strategy 2050.
- *Perth and Peel @ 3.5 million* and Central Metropolitan Perth Sub-Regional Planning Framework (2018).
- Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation) and the recently published, SportWest document.
- Classification framework for public open space (Department of Sport and Recreation) 2013.
- State Sporting Infrastructure Plan Review (DLGSC 2019).

The key outputs from these documents, relative to the development of the Strategic Recreation Plan, are:

- All levels of government have a role to play in the delivery of social infrastructure which is highly complex (Ref: State Planning Strategy, *Perth & Peel @ 3.5 million* and Central Metropolitan Perth Sub-Regional Planning Framework).
- 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 (Ref: Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020).
- The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances (Ref: Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020).
- The need to grow the sports sector through embracing knowledge, collaboration, data and technology to promote the value of community sport (Ref: Strategic Priorities for Western Australian Sport 2020).
- Primary functions for recreation space include providing a setting for unstructured play and physical activity, relaxation and social

interaction. For sports space, the focus is on providing a setting for structured sporting activities (Ref: Classification framework for public open space 2013).

- Sport is arguably Australia's most popular cultural past-time and there is a significant opportunity to create integrated cultural hubs or precincts that provide both efficient use of shared facilities and offer a wider variety of cultural and entertainment offerings, further integrating sport into our local way of life (Ref: State Sporting Infrastructure Plan Review 2019).

City of Nedlands Publications

Nedlands 2028 – Strategic Community Plan 2018-2028

The Strategic Community Plan is the key document which identifies the City's vision, strategic issues and actions. It leads the City's Integrated Planning and Reporting Framework. The following key strategic issues facing the City are particularly relevant to the Strategic Recreation Plan:

- The demographic shift, particularly towards an ageing population and the need to accommodate 4,400 new dwellings with a population increase of 7,000 to 10,000 by 2031.
- Outdated community facilities in need of upgrade / replacement.
- Social isolation and the consequential impact on mental ill-health.

Actions, Objectives & Strategies to achieve strategic priorities relevant to the Strategic Recreation Plan include further investment in sporting facilities; development of master plans for strategic recreation areas; providing a one-stop-shop for sporting clubs; and making facilities available for lease to sports needing exclusive use. A key focus has also been the importance of improving connectivity (including school sports facility path network).

Table 2 below identifies additional documents which establish some of the key parameters around which the Strategic Recreation Plan is to be developed.

Table 2: Relevant City of Nedlands Documentation

Document	Relevance
Overarching Documents	
City of Nedlands Local Planning Scheme No. 3 – Updated January 2020	<p>The LPS identifies the following objectives relevant to the development of the Strategic Recreation Plan:</p> <ul style="list-style-type: none"> • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage. • To provide for a range of community facilities which are compatible with surrounding development.

	<ul style="list-style-type: none"> To provide public purposes which specifically deliver a range of public recreational facilities. <p>Under projected recreational needs, the Scheme indicates the City is well serviced with a number of parks, reserves and recreational facilities. It states there is ample Public Open Space of the regional and district orders to cater for anticipated population increases. However, there is a lack of local parks.</p>
City of Nedlands Urban Forestry Strategy 2018-2023	<p>The strategy identified several issues the City will have to deal with as a result of climate change, not least water use and loss of tree canopy cover. The vision identified in this document indicates that by the year 2023, the City of Nedlands will have:</p> <ul style="list-style-type: none"> Increased its potential urban canopy by 10% towards the eventual target of 20% by 2028. Replaced all deceased public trees (road reserves and public open space).
City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24	<p>The DAIP aims to improve access for all. This includes not just people with a permanent disability, but also parents with young children and prams, the elderly and people from cultural and linguistically diverse backgrounds, as well as those community members who have a temporary impairment. Outcome 2: Buildings and Facilities states that people with disability have the same opportunities as other people to access the buildings and other facilities of the City of Nedlands.</p>
Parks and Reserves Function and Hierarchy Classifications	<p>The three functions of parks and reserves in the City of Nedlands were identified as:</p> <ul style="list-style-type: none"> Recreation spaces with a purpose of providing a setting for unstructured play and physical activity, relaxation and social interaction. Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Sport spaces with a purpose of providing a setting for structured sporting activities. Sport spaces provide a venue for structured sporting activities such as team competitions, physical skill development and training. Nature Spaces with a purpose of providing a setting where people can enjoy nearby nature and protect local biodiversity and natural area values.

	<p>This is consistent with the Classification Framework produced by state government and includes a hierarchy classification for local parks, neighbourhood parks, district parks and regional parks. Of the parks which are the focus of the Strategic Recreation Plan, the following classifications are referenced:</p> <ul style="list-style-type: none"> • Neighbourhood: Lawler Park (Recreation Space) and Paul Hasluck Reserve (Recreation Space). • District: Charles Court Reserve – (Recreation Space – Sports Space); College Park (Recreation Space – Sports Space); David Cruickshank Reserve (Recreation Space – Sports Space); Melvista Park (Recreation Space – Sports Space); Mt Claremont Oval (Recreation Space – Sports Space – Nature Space) and Paul Hasluck Reserve (Recreation Space) including Soccer, Scenic walking (foreshore path), Dog exercise, Picnics, River-related recreation activities. • Regional: Allen Park (Recreation Space – Nature Space – Sports Space).
City of Nedlands Strategic Recreation Plan 2005	<p>The vision was for the City of Nedlands Sport and Recreation in 2015 to be centralised around four major sporting / recreation venues which included:</p> <ul style="list-style-type: none"> • College Park catering for Cricket and Football and unstructured community activities including physical activity, leisure and cultural activities. • Allen Park catering for the community's recreational needs with sport and recreation facilities. • Hollywood Bowling Club catering for Hockey, Bowls, Volleyball and a range of unstructured community activities. • Nedlands River Foreshore catering for the community's recreational needs for structured sports and unstructured activities.
City of Nedlands Strategic Recreation Plan Review & Update – Final Report (2010)	<p>The 2010 Plan amended the vision to focus sport and recreational use around six major reserves. These were the four reserves from the 2005 Plan plus Melvista Reserve, Mount Claremont Oval and David Cruickshank Reserve.</p> <p>UWA-Nedlands Football club was to be relocated from the Paul Hasluck Reserve to Mt Claremont Oval and Charles Court Reserve. The intent was also to remove sporting</p>

	activity from Paul Hasluck Reserve and maintain the passive recreational use.
Nedlands Foreshore Enhancement & Management Plan (Volume 2, 2010)	<p>An Enhancement and Management Plan to guide the future use and management of the Nedlands Foreshore. This included the Charles Court Reserve. Critical considerations included:</p> <ul style="list-style-type: none"> • Prepare and implement a Nutrient and Irrigation Management Plan for the entire foreshore, whilst also focusing on irrigated grassed areas. • Restrict parking on the riverside of Paul Hasluck Reserve during soccer training and game times. • Convert Paul Hasluck Reserve from active to passive recreation which was undertaken under the 2010 Strategic Recreation Plan Review. • The dual use path in front of Perth Flying Squadron Yacht Club and Nedlands Yacht Club to provide public access to the foreshore.() • Encourage the formation of an active sport node based around Charles Court Reserve. • Request all active recreation clubs located at the area to prepare a plan addressing an approach to restrict membership numbers, identifying playing and training times and the need for facilities / storage.
Master Plans	
Allen Park Master Plan 2017	<p>The Master Plan provided for the long-term development of Allen Park to maximise active and passive recreation for the whole community. Selected considerations and recommendations included:</p> <ul style="list-style-type: none"> • Improve linkages through the precinct and connect trails. • Upgrade beach front facilities and surf club building facilities. • Provide for Associates Rugby Union clubhouse improvements and upper oval improvements. • The Allen Park Tennis Club expansion. • Lower Oval upgrades.
David Cruickshank	The aim of the Master Plan was to provide for a coordinated future development on the reserve. Significant

Master Plan 2012	<p>recommendations included:</p> <ul style="list-style-type: none"> • Renovation of the existing Bowls and Tennis Clubs. • To build a new Football Clubhouse – this has been completed and is fully operational.
Highview Park Master Plan Report 2009 (Draft)	<p>The Plan aims to build on the strengths of the existing character and facilities at Highview Park. The following options were considered, but to date have not been implemented:</p> <ul style="list-style-type: none"> • <i>Passive Recreation:</i> Including shelters, barbeques, playground facilities for small social gatherings. • <i>Sporting Fields:</i> An upgrade of the existing sporting fields and increase in tennis courts. • <i>Buildings:</i> A proposed multi-use building to allow for the existing building to operate whilst a replacement building is being built at an elevated position allowing spectators to look over the sporting fields. • <i>Vegetation:</i> Approximately 100 trees were proposed to be introduced. • <i>Car Parking:</i> Upgrade and extend the existing car park (increasing from 92 bays to 226). <p>The plan was not finalised and adopted by council</p>
School Sports Circuit – Project Synopsis 2016	<p>The document provides budget and infrastructure information required for the implementation of a School Sports Circuit. It will provide a pathway for cycling, running and walking as well as a route to and from schools.</p> <p>The proposed network of pathways is a total distance of 12.8 km. Construction will be undertaken in stages and separated into logical segments, depending on land owners, funding, infrastructure time frames, stake holders, existing infrastructure and engineering challenges.</p>

2.2 Sport Specific Planning and Development Directions

There are a variety of strategic planning documents and guidelines produced by the State Sporting Associations in Western Australia together with their peak national bodies. The most relevant are referenced in Appendix A where a synopsis of the key elements are included:

- Tennis: Tennis West Strategic Facilities Plan (2018); Tennis 2020: Facility Development and Management Framework for Australian Tennis (Tennis Australia); ANZ Tennis Hot Shots Court Development

Guide (Tennis Australia) and Tennis Venue Management Models (Source: Tennis Victoria).

- Bowls: Bowls WA Strategic Facilities Plan (2012).
- Cycling: Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia (2014).
- Football: Western Australian Football Commission Strategic Facilities Plan (2006) and AFL Facility Guidelines (2019).
- Cricket: Western Australian Cricket Infrastructure Strategy 2019-2028 (referenced as WACIS and published by the WACA) and Cricket Australia Design Guidelines: Community Cricket Facility Guidelines (2015).
- Hockey: Hockey WA Strategic Plan 2015 to 2020; Hockey WA – Facilities & Infrastructure Sub Committee Charter (2018) and Hockey WA Strategic Facilities Plan 2009 to 2025 (2009).

There are other sport specific documents which refer to the development of infrastructure. However, the documents above provide the most relevant and up to date direction for sports facility infrastructure development relevant to the City of Nedlands. The main considerations which can be drawn from these documents are:.

- The Strategic Facilities Plan for tennis highlights the high level of court provision within the Western Suburbs local governments including Perth, Subiaco, Claremont, Mosman Park, Cottesloe and Cambridge. Within the group there are 11 venues, 182 courts and 2,608 members with a member to court ratio of 14:1 which indicates a significant over-provision (unlit court ratio is 20:1 and floodlit 30:1). The aim is to reduce the high number of grass courts and replace with acrylic, wherever possible. In addition, diversity of provision (to incorporate clay for developmental programs and hot shot courts for junior development) is seen as critical to provide for a cross section of users.
- The majority of plans focus on governance as being a critical consideration and the need to ensure effective and efficient management of assets. All focus on establishing strong committee and decision-making structures and robust financial management.
- The provision of bowls infrastructure within established areas of metropolitan Perth is considered to satisfy current and projected future demand. The important consideration is the sustainability of existing infrastructure.
- Regarding cycling, there is a need across metropolitan Perth to increase the quality, accessibility and capacity of cycling infrastructure. However, there is concern that cycling organisations are fragmented and tend to work in isolation. The most important factor is to provide connectivity by the expansion of the dual use path network. The focus within City of Nedlands should be on the recreational cyclist.

- The critical considerations for football (AFL) and cricket are in relation to the design of facility infrastructure and its functionality. The growth in the women's games in both sports has focused attention on the quality of infrastructure and the lack of womens' changing facilities. New facilities incorporate gender diverse changing facilities with individual showers and changing cubicles and no longer incorporate urinals.
- Minimum levels of clubhouse infrastructure provide home and away changing facilities, umpire and storage rooms, public toilets (where appropriate), a utility room, social room (size dependent on functionality), kitchen / kiosk, first aid room and shaded viewing area. The optimum orientation is to face east, although on sites servicing more than one oval, the clubhouse buildings will face east and west if centrally located.
- Specific facility requirements for the Claremont Nedlands Cricket Club are identified within the state Strategic Facilities Plan. These include improvements to ground conditions, particularly centre wicket turf tables and irrigation. Female friendly changing facilities also feature high on the facility requirements list. The strategy is not specific in relation to the City of Nedlands site and this is assumed to reference their facilities at Cresswell Park, Claremont.
- Regarding hockey, there is no specific strategic requirement to develop a synthetic turf within the City. The sustainability of club infrastructure is a significant concern, particularly regarding new turf developments, as is the financial viability of the State Hockey Stadium at Curtin. Hockey would benefit from a Highview Park Master Plan, which would consider the redevelopment of the Max Brown Pavilion.

Many of these overarching elements are consistent across all sports types and relevant to a City of Nedlands setting.

3. Demographic Considerations

The City of Nedlands demographic profiling was obtained from the following sources:

- WA Tomorrow
- ABS Census Quickstats Data 2016
- Population Projections from the Local Planning Scheme

A detailed breakdown is provided at Appendix B with an overview of the key implications provided under section 3.1 below.

3.1 Population Indicators

There were 21,121 people in the City of Nedlands as of the 2016 census. The five-year-age cohort breakdown indicated an unusual profile with a consistently high child / youth cohort (5 to 24 year) and a consistently high middle age cohort (45 to 59 year). This indicates a high number of family units where sport and active recreation are likely to play a significant role. The key demographic factors which will impact on the need for enhanced levels of community sport and recreational infrastructure are:

- The 0 - 4 age range is significantly lower than the WA and Australian comparisons, which indicates a lower demand for services for babies and children under school age.
- The high child / youth cohort (5 – 24 years) is the group that is most likely to be involved in team-based sporting club activities. Therefore, having higher than average numbers in this age-group is likely to mean a strong need for sporting clubs.
- A higher number of seniors (60 plus) than the comparison with WA and Australia. This indicates a higher demand for passive recreational activities and low intensity non-contact sports.. The provision of activities including bowls, tennis and casual walking / exercise are likely to dominate the requirement of this age group.
- Significant lower numbers of people between the ages of 25 to 44, in comparison to WA and Australia, indicates that this is likely to be the ages where children vacate the family home to set up on their own and / or with a partner. It is indicative that this age group does not have the financial capacity or desire to locate within the City. This, however, potentially has serious consequences for club infrastructure, particularly to support competitive sides and provide volunteer succession planning opportunities.
- Median weekly household income was \$2,708. 13.2% of households had a weekly household income of less than \$650 and 46.8% of households had a weekly income of more than \$3,000. A comparison between City of Nedlands, Australia and WA indicated the City residents are relatively affluent with potential high levels of disposable

income which would influence their ability to participate in and support sporting clubs and a variety of recreation pursuits.

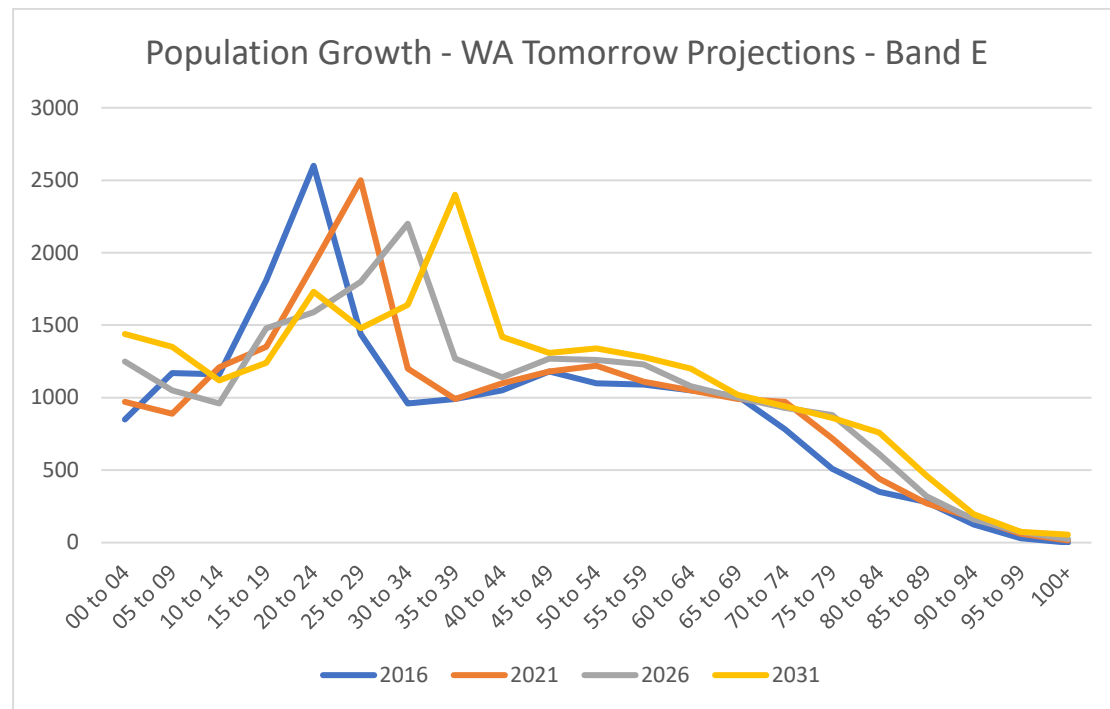
- 67.8% of households had access to two or more motor vehicles which, combined with an extensive public transport system throughout the City, indicates the resident population is relatively mobile.
- The most common occupations in the City of Nedlands included Professionals 45.5%, Managers 17.2%, Clerical and Administrative Workers 11.2%, Community and Personal Service Workers 8.3%, and Sales Workers 7.0%.
- The level of educational attainment is significantly higher than the comparative figures with WA and Australia. The capability for the general population to access more strategic, higher paid employment is therefore high and as a result, generally, the level of disposable income which may contribute to local sport and recreation pursuits is also high.
- There is a high level of English-speaking residents who would demand access to traditional sporting pursuits. There is also a relatively high level of Asians who may demand access to alternative sports and recreational pastimes (including indoor court sports).
- In comparison to WA and Australia, the City of Nedlands has a high percentage of family households which, although only a 4% to 5% differential, highlights the importance of providing access to family-based pursuits locally.

These indicators highlight the general affluence of City residents and a relatively low household size, and a comparatively higher number of family household units. This could be due to the higher numbers of older family units with only the younger children remaining in the household and a high proportion of middle-age / seniors / retirees who occupy single or couple residences. Older people who are physically capable with good levels of disposable income generally have the ability to contribute to leisure costs (particularly where disposable income levels are high) and seek opportunities for greater social interaction outside of the home. Conversely, , those ageing and infirm are likely to demand higher levels of care and subsidised social opportunities.

Projected population growth is generally a key indicator of future needs and opportunities. The City of Nedlands' Local Planning Strategy indicates population growth figures having regard to the *WA Tomorrow* bandings which are assumed (based on the Directions 2031 release date in 2010) to begin in 2011. The low projected ranges are based on the Band C *WA Tomorrow* projections produced by the Department of Planning Lands and Heritage. In respect of the latest *WA Tomorrow* population projections, the age profiling highlights youth and young adults between the ages of 15 to 29 as being a significant population base, both now and into the future. However, the 20-year projected growth demonstrates a significant move towards a gradually ageing in place population as the dominant age range on a 10-year cohort shifts to 30 to 39 years of age and the population over 45 increases year on

year. This highlights the importance of club-based infrastructure to satisfy the more youthful cohort during the initial stages of the Strategic Plan to a demand for increased levels of seniors and social activity / connections / meeting places as the population ages. Figure 3 below, based on the latest *WA Tomorrow* high growth rate scenario, identifies this demographic shift.

Figure 3: Population Projections for the City of Nedlands – High Growth Band E (Source: WA Tomorrow)



4. Industry Trends and Current Facility Audits

This section identifies trends in sport and recreation provision and their relevance to the development of sport and recreation infrastructure within the City of Nedlands. They are taken from a variety of research papers and industry benchmarking.

4.1 Sport and Recreation Participation and Use

Sport Australia's annual participation data collection and analysis highlights a number of key trends. The data is split between children's participation (ages 0 -14) and adults' participation (15 years and over) and by gender. Selected conclusions from the analysis can be summarised as:

- Top activities for participation in physical activity were recreational walking (43.4%), fitness and gym activities (33.9%), jogging and running (15.5%), swimming (15%), cycling (11.5%), bushwalking (5.7%), football (5.5%), golf (4.8%), yoga (4.8%) and tennis (4.5%).
- 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 necessarily the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over. Across Australia, the latest 2019 data indicated that 58% of the adult population participate through an organisation or venue and that 22% of the population participate through a sports club or association.
- A concerning trend identified in AusPlay data is that 36% of girls in Australia have stopped playing sport by the age of 18, primarily due to debilitating peer pressure to look good and body image issues.

In respect of participation in WA, the most accurate and consistent information is supplied by Sport Australia for the Top 10 club-based activities for children

and top 15 activities for adults. These are provided in the Figures 4 and 5 below:

Figure 4: WA Children's Participation in the top 10 Activities (Source: AusPlay 2019 Survey)

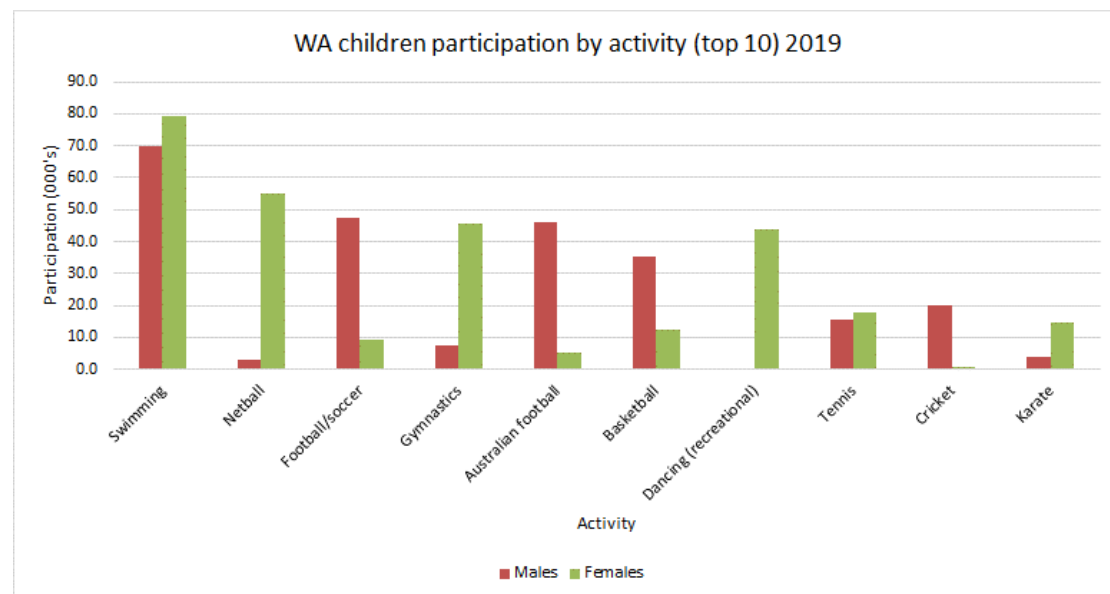
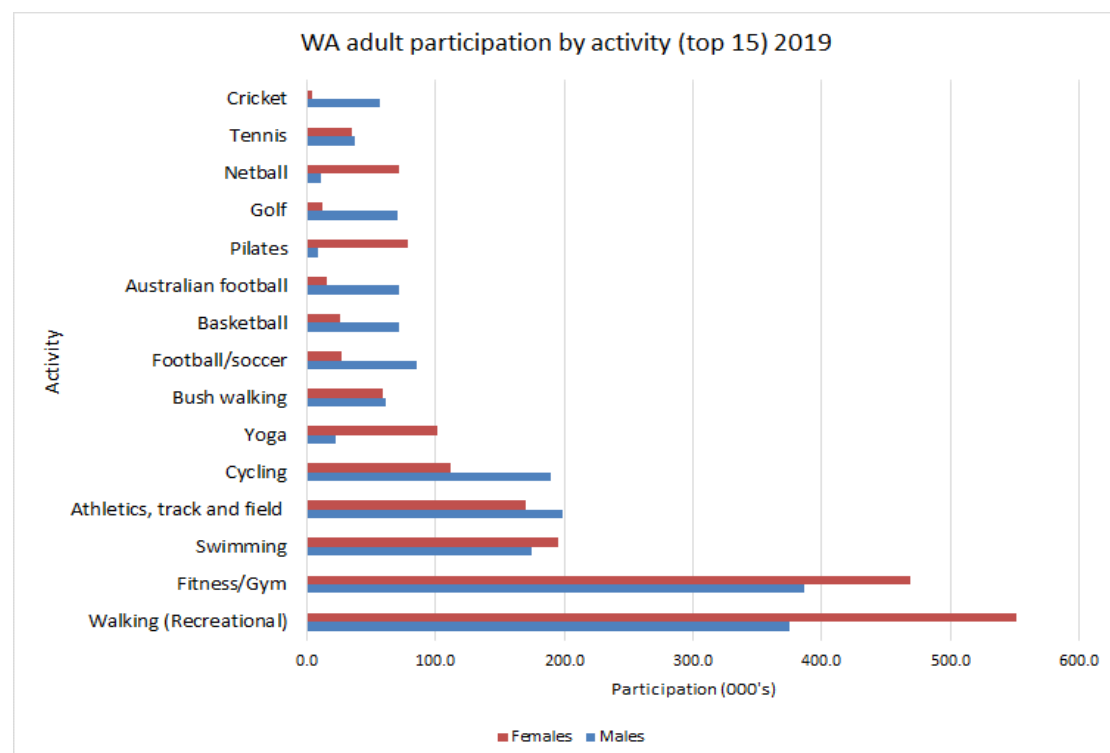


Figure 5: Top 15 Adult Participation by Activity (Source: AusPlay Survey Data 2019)



It can be seen that in respect of recreation based activities walking, fitness / gym and athletics (which includes casual running), cycling, yoga and

bushwalking rank highest amongst adults and are generally unstructured in nature. Children's participation tends to be dominated by club based activities. Information is also provided in relation to participation rates for venue based activities. In Western Australia, the top venue based activities in respect of percentage of participation are Fitness / Gym (30.7% participation), Swimming (9.8%), Yoga (4.7%), athletics (4%), football / soccer (3.6% and Netball (3.3%).

There have been two substantial studies undertaken at a national level within the past decade into the future of Australian sport. The output of two of these studies is referenced below:

The Future of Australian Sport, CSIRO on behalf of the Australian Sports Commission 2013

The report identified six megatrends likely to shape the Australian sports sector over the next 30 years. These include:

- **Sport and Fitness (A Perfect Fit):** Individualised sport and fitness activities are on the rise. People are increasingly opting to go for a run with headphones and a music player when the opportunity arises, rather than commit to a regular, structured sporting event.
- **Lifestyle (from Extreme to Mainstream):** the rise of lifestyle, adventure and alternative sports which are particularly popular with younger generations. They attract greater general awareness through on-line contact.
- **Aligned Benefits (More than Sport):** The broader benefits of sport are being increasingly recognised by governments, businesses and communities (i.e. mental and physical health, crime prevention and social development).
- **Ageing Demographic (Everybody's Game):** Australia faces a constantly ageing population. This will change the types of sports played and how they are played. There are indications that Australians are embracing sport into their old age which means that to retain strong participation rates, sports of the future will need to cater for senior citizens (i.e. low impact, social and less confrontational). In addition, society is becoming more multi-cultural and there is a need to adapt to those changes.
- **Growth in Asia (New Wealth, New Talent):** Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics. This, in turn, creates new commercial markets and opportunities.
- **Sports as a Business (Tracksuits to Business Suits):** Sports with higher salaries may draw athletes away from those with lower salaries. Loosely-organised community sports associations are likely to be

replaced by organisations with corporate structures and more formal governance systems in light of market pressures.

Intergenerational Review of Australian Sport 2017 – Boston Consulting on behalf of Australian Sports Commission (ASC)

The main threats to Australia's sporting future are considered to be:

- Sport is being increasingly marginalised in schools.
- Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines.
- Two-thirds of adults and one-quarter of children are overweight.
- We are increasingly time-poor, challenging traditional club models and the social cohesion they bring.

The challenges which need to be met are clear and the report proposes the following steps:

- Modernising sports' offerings; embedding sport within the school day; and significantly expanding the use of sport in preventative health efforts.
- Create thriving sports organisations that contribute to stronger, more inclusive communities.
- Improve the national high performance system.
- Develop a world leading, trusted sports industry, that plays an increasingly important role in the Australian economy.
- Expand non-government sources of revenue, improving the sector's use of data and technology, and improving our sports infrastructure, especially at the community level.

The findings of these reviews, while articulated at a national level, are relevant to development of sport and recreation infrastructure within the City of Nedlands. In particular, the constant reference to social connectivity, providing opportunity and recognising the changing participation landscape. The AusPlay data is broken down to a state level and is utilised in a subsequent section to determine the need and demand for increased infrastructure within the City.

4.2 Sports Facility Development

Participation and program trends are important in considering potential future investment in sport and recreation infrastructure in all local government areas. This also needs to be balanced against some of the critical development trends related to the built infrastructure, its capacity and ongoing viability.

This section identifies sport and recreation trends which are specifically related to facility provision and its relevance to the development of sporting

and recreational reserves and associated infrastructure within the City of Nedlands. Table 3 summarises the main industry trends associated with the provision of sport and recreation facilities as they apply to the City. The information has been sourced from a variety of similar industry projects and industry reporting:

Table 3: Trends in Development of Facilities on Sport and Recreation Reserves and Implications for the City of Nedlands

Theme	Descriptor	Implication
The move from structured sport to non-structured sport and recreation	<p>General trends across sport and recreation provision indicate a declining participation rate in structured sporting activity and a greater interest in non-structured activities, which is adversely impacting upon club development and competition structures. The latest participation data for sport and recreational pursuits in Australia (AusPlay published by the Australian Sports Commission) as referenced above.</p> <p>However, club-based activities and education are considered essential in the formative years for children.. Clubs provide structured access to a variety of skills and capabilities that can inform physical activity habits later in life.</p> <p>Clubs are important to maintain a competitive structure and for the development as social hubs and community gathering points.</p>	<p>Both structured and non-structured sport and recreation pursuits are likely to be a continuing demand, particularly in an inner urban setting where higher density development is anticipated. Measures have been introduced to ensure current structured sporting practices remain relevant to the emerging youth and adult population.</p> <p>Clubs are important for community connectivity, for providing a competitive structure and to foster personal development. A balance needs to be struck between structured and non-structured sport and recreational pursuits.</p>
Ageing Infrastructure and Asset Management Obligations	<p>Many local governments have a legacy of ageing infrastructure supporting sport and recreational activities which are in need of replacement and require substantial investment to manage and maintain. The importance of fully costing out asset management plans and future-proofing expenditure (including lifecycle costing) is becoming more critical. There is now a tendency for local governments to focus on financial viability of all sport and recreation infrastructure and potential rationalisation to ensure a greater return on investment. The City of Nedlands is not unique</p>	<p>The City has undertaken a series of master plans which has resulted in improvements at Allen Park and David Cruickshank Reserve. There is a need to do more to improve the efficiency, flexibility and functionality of all of those assets subject to availability of funding. In particular, the current deficiencies at Highview</p>

Theme	Descriptor	Implication
	in having a range of assets which are at various stages in their lifecycle, all of which require ongoing investment.	Park, Melvista, Charles Court Reserve, College Park and Mount Claremont Oval will need to be addressed in a phased manner.
The lack of compliance with contemporary sport and recreational needs	<p>In part, this is linked with the effective management of assets. There is a lack of contemporary facilities which meet emerging societal needs of the sports and many are not compliant with statutory building requirements. Guidelines produced by national and state sporting bodies have identified a number of emerging trends in facility design which need to be incorporated within current investment programs. These include:</p> <ul style="list-style-type: none"> • The provision of unisex or gender neutral changing infrastructure. Guidelines recommend the development of flexible changing room space which is readily adaptable to male, female and children's use. • Floodlighting. The move towards LED lighting for floodlights and within buildings to reduce ongoing operational cost and maintenance obligations. This, when combined with energy saving devices, can assist the City and clubs in reducing ongoing operational management costs. Local governments have generally limited the provision of floodlighting to a 50lux value for recreational sporting activities. Large ball sports are now advocating for 100lux, while small ball sports a minimum of 250lux. This has, in many local governments, resulted in an uplift to programmed replacement of floodlights. • Use of information technology, such as smart metres, remote building management systems and passive surveillance 	<p>Improvements to existing sport and recreation infrastructure have been introduced with past investment in floodlighting and pavilion upgrades. These investments are essential for the City to continue to manage limited resources effectively.</p> <p>The use of information technology is likely to become more prevalent as a way to manage infrastructure in a more cost effective manner. Use of smart metering, building management system apps and sensors which reduce ongoing operational costs will become more commonplace.</p> <p>There is a need to future-proof sport and recreation facilities to ensure they can respond to contemporary sporting needs and user expectations.</p>

Theme	Descriptor	Implication
	<p>apps. These assist in helping to manage servicing, control bookings and also increase security.</p> <ul style="list-style-type: none"> Incorporating Crime Prevention Through Environmental Design (CPTED) principles to increase security and people's perception of enhanced personal safety. 	
The growth in female participation in previously male dominated sports	<p>A significant growth has occurred in women's competitive sport. This has been particularly noticeable in the 'non-traditional' sports including soccer, cricket and AFL where new competitions have emerged and supported by prime-time televised games at the elite level as new leagues have developed. The consequence of this has been the greater demand for sporting infrastructure (changing facilities and pitch infrastructure) which can accommodate female participation.</p>	<p>A phased program of investment in upgrading / modifying changing infrastructure within all pavilions will need to be put in place. This can align to current government funding programs which support the transformation of previously male dominated design solutions for clubhouse buildings in particular.</p>
Ability for clubs and user groups to generate income to sustain infrastructure	<p>Ageing assets and lack of flexibility may compromise the inability of organisations to generate additional income in order to generate sufficient resources to maintain a sustainable future. There is now a general push in many local governments towards commercialising aspects of sporting facilities to assist in off-setting the ongoing operational costs. This includes the introduction of commercial space within or above clubhouses / pavilions and/or providing the facility to a service provider to operate on behalf of the City. There is potential to reduce operating losses by co-locating a mix of community and commercial activities at the one site.</p>	<p>Commercial opportunities are unlikely to be realised on any of the existing reserves which are the focus of this strategy. The main income generating opportunities will be through traditional fundraising approaches, memberships, kiosk and bar sales. This, however, is likely to be limited in order to maintain high affordability levels across all sports.</p>

Theme	Descriptor	Implication
A declining volunteer base	There is a recognised declining volunteer base due to a greater level of compliance and increased risk management requirements. While State Sporting Associations are best placed to support their affiliated clubs, there is often a disconnect between the paid sports administration and the volunteer base.	Support needs to be provided to sporting clubs and organisations to assist in succession planning and facilitate gradual growth and enhanced capability.
Development of sporting hubs and co-location of diverse activities	<p>Providing a range of activity areas at the one site and within one multi-functional clubhouse / community facility to maximise use / help share the costs. This includes combining activities for all ages to ensure facilities are provided to accommodate the needs of a broad range of people.</p> <p>Facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change.</p>	<p>The key objective should be to maximise the number of co-located sports which can share resources on the existing reserves which are the focus of this strategy. Where possible, duplication of provision should be minimised and multiple building developments placed in an ad hoc manner avoided.</p> <p>Consideration should also be given to the shared use of school sporting infrastructure.</p>
Cost barriers	The perceived lack of oval space and availability of infrastructure at a reasonable cost to enable volunteer resources to be maximised. Wherever possible, sporting infrastructure related to a designated club should be focused on a home base and satellite sites reduced as far as practicable. The more infrastructure which is to be managed by a limited volunteer pool invariably impacts on available capacity and the cost of providing a service.	Wherever practicable, sporting infrastructure servicing a designated club and sporting activity should be located within close proximity and, if possible, on one site. Where split sites are proposed, the impact on the financial viability of a club should be carefully considered and plans incorporated to mitigate any risk.

Theme	Descriptor	Implication
Provide equality of access to all members of the community	<p>There is a need to incorporate connectivity objectives as part of the development of public open space to enhance the community service offering and facilitate diverse social and recreational use. The provision of high levels of community accessibility and local integration has a direct effect on supporting an engaged community and enhanced physical activity opportunities with positive mental health and wellbeing benefits. Facilities should be central and accessible to the population they are intending to serve. They should also comply with the requirements of the Disability Access and Inclusion Plan together with the legislative obligations of the Disability Discrimination Act.</p> <p>Sport and recreation facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests. The acceptance, as a general rule, is that 90% of dwellings should be within a defined catchment of a specific sport and recreational facility; this is not always practicable. Ideally for sporting infrastructure, a club and associated facilities at a neighbourhood or district level should be located within 2km or 5km of its core catchment (which is dependent on the sport and type of activity offered).</p>	<p>The development of reserves which provide for sporting use will need to identify accessibility parameters and good connectivity. As far as practicable the resident population should have equal access and opportunities to engage in sport and/or active recreation of their choice and any perceived disadvantage, minimised.</p> <p>In addition, the connectivity between active reserves used for sporting activity and surrounding uses should be maximised, wherever possible. Opportunities exist to incorporate this within consolidated bike plans for dual use tracks and initiatives such as the School Sports Circuit (subject to the plans being effectively reviewed to achieve an optimum return on investment and the identified partnerships with current landowners being formally established and secured).</p>
Ensuring that the value of any	The value of reserves which incorporate a variety of sporting activities in providing a social and community resource which directly impacts on improved:	There is a requirement to put in place an effective monitoring and evaluation process which can be

Theme	Descriptor	Implication
investment is justified	<ul style="list-style-type: none"> • Mental health and wellbeing • Physical health • Social connectivity <p>There is an ongoing need to ensure that future investment is justified through a coherent and robust evidence base. This will require more effective monitoring and evaluation of the contribution of sport and recreation facilities to the community. The facilities are recognised by various levels of government as being a focal point for community life by offering a diverse range of activities and encouraging greater interaction and community cohesion. However, this is often difficult to substantiate due to the lack of an effective and established monitoring and evaluation process.</p>	readily adapted to meet various funding opportunities and programs. This needs to recognise the economic value of development, social return on investment and the contribution to the community health and wellbeing. The alignment to the City's integrated planning framework and, in particular, the outcomes sought within the Strategic Community Plan are essential.
Lack of available water licences and need to source alternative opportunities	<p>Water Allocation Strategies are increasingly directing a greater control of water resources by irrigating active surfaces only, and not to surrounds.</p> <p>The landscaping and use of water resistant indigenous vegetation, hydro-zoning, water harvesting and drainage swales should be incorporated within sport and recreation reserves and associated facility developments.</p>	Effective water management and judicious use of limited resources should be a key principle adopted in the development of reserves which are utilised for sport and recreational activities to limit adverse environmental implications.
Responding to a gradually ageing community	<p>The importance of developing infrastructure which meets the needs of all ages is becoming more prevalent. The Age Friendly Communities; Age Friendly WA Toolkit and Seniors Strategic Planning Framework (The Department of Communities 2016) provide a direct response to the needs of Western Australian seniors, as identified through extensive consultation.</p>	There is a need to recognise provision of infrastructure for seniors to meet their needs, which is affordable, readily accessible and incorporates social meeting spaces.

Theme	Descriptor	Implication
	<p>Of the intervention measures identified, the following considerations are important to the ongoing development of sporting and recreation infrastructure:</p> <ul style="list-style-type: none"> • There should be continued expansion of the range of affordable recreational, cultural and creative pursuits available through discounts linked to the WA Seniors Card. • There should also be continued support for seniors' participation in sport and recreation activities designed to meet the unique needs of seniors. 	

4.3 Visual Site Audits – City of Nedlands Facilities

Each of the current site facilities was audited in the process of developing the Strategic Recreation Plan. The detailed review (with images of each building and sporting space) is provided at Appendix C. An overview of each of the facilities is provided in Table 4 below.

Table 4: Visual Audit Overview of all The City of Nedlands Active Reserves and Associated Infrastructure

Facility	Implications
Allen Park Precinct	
<p>Allen Park consists of a range of sporting facilities and oval provision with substantial pathways and heritage elements. It has previously been the subject of a Master Plan which is gradually being implemented across the site, subject to funding availability. Of particular note:</p> <ul style="list-style-type: none"> • Allen Park Lower Pavilions and Sporting Areas: The lower pavilion is of a relatively modern construct having recently been extended to provide two changing rooms, UAT and enhanced male and female toilets, together with kitchen / kiosk (refurbished in 2016). • Allen Park Upper Pavilion: An ageing clubhouse building occupied by the Associates Rugby Union Club which is raised above the oval to the east. The pavilion, while providing a useable clubhouse space, is limited in functionality with a lack of gender neutral changing infrastructure. The building was constructed in 1963 and is reflective of the build of that era with modifications to the structure since that time. Within the building, the airflow is poor and internal infrastructure dated, lacking contemporary design standards for seating, activity areas and information technology. • Allen Park Tennis Club consists of seven grass tennis courts and four hard courts with a practice wall and clubhouse building. It lies on the southern portion of the park 	<p>Key considerations include:</p> <ul style="list-style-type: none"> • The Master Plan for Allen Park is referenced earlier under the document review and incorporates a series of recommendations to address the facility shortfalls and functionality of the site for both structured recreation and unstructured recreation and play use. The outputs of the master planning process are still relevant and should be implemented, as and when

Facility	Implications
<p>with access directly off Clement Street. There is car parking availability on the grass verge. The building was last upgraded and extended in 2013/2014.</p> <ul style="list-style-type: none"> • Swanbourne Reserve has recently been upgraded to provide an additional cricket oval with central synthetic wicket. Swanbourne Surf Life Saving Club is located immediately to the west of Swanbourne Reserve in an elevated two storey building with a good quality function room, associated toilets and education room which was developed in 2014. The changing rooms on the ground floor are aged and in need of refurbishment and upgrade to meet contemporary surf lifesaving club standards and comply with providing for a diverse user base. The reserve has a range of ancillary sporting infrastructure and is surrounded by native coastal bushland with a range of trails throughout. Located adjacent to Swanbourne Reserve is the WA Bridge Club which provides active daytime use principally for seniors. The upper car park which also services the Associates Rugby Union Club is located adjacent to the Bridge Club. 	<p>funding becomes available.</p> <ul style="list-style-type: none"> • The highest priority developments can be identified as the replacement of the current rugby clubhouse and upgrade of the surf life saving infrastructure. In addition, there is a need to develop and enhance access to the network of paths, and reflect the environmental and heritage value of the surrounding bushland.
Foreshore Precinct (including Charles Court Reserve)	
<p>Charles Court Reserve is located on the Foreshore Precinct to the west of the Swan River. To the west of the reserve is the Esplanade, off which there is the capability to provide informal parallel car parking. To the southwest of the reserve is the Nedlands Skatepark and newly-constructed sensory playground providing for a range of ages and user groups. Of particular note:</p> <ul style="list-style-type: none"> • The clubhouse building which services Nedlands Rugby Union Club is clean and relatively flexible. While the building has a modern contemporary feel, the more recent growth in the women's game and the updated design standards in relation to gender 	<p>Key considerations include:</p> <ul style="list-style-type: none"> • The need to upgrade the rugby clubhouse building to provide gender diverse changing infrastructure to support the growth in the women's / girls' game.

Facility	Implications
<p>diverse changing infrastructure, renders the current changing room configuration as sub-standard.</p> <ul style="list-style-type: none"> • Bruce Trust Deed: The reserve is subject to the Bruce Trust Deed which covers the western portion of the reserve and potentially limits the extent of associated pitch infrastructure development within the site. Limitation of 30 feet is imposed on the height of any structure within the land. • The two rugby fields are intersected by a synthetic cricket wicket which runs in the optimum north-south configuration and therefore limits the configuration of the rectangular pitches. • The sump in the northwest corner of the reserve is unattractive and lacks integration with the sporting and recreational uses. • Soccer: The soccer field is located to the south of the rugby fields. The land, in parts, was worn and uneven and in need of potential fill and upgrade to the sub-surface to increase usage capability and capacity. • The Perth Flying Squadron Yacht Club (PFSYC) and Nedlands Yacht Club (NYC): The PFSYC have gradually extended their activities onto the foreshore area which impacts on public accessibility. • Paul Hasluck Reserve: The reserve is now solely used for passive recreational uses. • Environmental sensitivities: Related to Charles Court Reserve which can also prevent effective floodlighting of the sports pitches on the reserve. Floodlighting does exist to the western side of the two rugby pitches but can only be used for training purposes. 	<ul style="list-style-type: none"> • The need to realign the rugby pitches to increase capability and potential introduction of floodlighting to increase capacity. This will need to be considered outside of the Bruce Trust Deed. • The importance of expanding soccer club activities on site and associated supporting infrastructure (storage). • Addressing current lease boundary extension creep of the PFSYC and ensure unfettered access is provided to the public to maintain a high level of connectivity with the foreshore. • Ensure that with any development options the environmental concerns are fully addressed and mitigated.

Facility	Implications
	<ul style="list-style-type: none"> • Undertake works to the sump to integrate the feature more effectively within the reserve. • Maintain Paul Hasluck Reserve for passive recreational use.
College Park Precinct	
<p>College Park lies to the east of UWA surrounded by roads (Bay Road, Princess Road, Bostock Road and Melvista Avenue). Centrally within the site there are a number of facilities which include:</p> <ul style="list-style-type: none"> • John Leckie Pavilion is a multi-functional split level community facility which, on the ground floor, provides a clubroom, changing facilities, kiosk and meeting rooms for user groups. The pavilion was refurbished in 2012 and has a modern, uplifting external appearance and identifies as the home of Claremont Junior Football Club, Western Suburbs Cricket Club, UWA Nedlands Football Club and Westside Wolves Minkey Hockey development site. The changing facilities within the building are of a basic design standard with showers and an open benched area. They do not conform to contemporary design standards and are accessed internally. The clubroom lacks sufficient storage and effective shaded viewing deck over the oval (beyond that which is provided adjacent to the public toilets and UAT). The kiosk and servery were compromised by the difference in levels and needs to be addressed. • John Leckie Hall: Fit-out in the public toilets / UAT are of a good quality. The hall, which has a capacity of 275 with an additional capacity of 85 for the terraced area, is spacious with a wooden floor. It has both air-conditioning and fans to facilitate effective air 	<p>Key considerations include:</p> <ul style="list-style-type: none"> • Potential minor realignments of infrastructure and upgrade to changing facilities within John Leckie Pavilion to meet contemporary sporting standards. This would include additional shade areas looking west and a realignment of the kiosk. • The redevelopment of the area to the north of College Park as a youth precinct and redevelopment of the tennis courts into multi-use

Facility	Implications
<p>movement. The adjacent kitchen provides a good food preparation area, but is not a commercial kitchen.</p> <ul style="list-style-type: none"> • The College Park Family Centre (including Nedlands Toy Library and Nedlands Play Group) is ageing and being set back from the main access road, has limited visibility and prominence in the street scene. Its replacement would not be considered a high priority, but this area of the College Park (together with the tennis, fitness equipment, play and pump track) could be more effectively designed to provide a more functional and consolidated activity area. • Three fenced tennis courts are located in front of the College Park Family Centre. The area would be more appropriately developed as a multi-functional space for a variety of recreational court use. • A pump track is located to the north of the John Leckie Pavilion and this offers a good, localised youth provision. Its central location within the reserve is not the optimum location as it has the potential to cause conflict with users and adjacent dual use path users. A more appropriate location would be adjacent to Princess Road within a broader youth focused precinct / plaza. • The archery field is open and does not incorporate any protective banking, but is not untypical of similar fields where the targets are positioned centrally and the activity area is marshalled. • Fitness equipment is of a contemporary design and well maintained, although detached from the main functional activity areas. • Cricket nets are located to the north of the eastern oval with an adjacent storage / maintenance shed. They include both natural grass (9) and synthetic (4) wickets. 	<p>games areas and potential realignment of the pump track.</p> <ul style="list-style-type: none"> • Potential demolition and rebuild / re-orientate or remove the family centre. This should be subject to a separate review and needs assessment. • Reconsideration of the alignment of the cricket oval to reduce conflict between football and cricket use and also the overlapping boundary to the eastern oval wickets. • Retention and enhancement of the mature tree cover on the boundary of the reserve.

Facility	Implications
<ul style="list-style-type: none"> • The western oval is floodlit and lies within a bowl with minor elevated banking. It provides up to seven grass Minkey Hockey pitches / rectangular training areas and up to three diamonds with associated back netting. The oval also includes a synthetic wicket which aligns north to south. • The eastern oval is in a slight bowl with the John Leckie Pavilion elevated on its western side. Two grass wickets are provided within the area, which has overlapping boundary lines, and therefore are not capable of being used concurrently. • Mature tree cover. The perimeter of the active reserve includes a range of mature and semi-mature trees and the ability to accommodate verge parking. The car parking area within the site is limited to a central north and central south area, which provides for limited hard standing. 	
David Cruickshank Reserve Precinct	
<p>The David Cruickshank Reserve has been upgraded recently with the development of the central changing pavilion and associated terracing. Of particular note:</p> <ul style="list-style-type: none"> • The pavilion provides a contemporary facility with good function, bar and storage space which is capable of being used flexibly for a variety of community events and activities. However, there are limitations in respect of the changing facilities which do not conform to contemporary design guidelines, as they lack the features required to support female participation and use. • The single oval site lies to the east of the pavilion with a central synthetic cricket wicket orientated north to south together with three cricket nets to the south of the oval. There is limited floodlighting for training on the northern boundary. 	<p>Due to the recent upgrade of the main pavilion, future investment in the site is likely to be limited to smaller levels of investment to improve functionality.</p> <p>Key considerations include:</p> <ul style="list-style-type: none"> • Consideration of alternative use for the redundant grass tennis courts adjacent to Jutland Parade.

Facility	Implications
<ul style="list-style-type: none"> • The tennis infrastructure on site has seen significant change. Currently, there are 11 grass courts and 12 floodlit hard courts (six of which are synthetic). Six former grass courts off Jutland Parade have been released and are currently unused for any activity. This area provides an option to extend existing uses or introduce a new recreational use. The tennis clubhouse is located centrally within the court area with a good elevated viewing position and shade sails. The building is ageing, but was not inspected internally. • The bowling club is located to the south of the tennis club and operates in a separate building which is centrally located with five greens (four grass and one synthetic). • The site benefits from an elevated position overlooking the Swan River and therefore has the potential to maximise the commercial opportunity for corporate events / functions / weddings. The split services and clubrooms on site, however, do not provide the optimum solution to maximise this option. It is understood that the clubs wish to maintain their separate identity and functionality. 	<ul style="list-style-type: none"> • The functionality of the bowls club and tennis facilities. It is not proposed that the facilities be demolished and rebuilt, but to potentially assess the option to realign some shared infrastructure and potentially jointly market the opportunities on site to maximise potential income generation.
Melvista Reserve Precinct	
<p>Melvista Reserve consists of a variety of buildings and user groups which include:</p> <ul style="list-style-type: none"> • JC Smith Pavilion and central oval serving the needs of football, hockey and cricket (the central wicket is a grassed square). The main clubhouse pavilion lies to the west of the oval and is elevated above the playing surface. The pavilion lacks the ability to provide for both male and female sport. • Site embellishments: A series of site embellishments adjacent to the oval including fitness stations, children's play area and a small basketball pad and post. • Nedlands Tennis Club which occupies land to the south east of the oval and comprises a heritage clubhouse building, three hot shot courts, tennis hit up wall, seven acrylic 	<p>The overall appearance of Melvista Reserve is one of a series of ad hoc buildings and usage which lacks connectivity and potential benefits which may be derived through the co-location of service infrastructure. The lack of connection into the site through the provision of dual</p>

Facility	Implications
<p>surfaces, two synthetic courts and 17 grass courts. There are a number of sheds which could be rationalised and enhance the appearance of the site.</p> <ul style="list-style-type: none"> • Nedlands Bridge Club which occupies an old building of a brick and render construct. It was showing signs of deterioration having a flat roof, raised viewing platform and extension to the rear. • Nedlands Croquet Club Inc. located immediately to the north of the tennis club (courts) and Bridge Club (clubhouse). The clubhouse is functional, although ageing and showing significant signs of deterioration and a lack of investment in the management of the asset. • Nedlands Golf Club and Course consists of a clubhouse building and car park with access off Melvista Avenue. The clubhouse (as with built infrastructure associated with the Melvista Reserve) is ageing and while structurally sound and reasonably well-maintained, lacks contemporary design features. • Nedlands Park Early Learning Centre is a substantial brick built structure with a series of separate prefabricated buildings and shade structures together with a large covered area and playground. • Child and Adolescent Community Health: Nedlands Child Health Centre (signed <i>Child Health Clinic and Playgroup</i>) is located adjacent to the main site entry spine road leading to the tennis, croquet and Bridge Club facilities. A substantial brick and tile facility. • Additional space: There is substantial grassed area between the courts and facilities on the site. 	<p>use paths further exacerbates this concern as the public open space is unlikely to be activated to its greatest potential.</p> <p>Key considerations include:</p> <ul style="list-style-type: none"> • Rationalisation and co-location of infrastructure should be considered. It is recognised that due to the extent of development and need to service each site, the potential to co-locate potentially focuses on the tennis, croquet, bridge and child care infrastructure. With regards to the tennis infrastructure a heritage assessment of the current building / precinct will need to be undertaken to determine the viability of redevelopment / co-location. • With the extensive site embellishments (which include seating, natural

Facility	Implications
	<p>shade, play and fitness infrastructure), this could be a focus on future use and activation by increasing formal access points into and within the site.</p> <ul style="list-style-type: none"> • There is also the potential to rationalise car parking within the site which is currently spread across the whole site and off four access points.
Highview Park Precinct	
<p>Highview Park which lies to the east of Smyth Road consists of the following components:</p> <ul style="list-style-type: none"> • Hollywood Subiaco Bowling Club: The bowling clubhouse is a substantial structure which lies in an elevated position with a synthetic bowling green to the north and grass green to the south. It is evident that the building structure, while sound, is limited due to its age. The general infrastructure is lacking flexibility and while maintained to a reasonable level, has lacked major investment in the facility, albeit resources have been invested in disability access. There remain issues to fully comply with current Australian Standards particularly with regards to disability access and contemporary design. • Sand Sports Australia is located to the north of the synthetic bowling green and provides six sand volleyball courts. The building to the north of the courts consists of a series of prefabricated units and shaded outdoor viewing area. The external appearance 	<p>The site offers significant opportunities for redevelopment to enhance its functionality. Key considerations include:</p> <ul style="list-style-type: none"> • Rationalisation of all existing infrastructure to provide one centralised venue for all user groups. • Demolition of the existing Suburban Lions Hockey

Facility	Implications
<p>is masked by the building's location behind a high hedgerow on the corner of Verdun Street and Smyth Road.</p> <ul style="list-style-type: none"> • Hollywood Futsal Club provides for two pitches which incorporate fencing and floodlighting. The operation is an incorporated community organisation paying a rental fee as a tenant and operating separately from the bowling club. To the south of the pitches is a clubhouse / changing facility. • Tennis Courts: To the south of the Futsal building are two public tennis courts. • Suburban Lions Hockey Club: Comprises a Clubhouse building a grass playing field. The clubhouse building lies in a central location to the east of the central car park on a concrete plinth. It is an ageing building with a flat roof viewing platform. • Hollywood Primary School lies to the east of the tennis courts and incorporates a small, four-lane 25m swimming pool, children's play area and junior oval to the north which adjoins the hockey oval. • Kidz Biz on Monash Early Learning Centre lies on the southwest corner of the site at the junction of Monash Avenue and Smyth Road. • Hollywood Primary School: Lies between the Futsal facility and primary school oval and incorporates an oval, play area and swimming pool. • Community Garden which lies between the Futsal facility and primary school. • Girl Guide Hall: located adjacent to the Kidz Biz on Monash 	<p>Club Clubhouse building to increase capacity of the oval space on which it is located.</p> <ul style="list-style-type: none"> • Realign futsal and tennis infrastructure and potential realignment of beach volleyball infrastructure. • Increase the visibility of the site, which is limited from the surrounding road network. • Shared use of the primary school oval by agreement to increase site capacity and capability.
Mount Claremont Oval	
<ul style="list-style-type: none"> • Mount Claremont Oval is a single oval surrounded to the north and west by bush and mature tree cover. The western and northern extremities of the oval are bounded by a 	<p>Key considerations include:</p>

Facility	Implications
<p>dual use path with cricket nets and a children's play area to the north. Adjacent to the three cricket nets is a quarter basketball court. A small car parking area is located to the northeast within the reserve. To the south of the car park are the Mount Claremont Oval toilets and changerooms. The changerooms provide a basic level of provision incorporating two pans in each of the home and away areas and four showers. Public toilets are also available, and accessed externally to the building, as are two storage areas, kitchen and serving hatch.</p> <ul style="list-style-type: none"> • To the west of the oval and adjacent to the dual use track is a toilet block which is unattractive and isolated from the main site. • The main oval is floodlit and incorporates a synthetic cricket wicket. The playing surface appeared to be in reasonable order, although the site has its limitations as it is bounded on the south and east by Alfred Road and Montgomery Avenue. 	<ul style="list-style-type: none"> • Potential expansion of the changing facility to incorporate a clubroom to service the needs of a local sporting club. • Demolition of public toilet block on site to concentrate public use of such infrastructure to the clubhouse.

It is to be noted that a visual audit of Lawler Park was not undertaken due to the fact that the site was incorporated when the consultation process had been advanced. Reference was made to the outcomes of the recent consultation process, imagery and supporting documentation.

5. Assessing Recreational Need and Requirements

To ascertain the needs of particular sporting activities it is important to assess all potential indicators of provision. These are determined using a number of methods which cumulatively provide a clear direction for provision. These include an assessment of current usage based on current booking data. It is then important to determine the potential future use having regard to industry benchmarks. This is undertaken by assessing the population and participation driven demand identified through the Community Facility Guidelines (CFG) produced by Parks and Leisure Australia (WA) and sporting participation rates produced by the Australian Sports Commission (AusPlay). In addition, there are individual assessments for particular types of sport and recreation infrastructure. All of these factors need to be balanced against changing circumstances and trends in the development of sports spaces, as referenced in Section 4. The current usage data is presented in tabular form at Appendix D and summarised below. In addition, the projected demand and guideline indicators are presented at Appendix E and summarised in this section.

5.1 Usage of Current Active Sporting Reserves

As a broad benchmark, the general capacity of rectangular grass pitches is between 12 and 16 hours per week. For oval use, the general guide is 25 hours per oval per week. Table 5 below summarises current usage of reserves as presented by the City of Nedlands booking records for both summer and winter periods:

Table 5: Current Sporting Reserve Allocation (November 2019 Booking Data – City of Nedlands)

Reserve	Usage	Implications
Allen Park	<p>Summer: The ovals are consistently booked and used throughout the week with the upper oval being booked for training consistently for 3 to 4 hours per day throughout the week (Monday to Thursday), 10 hours on Saturday and a further 4 hours on a Sunday.</p> <p>Winter: The ovals are booked and used at irregular intervals during the week with the upper oval being booked for training consistently on Tues and Thurs for 3 hours per day and 10 hours on Saturday and 8 hours on Sunday. The lower oval is utilised throughout the week</p>	<p>Summer: The ovals (lower and upper) are used at or near capacity during the summer for between 26 to 30 hours weekly. This indicates a potential lack of oval infrastructure which is likely to be addressed by the development of the Swanbourne Oval.</p> <p>Winter: the usage in winter of the two ovals is at or near capacity and further emphasises the need for the</p>

	more intensively for 29.5 hours weekly.	Swanbourne oval development.
Charles Court Reserve	<p>Summer: Indicates a Saturday and Sunday cricket usage of 4 hours on Saturday and 4 hours Sunday for cricket use and 5 hours training time for the rugby / cricket club on a Saturday afternoon. In addition, 1.5 hours use is booked on a Thursday evening for rugby club use.</p> <p>Winter: Indicates a Saturday rugby usage of 10 hours and 5 hours soccer usage on Sunday. During the week there is 4 hours senior rugby training and 3 hours junior soccer training time.</p>	<p>The cricket oval performs as an overflow facility and is unlikely to reach full capacity during the summer.</p> <p>The oval is fully occupied at or above capacity for winter use in seeking to accommodate both rugby union and soccer use. This emphasises the need to manage and maintain floodlighting to enhance accessibility and capacity across the whole playing field surface to offset wear and tear.</p>
College Park	<p>Summer: The use of College Park is diverse during the summer period having to accommodate cricket training on all days throughout the week for up to 3 hours' oval use. In addition, the precinct accommodates soccer, Pilates, Tai Chi, Martial Arts, Kaos Frisbee, WA Flying Disc Training etc. on the oval and band rehearsals within the John Leckie Pavilion. The bookings and use of the Pavilion are low and indicate a significant spare capacity.</p> <p>Winter: The oval is typically diverse in usage with extensive use at weekends for Minkey hockey development and Junior soccer development (Saturday) and junior football game days</p>	<p>The ovals are used at or near capacity during the summer and winter for in excess of 26 hours per week. The potential to increase the capacity at College Park through the reconfiguration of existing oval space is therefore an important consideration.</p>

	(Sunday). The oval space is extensively utilised over and above the 26 hour capacity benchmark. The use for junior sporting activity enables greater flexibility of the oval space for small sided games.	
David Cruickshank Reserve	<p>Summer: The oval space is used consistently for cricket training throughout the week for 3 hours daily and 10 hours on both Saturdays and Sundays. The pavilion bookings are relatively light and indicate a significant spare capacity during weekdays.</p> <p>Winter: The reserve is used extensively in excess of 10 hours on Saturdays and 4 hours on Sundays and for 15 hours football training across all days during the week. The overall oval usage amounts to 29 hours excluding the Bronze Bullseye Frisbee usage of nearly 5 hours. The pavilion is also used for a variety of recreational uses during the week although not fully utilised</p>	The oval is operating at or near capacity, having regard to the summer bookings. It is operating in excess of capacity during the winter period although there is sufficient space to offset the wear and tear on the oval by training off the oval under floodlights for large periods.
Lawler Park	Lawler Park is only booked by one fitness group on a Thursday and otherwise performs a passive recreational venue.	There is a need to master plan Lawler Park to increase the passive recreational use.
Melvista Oval	<p>Summer: Melvista Oval is heavily utilised during the summer for competitive matches at weekends (10 hours Saturday and Sundays). Weekday use is on the practice turf and grass wickets.</p> <p>Winter: The oval is less heavily utilised in winter with no activity on Monday and a mixture of</p>	The extensive use of the facility indicates the site is operating at or near capacity in the summer and at or near capacity if the full oval space is utilised for rectangular and oval sport during the winter.

	<p>junior and senior hockey training on Tues, Thurs and Fri (7 hours) and junior football training on Weds (2 hours). Saturday provides for senior hockey games (3 hours) and Sunday for junior football (3 hours)</p>	
Highview Park	<p>Summer: Bowling Club only manage volley & futsal space.</p> <p>Winter: The site is predominantly used for junior and senior hockey training (Weds to Fri) and competition (Sat only). The overall use of the reserve is for 7 hours training and six hours competition</p>	<p>If the playing surface were improved and functionality increased, there is potential to increase the utilisation of the available space.</p>
Mount Claremont Oval	<p>Summer: The oval is used lightly at weekends for four hours each day for junior cricket but is utilised consistently throughout the weekday evenings for training purposes. It is used occasionally for senior cricket at weekends. The use of the oval by the WA Flying Disc Association is unlikely to require the full extent of the oval space and will be a low intensity user.</p> <p>Winter: The oval is used for soccer on Sundays for seven hours and by Kidznspport during weekdays when the courses operate. The oval space is also used for senior and junior soccer training during the week from Tuesday to Friday with the oval split in half for user groups (which also include one hour for athletics training on each of those days).</p>	<p>The oval appears to have the capacity to accommodate additional growth.</p>

It is to be noted that the level of data available is specific to those facilities which can be booked and are not subject to a long-term secured lease from the City. These factors should therefore only be used to gain an understanding of likely pressure points and capacity.

5.2 Facility Need Indicators

The analysis of Community Facility Guidelines provides part of the assessment process which informs the specific requirements of the City of Nedlands relative to a standard level of provision, having regard to future population growth. The relative provision of community infrastructure is reliant on a number of factors including the quality of a facility; its functionality for its main purpose; accessibility and expressed demand. The trigger points for provision are associated with the City's particular demographic nuances and those of neighbouring local governments. Table 6 below identifies the projected level of infrastructure to be provided in five-year increments from 2021 to 2031 to highlight the extent of infrastructure which may be required to be provided within the City. The detailed analysis is provided at Appendix E. The analysis provides a population range incorporating a low and high number for the projected population growth in accordance with the outputs of *WA Tomorrow* and the facility infrastructure requirements which are broadly in accordance with these figures. The summary in Table 6 provides an indication of the anticipated need based on those population variables. Facility hierarchy is referenced as Regional (R), District (D) and Neighbourhood (N). Where the indicative facility requirements are considered to be excessive, based on knowledge and experience of the consultancy team, this is highlighted in the commentary in Table 6 and further expanded at Appendix E.

Table 6: Projected Sporting Space Requirements Based on Community Facility Guidelines (CFG) (Source: Parks and Leisure WA)

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment			Commentary
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
Skate Park	1:25,000-50,000: Regional 1:10,000 – 25,000: District 1:5,000 – 10,000: Neighbourhood	0 (R) 1 (D) 2-4 (N)	0 (R) 1 (D) 2-4 (N)	0 (R) 1 (D) 2-4 (N)	No additional provision deemed necessary other than the potential redevelopment at College Park which offers the potential opportunity to create a second skate park / youth precinct which could offset potential demand.
Indoor Sport and Recreation Centre (dry)	1:50,000 – 100,000 30,000 – 50,000 (combined multi-use community centre)	0-1 (combined multi-use community centre)	0-1 (combined multi-use community centre)	0-1 (combined multi-use community centre)	New provision not justified as the John Leckie Pavilion, plus the extent of infrastructure in surrounding local government areas, offsets the demand.
Speciality Park – Jo Wheatley All Abilities Play Space	Area Specific	Local Need	Local Need	Local Need	The Jo Wheatley All Abilities Play Space on Beaton Park in Dalkeith offers sufficient capability for children and youth of all abilities to meet the district wide needs.

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment			Commentary
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
Sports Space (to potentially incorporate sports identified with asterisks below)	1:4,000 5,000	4-5	4-5	4-5	Current sporting reserve space meets the obligation to provide up to five ovals. The main consideration will be to address functionality and capacity.
AFL ovals*	1:6,000 to 1:8:000 for senior sized ovals	2-3	2-3	3-4	Sufficient provision exists across all active sporting reserves.
Rugby Union/League*	Area / location specific	Local Need	Local Need	Local Need	No requirement for rugby league. Rugby union requirements being met but potentially need to consider capacity constraints.
Diamond pitch sports*	1:10,000 – 1:14,000	1-2	1-2	2	No further requirement necessary (sufficient provision at College Park).
Soccer pitches*	1:3,000 to 4,000	5-7	5-7	5-8	Potential shortfall of adult provision.
Cricket ovals*	1:6,000 – 8,000	2-3	2-4	3-4	Sufficient provision exists across all active sporting reserves.

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment			Commentary
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
Athletics (grass and synthetic)*	1:250,000 plus – Regional Level (synthetic) and 1:40,000 – 1:50,000 District level grass.	0(R) 0-1(D)	0(R) 0-1(D)	0(R) 0-1(D)	Sufficient provision exists within neighbouring local governments.
Hockey pitches (grass and synthetic – water, sand-based and alternatives)*	Based on individual business case for synthetic surface with 2-3 grass pitches alongside.	Local Need	Local Need	Local Need	The business case justification would be difficult to make. See further clarification below.
Aquatic Facilities indoor/Outdoor (various configurations)	1:75,000 (District) 1:30,000 (local)	0-1 (Local)	0-1 (Local)	0-1 (Local)	Sufficient provision exists within neighbouring local governments and provided at HBF Stadium.
Netball Courts	1:3,000 – 4,000 (outdoor) for training purposes	5-7	5-7	5-8	Sufficient provision exists within neighbouring local governments and the relatively close proximity of the State Netball Centre and associated

Descriptor: Community Infrastructure	PLA Guideline	Indicative requirement/comment			Commentary
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
	10-12 outdoor courts minimum for an association				outdoor courts at Matthews Reserve within the Town of Cambridge.
Basketball courts (indoor and outdoor)	1:3,000 – 4,000 (outdoor) 4-8 indoor courts – Regional/Sub-regional	5-7	5-7	5-8	Sufficient indoor provision exists within neighbouring local governments and in particular at the State Basketball Centre at Bendat Stadium within the HBF Stadium Precinct.
Outdoor Beach Volleyball	Commercial market forces will dictate the provision.	Local Need	Local Need	Local Need	Sufficient provision exists at Highview and within neighbouring local governments, particularly with regard to beach provision.
Indoor Volleyball	To be integrated with Basketball / Netball centres.	Local Need	Local Need	Local Need	Currently not expressed as a local demand.
Tennis (multi surface courts and grass)	30:1 member floodlit hard court ratio. 8 court facility to service 1:20,000 – 1:30,000	8	8	8	Sufficient provision exists across all active sporting reserves.

*Note: Reference to sporting spaces incorporates a range of sporting ovals / rectangular pitches, while the sporting needs for such provision is assessed individually. It is recognised that some of these individual spaces will be seasonally accommodated for winter and summer sporting codes. It is also recognised that for some codes the season is gradually extending, which places pressure on the availability of rectangular / oval provision.

It is to be noted that based on the Community Facility Guidelines, in respect of sport and recreational activities referenced, the City of Nedlands has sufficient levels of provision to both meet the resident population needs now and for the projected future growth. This analysis indicates that the focus of the Strategic Recreation Plan should be on improving the quality of provision; its functionality and accessibility as determined through the visual audit, direct responses from clubs, users and resident community of the City.

5.3 Sport and Recreation Growth Considerations

Participation levels within the key sporting facilities can be assessed by referencing the most recent AusPlay (Sport Australia) data for participation within WA. This is split between children's participation (0 to 14 years) and adult participation (15 to 54 years). These age bandings are consistent with participation figures within the Community Facilities Guidelines produced by Parks and Leisure Australia (2020). These include the Band C, considered to be the low growth indicator and Band E, considered to be the high growth indicator or the future population growth within the City. The detailed analysis is provided at Appendix F. The analysis below focuses on the anticipated high growth rate and the likely rectangular / oval / court generation rate as a result of the projected population growth. These are all based on those sports and recreational pursuits which demonstrate the highest rates of participation. In the case of children, it is the top ten participatory activities and for adults, it is the top 15 participatory activities. It is to be noted that this does not cover all sports, just those with the highest growth rates where a demand for oval, rectangular and court space can be referenced by robust data. It is therefore only one tool to be considered in the needs assessment process.

In respect of the high participation sporting activities, the anticipated participation levels for children within the City of Nedlands, based on a high growth rate, is shown in Figure 6 below. For the most part, participation in these activities would be club-based.

Figure 6: Projected participation across the Top 10 Sporting Pursuits by Children within the City of Nedlands – Ages 0-14 Based on a High Growth Rate (Source AusPlay WA)

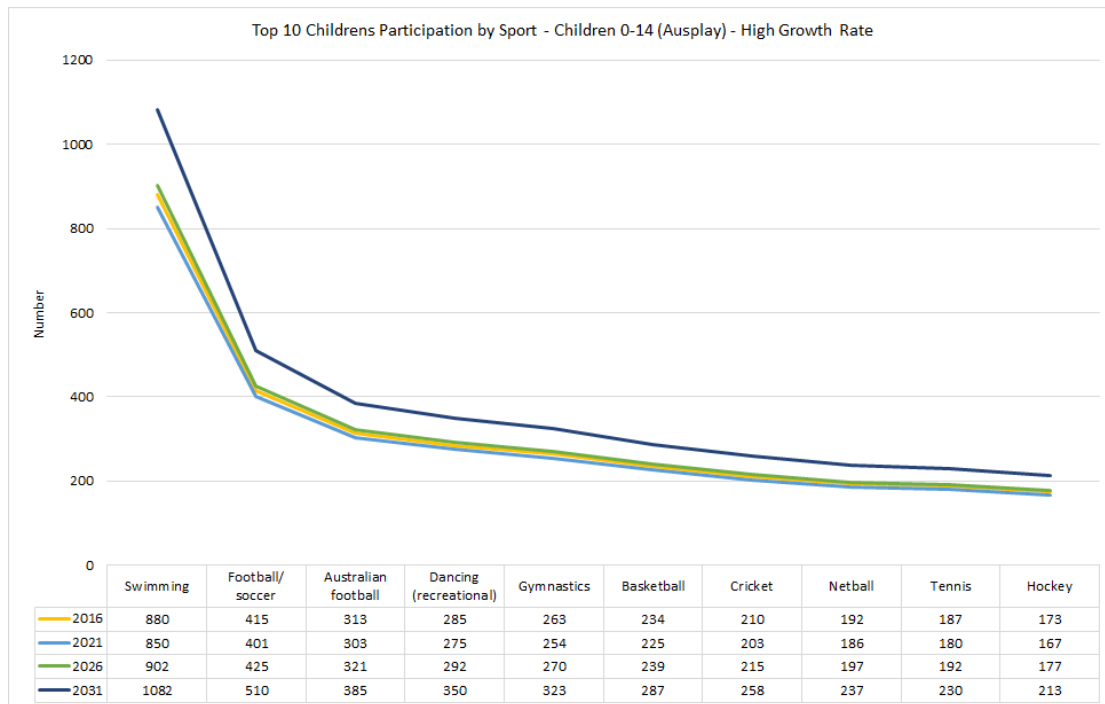


Figure 6 indicates that swimming is likely to be the activity most in demand and this use will be more than catered for within aquatic infrastructure provided in neighbouring local governments (i.e. publicly accessible aquatic centres at Bold Park, Claremont and HBF Stadium).

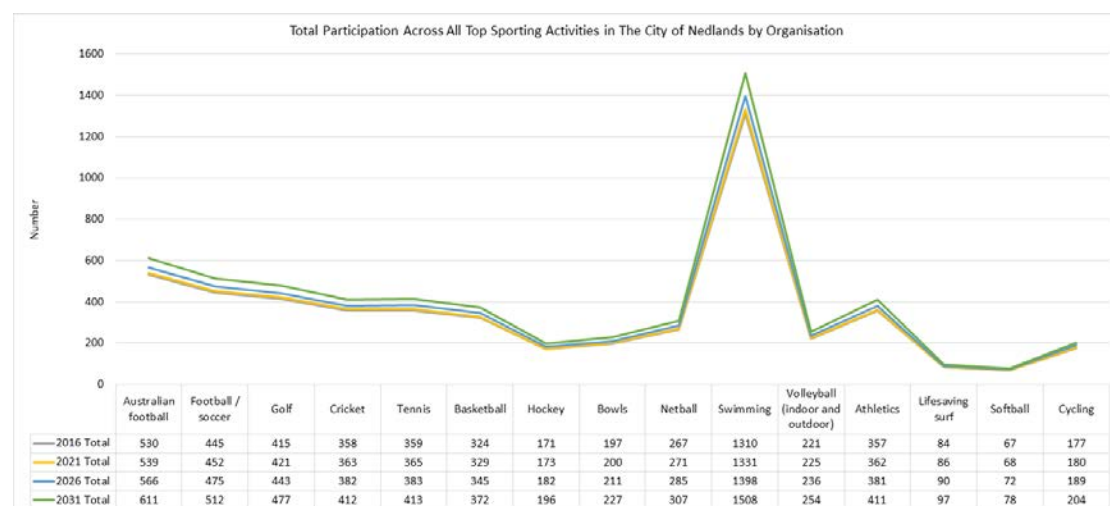
Some of the key implications for sporting spaces to accommodate children indicate:

- Growth in all sports across the City will increase in line with population growth. This will place an additional burden on existing infrastructure, which will need to accommodate the growth.
- Of the traditional outdoor pitch-based team sports, there would be a relatively high demand to service the needs of children aged between 0-14 across the City of Nedlands for soccer, AFL, cricket and hockey. However, usage numbers projected are relatively low but need to be considered against a potential number of teams, training requirements and competition requirements. This is referenced below.
- Of the traditional court sports, there is increased demand to service the needs of children aged between 0 -14 across the City of Nedlands for basketball, netball and tennis. Again, these figures are modest and should be capable of being met within existing infrastructure / clubs.

- Other high demand activities are dancing and gymnastics. These activities are often provided by commercial operators and/or within community buildings. Access to a hall space is important.
- Dancing, netball and gymnastics is dominated by female participation while soccer, Australian rules football and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis does indicate male participation is twice that of female participation.

Anticipated participation levels for adults for club-based and non-club-based activities are shown in Figure 7 below. It should be stressed that in reference to sports, it is limited to those where individuals participate most often. The reference to total is for all activity undertaken, irrespective of the venue. Sports Club use is the participation rate related to club-based infrastructure.

Figure 7: Top 15 Adult Participation Recreational Activities and Projected Growth within the City of Nedlands – Ages 15 to 54 Based on High Growth Rate Scenario (Source: AusPlay WA)



This projected growth based on participation across a range of the top fifteen adult sports indicate:

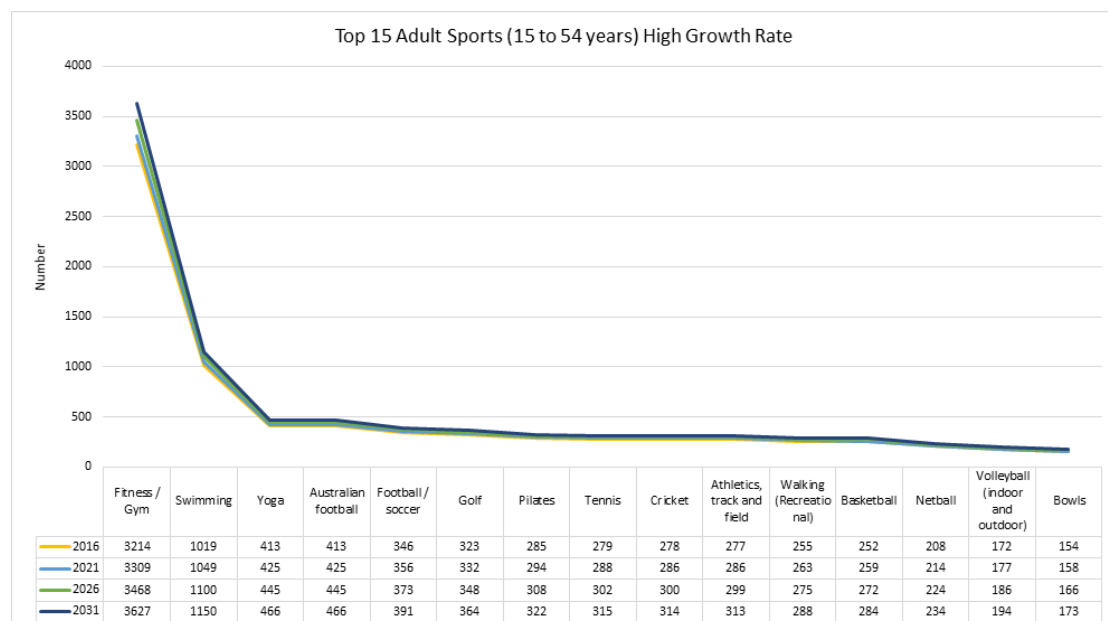
- Of the traditional outdoor pitch-based team sports, there would be a relatively high demand to service the needs of adults over 14 across the City of Nedlands for soccer, AFL and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements. This is referenced further below.
- Of the traditional court sports, there is limited demand to service the needs of adults over 14 across the City of Nedlands for basketball, netball, volleyball and tennis. While growth is highlighted, these figures are however small and will be capable of being accommodated within existing club-based infrastructure unless they are currently exceeding demand.

- It can be seen that the provision of jogging and running tracks / opportunities are important, being largely provided for those participants outside of a structured club-based provision.

In respect of adult participation across the top 15 high participatory activities amongst adults, Figure 8 below identifies the main activities. It can be seen:

- Fitness / gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males. This emphasises the potential need to expand fitness equipment and dual use footpath provision within existing sporting spaces.
- Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls. However, the relative growth in participation across these activities is relatively small and should be capable of being accommodated within existing facilities / activity groups.
- Yoga, Pilates, Netball and swimming are dominated by female participation while soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes or are relatively evenly split.

Figure 8: Top Adult Participatory Recreational Activities – Projected High Population Growth (Source: AusPlay)



For analytical purposes, the overall total participation rates across core children and adult age ranges is used to determine approximate court / pitch / hall usage / demand. The assumptions are again referenced in Appendix F and are not repeated here.

Tables 7 and 8 below identify the City-wide level of provision projected to meet the current and projected use. These figures are presented as an indicator of potential need and need to be balanced against the requirements identified through the consultation process.

Based on the projected pitch and court requirements, a maximum number of five rectangular football (soccer) pitches is required to service junior football and two rectangular pitches to service hockey. These are provided currently within the City across College Park, Highview and Charles Court Reserve. In respect of junior oval provision, it is estimated that a minimum of two cricket and four football ovals will be required. These are currently provided in excess of that requirement across Melvista, College Park, Allen Park, David Cruickshank Reserve and Mount Claremont Oval. In respect of adult requirements, these are also provided for across the existing reserve infrastructure.

This analysis emphasises the level of provision across the City and also that participation in club activity is above the industry benchmark. It further confirms the level of sporting provision within the City of Nedlands provided by the City and additional infrastructure provided by other organisations (and potential partners) is sufficient to meet the ongoing needs and likely demands for oval, rectangular and court provision. As stated above in respect of the Community Facility Guidelines, the critical consideration will be the quality and capacity of existing infrastructure and the need to manage and sustain a level of investment which provides sufficient resources to maintain the assets to an acceptable / contemporary level and/or replace infrastructure when it is reaching the end of its useful life.

It is recognised that with some sports, most notably hockey, the projected participation rates are well below the known membership numbers and participation rates for the sport within the City. This is also true of rugby union which does not rate as one of the highest participation sports under the Ausplay data for WA. This is due to the strength of the existing clubs and developmental activities undertaken by clubs on City reserves. This data is merely used to provide one level of assessment of need and is balanced against other key considerations in relation to current use, facility benchmarking, sporting and industry trends and consultation outcomes.

Table 7: Projected Junior Demand Based on Population Growth and Alignment with AusPlay Data

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular /Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Football/soccer	21	23	27	86	91	109	64	68	82	4	4	5
Australian football	25	27	32	101	107	128	76	80	96	3	3	4
Basketball	28	30	36	113	120	144	85	90	108	3	3	4
Cricket	29	31	37	43	46	55	51	54	64	2	2	2
Netball	17	19	22	70	74	89	52	56	67	2	2	2
Tennis	30	32	38	45	48	57	53	56	67	2	2	3
Hockey	6	6	8	36	38	46	24	25	30	1	2	2

Table 8: Project Adult Demand Based on Population Growth and Alignment with AusPlay Data

Top 15 Adult Venue Based Participation Activities – AusPlay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Australian football	20	21	22	49	51	53	45	47	49	2	2	2
Football/ soccer	19	20	20	56	59	61	47	49	51	3	3	3
Cricket	36	38	40	27	28	30	50	52	55	2	2	2
Tennis	16	17	18	43	45	47	60	62	65	2	2	2
Basketball	19	19	20	37	39	41	37	39	41	1	1	2
Hockey	10	10	11	19	20	21	19	20	21	1	1	1
Netball	54	56	59	27	28	29	67	70	74	2	2	2

In order to address a number of matters which were raised during the consultation process, further detailed analysis was undertaken on critical facility development considerations to provide additional guidance to the City. These included:

- The development of a synthetic turf pitch to support the future growth and development of Westside Wolves Hockey Club.
- The growth and development of cycling infrastructure within the City of Nedlands.
- The future consideration of public tennis courts and approach by the City in respect of charging for use and/or potential repurposing the facilities.
- The potential future viability and functionality of bowling club infrastructure.
- The expanded development of the School Sports Circuit.

These are individually referenced below and provided in more detail at Appendix F.

5.4 Hockey Provision

Over the past five years, turfs have been developed at Whitfords (Joondalup), Guildford (City of Swan), Southern River (City of Gosnells) and Lakelands High School (City of Cockburn – relocation of Fremantle Hockey Club). In addition, there are other proposals being considered to develop a turf in South Perth (WASPs), Victoria Park (Victoria Park Xavier Hockey Club), Kalamunda (Kalamunda Hockey Club) and North Coast Raiders (Joondalup / Wanneroo). A second turf is also mooted at Southern River.

The main consideration with the proposed new turf developments and those recently developed is fixturing which is undertaken by Hockey WA (HWA). HWA is committed to supporting the viability of existing turfs by ensuring fixturing as many games as possible to meet what is considered to be a game viability target of 180. In the case of Southern River, this has not been practical and as a result the facility is considered to be a high risk. HWA has indicated, due to restrictions on the number of leagues, player and competitive games, they would be unlikely to be able to fixture the appropriate number of games for all proposed new turfs without the league expanding significantly. Currently, there is no demand for the league to expand and is unlikely to be warranted within the next ten years.

The split between grass and turf games associated with each club is critical as it is the competitive game generation levels which are crucial in securing the viability of a turf and generating sufficient income to replace a turf when it reaches the end of its useful life. This is particularly critical for turfs which are solely focused on hockey generated activities and are seasonally used. It is to be noted Westside Wolves has the capability of generating sufficient games to sustain a turf, subject to appropriate level of fixturing by HWA. However, in addition to Westside Wolves, these also include: Fremantle, Hale, Melville, North Coast Raiders (no current turf), Old Aquinians, UWA, Victoria Park

Xavier (no current turf) WASPS (no current turf) and YMCC (no current turf). Whitfords, Southern River and Rockingham who have their own dedicated turfs are below the accepted standard and are considered to be a higher risk if sufficient fixturing is not available. Added to this are the two turfs at Perth Hockey Stadium (PHS) which provide for both the AIS and home turf base for Victoria Park Xavier, Curtin University and South Perth currently. The spread of fixturing across all turfs is limited to meet league fixturing requirements. As a result this will result in some clubs being unable to generate sufficient revenue to sustain a turf.

In the case of Westside Wolves (and also Suburban Lions Hockey Club), the extent of turf within the Western Suburbs of Metropolitan Perth is extensive and it is recognised there is a need to diversify and increase accessibility to turf in other areas where there is limited access.

The best option for Westside Wolves, in the absence of sufficient land to sustain a turf and two grass pitches on one site, which is likely to be required to support a business case, is to relocate elsewhere, rather than be led by the current strength of the club.

In light of the above and in the absence of a review of the strategic facilities plan by Hockey WA, which assesses the future direction for turf provision, the allocation of land and development of a turf for Westside Wolves would be a high risk and premature.

5.5 Cycling Infrastructure

Consideration has been given to the provision of cycling infrastructure within and around the City of Nedlands which has received a positive response from a local cycling group, which has formed as a result of the development of a cycle plan by the Town of Cambridge. The plan identifies a series of cycling initiatives and potentially the development of a cycle sport precinct adjacent to the quarry within the Town of Cambridge.

The Strategic Cycling Facilities review, undertaken by Westcycle (The state's Peak Sporting body for cycling), indicates a lack of quality infrastructure across a range of cycling needs. This includes road racing, BMX and mountain biking. When developing cycling networks, consideration should be given to cyclists who have not developed their road sense (e.g. children and inexperienced adults) through the provision of adequate off-road facilities and safe road crossing facilities (particularly around schools and sporting venues). Wayfinding signage along walking and cycle path networks is essential infrastructure to encourage regular use, in addition to end-of-trip facilities and cycle repair stations.

No demand has been evidenced currently for additional bespoke cycling facilities within the City. Nevertheless, it is recognised that as a recreational pursuit, cycling across the Western Suburbs is in high demand and the provision of an expanded dual purpose path network providing accessibility to active sporting reserves and the coast will need to be considered in all future planning.

5.6 Tennis and Bowls Club Development

Currently, the City of Nedlands has an excessive number of tennis courts for the population base. Current demand based on industry benchmarking and guidance from Tennis West, referenced in their Strategic Facilities Plan, highlights the City of Nedlands resident-to-court ratio would require between 10 and 12 courts to be provided to meet need. Given that the current club-based infrastructure provides 72 courts (49 grass, 15 acrylic, 2 synthetic, 2 clay and 4 cushioned acrylic, 17 of which are floodlit), the need to provide additional court space is not justified.

The option to rationalise and reduce the grass court infrastructure would be more appropriate with other public tennis courts being converted into multi-functional games / youth spaces. Given the level of tennis court provision, there are opportunities to enter into agreement with the clubs to provide access to the wider community and non-affiliated users / schools. Consideration should be given to address this anomaly, and possibly the introduction of multi-marked surfaces in appropriate locations should also be considered. On public hard courts, the option to provide unfettered community access needs to be considered and that this be offered at no cost to encourage use and diversity of activity.

The Bowls WA Annual Report 2019 highlighted a number of concerns relating to declining membership levels and the need to develop appropriate governance structures. The decline in the playing membership base across a number of clubs in both Metropolitan Perth (6.5% decline over 5 years) and Regional WA (5.1% decline over 5 years) confirms this trend. Both Dalkeith Nedlands Bowling Club and Hollywood Subiaco Bowling Club have struggled with their membership base. Based on the analysis and population growth within the City, there may be a need to rationalise current bowling infrastructure to ensure the clubs remain financially viable. This may also include looking at alternative uses of their current green infrastructure, particularly in the case of Dalkeith Nedlands which has five greens to manage.

However, the limited membership level at Hollywood Subiaco Bowls Club indicates that the club is likely to become insolvent if they are unable to attract new memberships and raise revenue through alternative events, leasing of infrastructure to raise regular income and generate significant levels of social activities and bar sales / meals. The building is of a poor standard and is lacking in functionality. In the absence of access to major funding programs, an alternative mechanism will need to be explored to assist the club in maintaining its viability. The option to redevelop and invest in a viable alternative provision is limited by current infrastructure which is poorly placed and dysfunctional. In order to address these issues, consideration should be given to a redevelopment of the current grounds in partnership with alternative service providers and/or potential redevelopment in conjunction with the City if the relocation of the city administration offices is to be considered as a way of generating revenue from the disposal of City assets. As part of this option, consideration should be given to the potential amalgamation of Hollywood

Subiaco Bowls Club with Dalkeith Bowls Club. This will require a separate study to be undertaken to explore the detailed structural, governance and financial capability of the club and potential willingness of the current members to accept a merger. The outcome of such research would determine whether the outcome would result in one strong and viable lawn bowls club within the City.

5.7 School Sports Circuit

The School Sports circuit was identified as a high priority by elected members through the consultation process. The current planning for the Circuit was undertaken in 2016 and while it is proposed to provide a network of pathways providing a total distance of 12.8km, there are a number of challenges. Construction of the circuit is dependent on land owners providing access, funding, infrastructure time frames, stake holders, existing infrastructure and engineering challenges.

In order to determine the effective use of resources and guarantee implementation, it will require a detailed review to determine the proposed phasing and staging of development and whether this is likely to achieve the optimum social, economic and practical delivery outcomes. This will require ongoing consultation with landowners and potential re-alignment of stages if suitable access agreements cannot be reached. A core focus should be on increasing accessibility and integrating the proposal with the broader cycling and dual use path network.

5.8 Summary Conclusions

The key considerations from the analysis identifies the following:

- Indicatively, current usage levels of sporting infrastructure and recreational activity on the seven active reserves, ranges from being relatively high to modest. It is evident that for a number of sports (bowls and tennis), the level of provision far outweighs demand for the infrastructure.
- In respect of oval, rectangular pitch and court provision, the City of Nedlands is likely to have sufficient infrastructure to meet current and future needs for the next ten years.
- The main consideration for the Strategic Recreation Plan is to address the quality of provision and functionality of sites. It was clear from the visual audit that functionality is a critical issue, particularly with regard to the delivery of sport and recreational activities and to maximise the use of existing facilities. This is further compromised by the age of existing infrastructure and limited investment in the management of the assets.
- Due to the close proximity of major sporting infrastructure to the boundary of the City, the provision of additional court infrastructure cannot be justified.

- In respect of hockey, while justification based on known club membership levels could justify the need for a turf to support Westside Wolves, there is insufficient space to accommodate the optimum operational model without adversely impacting upon other sports or residential amenity. In the absence of a review of the strategic facilities plan by Hockey WA, which assesses the future direction for turf provision, the allocation of land and development of a turf for Westside Wolves would be a high risk and premature. This should not be pursued.
- The provision of cycling infrastructure, other than for youth activity and expanded dual use path provision is not supported by the analysis. Future provision should be aligned to the School Sports Circuit which is in need of review and rationalisation to ensure each stage can be effectively implemented without impediment.
- In respect of tennis infrastructure, there is an over-provision and the City should consider rationalisation and potential repurposing of land. Where demand for other sports emerge, there is the option to consider land upon which the excess tennis court provision is located as a potential opportunity to offset any requirement. This, however, would need to be supported by a full review of the tennis infrastructure. City-owned and controlled courts should, where possible, be multi-marked and provided as multi-use games areas for a variety of sports with free and unfettered access.
- The City should continue to monitor and support the two main bowling clubs within its jurisdiction to ensure they remain viable. Currently, both clubs are considered to be high risk due to limited membership and the extent of the infrastructure they are required to manage. Alternative business models should be investigated including the potential amalgamation of the two clubs. This would need to be undertaken.

6. Consultation Outputs

The consultation undertaken to support the Strategic Plan was wide and varied and included the following mechanisms:

- One to one meetings – clubs and relevant commercial / state government partners and neighbouring local governments
- 8 workshops including:
 - Councilor Workshop held on 4th February 2020.
 - David Cruickshank Reserve on 5th February 2020
 - Hollywood Subiaco Bowling Club on 6th February 2020
 - Mount Claremont Community Centre on 11th February 2020
 - Allen Park, Swanbourne on 12th February 2020
 - Nedlands Rugby Club, Foreshore on 13th February 2020
 - JC Pavilion, Melvista Park on 18th February 2020
 - John Leckie Pavilion, College Park on 19th February 2020
- Online survey through the City's Your Voice web portal
- Separate letters sent to all Floreat residents regarding Lawler Park
- Personal emails / responses



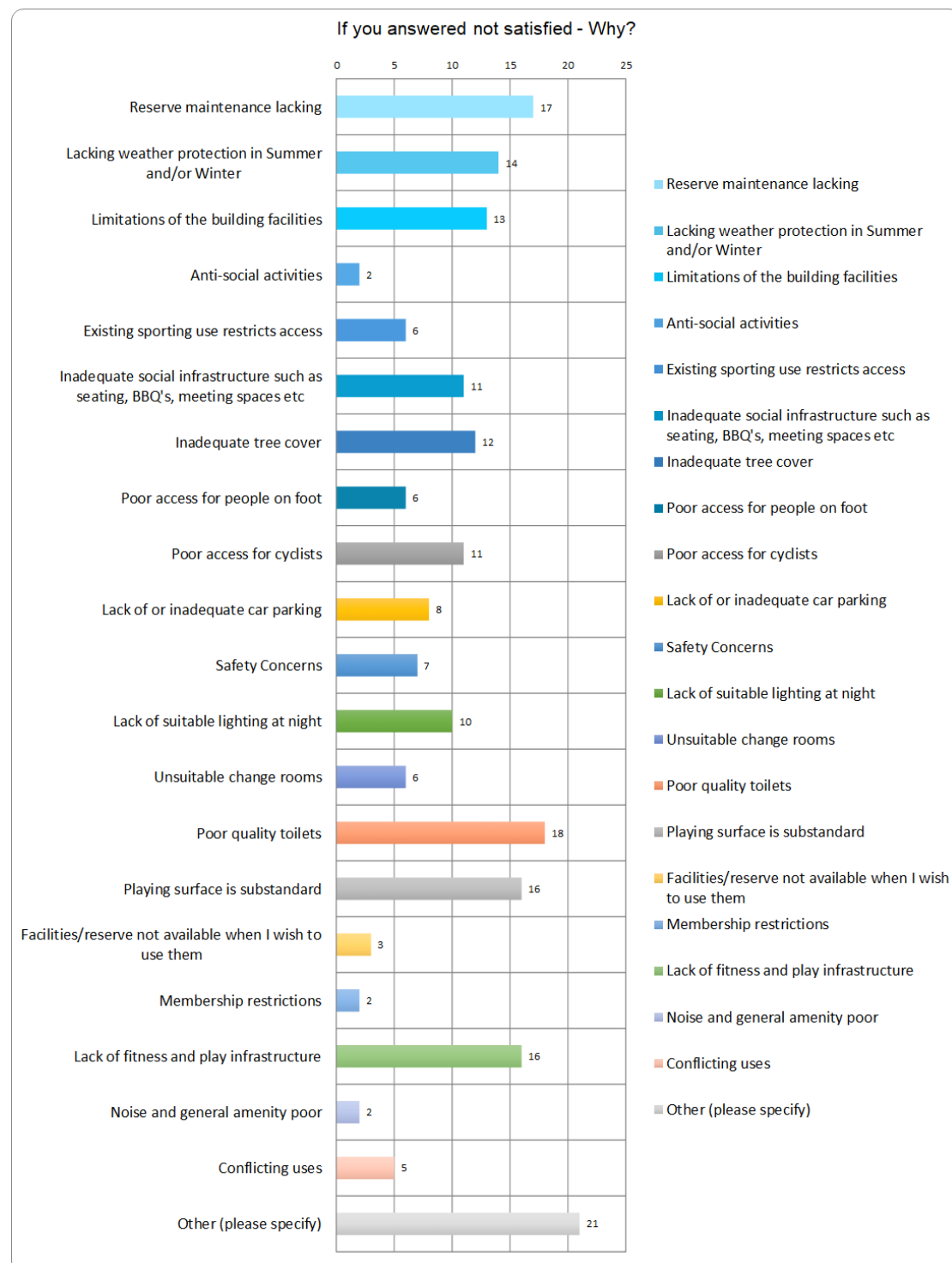
The *Your Voice* portal incorporated some frequently asked questions related to the purpose of the Strategic Recreation Plan, the types of recreation the Plan will focus on and the process for developing the Plan. This report contains the outcomes of the consultation process. By providing this feedback, the City is keeping its commitment of providing feedback on engagement processes to the people who participated. A full stakeholder consultation report is contained at Appendix G and an overview is provided below.

The community questionnaire identified a number of key considerations which are summarised as:

- There were 277 visitors to the survey site and out of those 121 submissions were received.
- All but five of the respondents had visited one of the seven reserves / precincts within the past year and therefore their direct comments were well informed.

- It was evident that the respondents, in the main, were regular users of the Reserve / Precincts upon which they were commenting. Only 21 out of 121 indicated they visited the Reserve / Precincts less frequently than weekly.
- The most popular reserve / precinct activities is for Casual Play / Social (62). This highlights the importance of reserve / precincts, which principally are designated as sporting spaces for unstructured recreational activities and for social gatherings.
- Satisfaction with the reserve / precincts was mixed with the majority of respondents somewhat satisfied. 28% of respondents indicated they were dissatisfied, against 19% indicating a rating of very satisfied.
- Toilet access, maintenance, substandard playing surface, shade, building and reserve / precinct limitations and lack of fitness equipment ranked relatively high in respect of dissatisfaction with a particular park or reserve. Figure 7 refers.

Figure 9: Dissatisfaction with the Reserve / Precincts within the City of Nedlands



Key themes which emerged from the consultation included:

- Money should be spent on improving facilities.
- Improve access for cyclists and walkers (including trails / pump tracks).

- Provide more car parking.
- Increase tree canopy.
- Increase safety for users.
- Allow for more off-lead dog parks.
- Improve the quality of toilets.
- Provide more fitness equipment and appropriate playgrounds.
- Increase the level of site embellishments (seating, shade, BBQs and drinking fountains).
- Provide an artificial hockey turf at Highview.

A series of emails and direct feedback responses were also provided, many of which referenced Lawler Park and requesting progress on Hackett Hall and Lawler Park improvements.

The feedback from the workshops, combined with those received from the community and sporting groups through the survey, identified the following critical considerations for each of the seven recreational precincts:

Table 9: Key Precinct Development Considerations (Arising from the Consultation Process)

Precinct	Commentary
David Cruickshank Precinct	<ul style="list-style-type: none"> • Collegians Amateur FC: Development of netball courts, facilitate compliant female changeroom, permanent goals and offset the centre square or better cricket match wicket winter cover for bounce down safety. Explore gridiron and Netball. • Dalkeith Nedlands JFC: No further needs. • Dalkeith Nedlands BC: Diversify sports, synthetic greens, shared facilities with tennis and shade cover. Potential hockey inclusion. • Dalkeith TC: Centre of Excellence – 6 clay courts, locker rooms, gymnasium, building upgrades (storage and office space). Also upgrade 4 northern grass courts. • Avoid Peak time conflicts. • Improve and increase utilisation of all facilities. • No sports should impact on the comfort of neighbours. • Do not facilitate parking on Jutland Parade verge.

	<ul style="list-style-type: none"> • Object to development of the abandoned tennis courts / bowling greens for anything other than passive recreational use.
Highview Park Precinct	<ul style="list-style-type: none"> • Hollywood Subiaco Bowling Club: Require internal storage, maintenance and car parking. • West Coast Futsal: Require undercover spectator seating, roofing over current pitches and changing facilities. • Suburban Lions HC: Club facilities are poor – site requires complete redevelopment as a sports and social hub. • Sand Sports Australia: Limited long-term planning opportunities due to a short-term lease. Non-compliant and rudimentary facilities. • Loved and well-used by the community. • Install a café and playground on Smythe Road. • Develop an all abilities play space / youth facilities. • Traffic management and parking issues need to be resolved. • A safe cycle network through the City of Nedlands is required. • Ageing facilities are not fit-for-purpose. • Financial viability concerns. • Shared use should be explored for one multi-functional facility on site.
Mount Claremont Precinct	<ul style="list-style-type: none"> • Claremont Jets Gridiron Club: Currently based in North Fremantle as a temporary base. Require a pavilion similar to a rugby club; liquor licence and small function room for end of season presentations, trophy room / display, kiosk and male and female changerooms. • UWA NFC: Growth is limited by access to sports space – Site at capacity for the Joeys. Senior games lack a home venue. • Important to keep green connectivity – Mt Claremont is a major walking area. • There is the option to provide for children riding to school and linking through the recreation spaces.

	<ul style="list-style-type: none"> • Need clubrooms to gather as a team and provide community support. • Keep the park open. • Significant concern expressed relating to the previous hockey proposal.
Allen Park Precinct	<ul style="list-style-type: none"> • Swanbourne Cricket Club: Require clay / turf wickets. • Associates Rugby Union Football Club (ARUFC): Require redevelopment of clubrooms and move Allen Park grass wickets to the lower oval. • Swanbourne Nedlands SLSC: Require female changing rooms and toilets, UAT, storage for rescue craft and upgraded gymnasium. • Allen Park TC: Require replacement of fencing. • Support for the completion of the Allen Park Master Plan including the east west Swanbourne pathway connections. • Redevelop the abandoned bowling club and install car parking over the southern-most green. Restore trees to the north east and formalise the overflow parking between the bridge and rugby clubs. • Traffic and car parking study with traffic-calming measures a priority. • Bushland Restoration (acquire Defence land). • Need more trees and greenery. • Adventure playground is required. • Swanbourne Tigers Junior Football Club did not identify facility requirements
Foreshore Precinct (Charles Court Reserve)	<ul style="list-style-type: none"> • Nedlands Rugby Union FC: Requires assistance with the Bruce Trust to improve usability of the Charles Court Reserve grounds and secure minimum level training lighting and car parking for the club's needs. Consider sharing with a compatible club and additional changerooms for women's sides. • Nedlands Yacht Club: Requires an increase in the capacity of the NYC for function hire and bookings; upgrading for junior boy and girl changerooms and secure boat storage. Public access should be maintained without dissecting the area with a

	<p>pathway between the clubrooms and the water's edge.</p> <ul style="list-style-type: none"> • Perth Flying Squadron Yacht Club (PFSYC): The main building requires upgrading and seawall retaining the foreshore is in need of repairs and replacement. PFSYC is developing a new jetty to protect the foreshore without support from the state for an infrastructure project costing \$10million. • Rugby requires three senior pitches to facilitate all games including junior carnivals. • UWA Nedlands soccer previously used Paul Hasluck and were moved to the southern end of Charles Court. They require access to a kitchen / kiosk and space. • The City needs to get control of the Bruce Trust area. • Cars park everywhere without formal parking spaces, creating traffic and vision hazards. • The intersection of the rugby club carpark, Broadway and the Esplanade, is a traffic hazard and urgently needs to be addressed. • Dogs should be on leads on sporting reserves. • There is a problem with drainage on the reserve and the stormwater drain does not seem to be constructed above water level. • Improve foreshore amenity and recreational facilities. • Water access in front of the Perth Flying Squadron Yacht Club.
Melvista Park Precinct	<ul style="list-style-type: none"> • Claremont Nedlands CC: Requires additional female changing facilities, irrigation modifications, long-term lease and additional grounds. • Nedlands Croquet Cub: Requires shower, meeting room, access and car parking improvements and facilitate promotion of use. • Nedlands Golf Club: Requires replacement of greenkeepers operations facilities, upgrade groundwater lease area. • Nedlands Tennis Club: Ongoing maintenance and upgrades, increase functionality and size of

	<p>clubrooms, increase storage, parking and access improvements. Shared use with Bridge Club.</p> <ul style="list-style-type: none"> • The park offers a wide range of uses in close walking proximity to local residents. • Air-conditioning to the pavilion requires upgrading. • Focus on promoting and attracting users to the reserve and its variety of activities. • Provide a Café, Mobile Vendors • Entertainments • Public transport access
College Park Precinct	<ul style="list-style-type: none"> • AIM Over 50 Archery Group: Requires storage, toilets, covered area • Claremont JFC: improve kiosk, provide floodlighting and outdoor cover to western side of pavilion. Social meeting room space, improved changing facility and address conflicting use. • Western Suburbs CC: Overlapping wicket, utilise function room for club events and storage. • Bronze Bullseye Ultimate Club and Kaos Ultimate Frisby Club: Floodlighting, toilets and shelter. • UWA Nedlands FC: Access to sports space single biggest inhibitor. • LED lighting can be blinding: Must be respectful of surrounding residents. • Gym equipment is required for older people. • The courts have been opened up for free access but used by a coach. • JLP: The hall is under-utilised and is rented to users outside of the district. • Toilets and showers – considered to be a wasted space and needs to be looked at. • 3m wide canopy on west side of John Leckie Pavilion is required. • Improve audio visual services. • Parking – an issue than needs to be resolved.

In respect of the individual responses received from direct consultation with agencies and neighbouring local governments, Table 10 refers.

Table 10: Consultation Feedback Overview – Local Government and other Organisations

Consultee	
VenuesWest:	<ul style="list-style-type: none"> • HBF Stadium currently receives around 900,000 community patrons each year, of which roughly 50% are from a 5km catchment and 50% are from a 5-10km catchment. • Engagement with the City: A closer relationship for sharing events strategies, sport and recreation service programs will assist with targeting audience marketing for both organisations and reducing potential conflicts.
UWA Sport:	<ul style="list-style-type: none"> • UWA Sport is a not-for-profit company with more than 40 employees. • Consider supporting grant funding proposals for UWA Sport infrastructure where there is a demonstrated benefit to City of Nedlands residents. • Engagement with the City: Opportunity to improve coordination of events and activities for the benefit of the City of Nedlands and the greater community's participation.
Town of Claremont	<ul style="list-style-type: none"> • Limited facilities available in the Town of Claremont. • Sports well catered for include: <ul style="list-style-type: none"> ○ Claremont Tennis Club ○ Claremont Bowling Club ○ Lake Claremont Golf Course ○ Claremont Aquatic Centre ○ WAFL – Claremont Oval ○ Cresswell Park – cricket – updating pavilion. ○ Scotch College
City of Subiaco	<p>Sport and Recreation provision catered for includes:</p> <ul style="list-style-type: none"> • Lords Recreation Centre – indoor courts and members only pool • Nicholson Road Reserve – Subiaco Petanque and a Skate Park • Subiaco Daglish Tennis Club

	<ul style="list-style-type: none"> • Subiaco Primary School community pool • Subiaco Kings Squash • Walking trails
Town of Cambridge	<ul style="list-style-type: none"> • Town of Cambridge is working towards a plan for hockey in their district (identified at Lake Monger). • Sports well catered for by the Town include: <ul style="list-style-type: none"> ○ Bowling ○ Aquatics – Bold Park / HBF Stadium ○ Tennis – club-managed ○ AFL ○ Futsal • They have an ageing demographic they are seeking to cater for. • They operate a club lease model which has proved successful – 1/3rd capital funding and 2/3rd maintenance obligations.
Department of Biodiversity Conservation and Attractions (Charles Court Reserve)	<p>The department was principally concerned with Charles Court Foreshore and more particularly:</p> <ul style="list-style-type: none"> • The sea wall is a major issue and should be returned to its natural value. • Design should be user driven. • The yachting club should be fixing up water access – the lease is not expanding and therefore public access should be maintained. • A proactive approach to planning for cars is needed. • Implement the recommendations of the 2010 draft Foreshore Plan (adopted April 2010). • Nutrient Irrigation Management Plan required.
City of Nedlands: Elected Members	<ul style="list-style-type: none"> • David Cruickshank Precinct: Does not consolidate facilities. Increase use, tennis opportunities and attention to bowling club viability. • Highview Park Precinct: Surrounding road issues, old and tired, lacks functionality and parking concerns – requires detailed master planning. • Mount Claremont Precinct: Limited sports space and retro-fitted. Strong access and walking

	<p>capability impacted upon by road network. Potential shared use with Mt Claremont PS.</p> <ul style="list-style-type: none"> • Allen Park Precinct: Toilet replacement hasn't worked (beach toilets) and needs to be addressed again. Connectivity to reserve and car parking potential. • Foreshore Precinct: Complete foreshore treatments; accessibility and circulation issues; address Perth Flying Squadron Yacht Club extension into non-lease area; Bruce Trust resolution for floodlighting and potential recreational use of water interface. • Melvista Park Precinct: Opportunities to amalgamate shared sport and community facilities; update maintenance shed for golf course and accessibility linkages. • College Park Precinct: Heavily used; potential commercial utilisation; car parking concerns; highly valued play area and youth facilities. • General: Importance of the School's Sports Network and Passive Recreation
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All the above comments raised through the consultation process were considered and a series of recommendations made in respect of each of the seven reserves, together with a high-level cost plan for the proposed improvement works. These are provided in the following section.

7. Precinct Plan Development Considerations

The following City wide recommendations and plans are suggested solutions to identified needs to meet the sport and recreation requirements across the City of Nedlands. They have been derived from the outputs of the review of documentation, needs assessment, demographic consideration, industry benchmarks and through the consultation process. The City-wide recommendations are provided initially and subsections 6.2 to 6.8 are broken down on a reserve by reserve basis. For those reserves in urgent need of master planning, these were dealt with separately and high-level planning considerations were identified. Indicative costs are provided for each precinct and incorporated within the Strategy at Appendix H.

7.1 City-Wide Recommendations

Based on the research undertaken to date, the following additional strategic wide recommendations are provided for consideration:

- 1) **Business Case:** Investment in infrastructure is to be clearly aligned to a needs and feasibility study in accordance with state guidelines. This should demonstrate:

- a) Social value of return on investment
- b) Financial viability of the club / organisation

The City will prioritise investment in accordance with the outcome of such cases which will be the subject of ongoing review in accordance with the City's Strategic Community Plan and Corporate Business Plan.

- 2) **Public Open Space Strategy:** To further develop the Public Open Space Strategy with a focus on:
 - a) Integrating social, recreational and connectivity of the open space network within the City.
 - b) Prioritising investment into strategic POS which serves the broadest needs of the resident community.
 - c) Providing community users of all abilities with publicly accessible green spaces.
 - d) Address the ongoing water management and environmental issues associated with a drying climate, canopy loss, urban intensification and degradation of natural resources.
 - e) Increasing the recreational opportunities available to all City residents.
 - f) Integrate the approach with the School Sports Circuit.
- 3) **Car parking and traffic management:** The City is committed to undertake a strategic review of car parking across the City with a focus on publicly accessible infrastructure where a focus is on access to the City's network of parkland and foreshores, to improve the use of, or

increase the capacity of sporting reserves and sport and recreation infrastructure.

- 4) **Multi-functional / Multi-purpose Use:** New, renewal or replacement infrastructure will only be considered if it addresses the needs of multiple user groups.

5) **Guiding Principles for the Use and Future Development:**

- a) Equality of Access.
- b) Non-discrimination on age, gender, sexual orientation, race, colour, etc.
- c) Wherever possible, promoting self-sufficiency of sporting organisations by establishing appropriate governance and financial management structures.
- d) To work in partnerships to develop opportunities across sporting clubs and other organisations to maximise the return on limited resources.
- e) Effective and efficient management of assets (fitness for purpose).

It is expected that all clubs / organisations seeking to attract future funding for facility developments outside of this plan and through the City or those seeking support via available grant funding programs will comply with the guiding principles. In addition, the following priorities provided in Table 11 will be a consideration to determine the level of support provided by the City. These are determined in accordance with the following:

- Priority 1 Sport and Recreation Activities: Generally a high level of participation and good junior development programs in place. Projected growth is likely to be high and the need for additional infrastructure is evident.
- Priority 2 Sport and Recreation Activities: Generally high to medium level of participation and opportunities to develop good junior development programs in place. Current provision is likely to be sufficient although the need for additional infrastructure is evident.
- Priority 3 Sport and Recreation Activities: Generally low levels of participation and limited growth opportunities or high participation activities with sufficient levels of infrastructure to meet future growth needs. The need for additional infrastructure is unlikely although ongoing asset maintenance is a challenge.
- Priority 4 Sport and Recreation Activities: Current provision and level of facilities within or adjacent to the City boundary meets or exceeds future growth requirements and there are no significant and evidential facility requirements. The relative exclusivity of use is also a key factor in identifying some of the activities in this list.

Table 11: Priority Investment Sports

Funding Priority	Sport and Recreational Activities	
Priority 1	Football (Soccer)	Youth Facilities
	Surf Lifesaving	Shared use paths and footpath access / Site Activation
Priority 2	Football (Australian Rules)	Age appropriate fitness stations strategically placed in nominated reserves.
Priority 3	Tennis	Cricket
	Baseball	Gridiron
	Teeball	Rugby Union
Priority 4	Basketball	Bridge
	Lawn Bowls	Croquet
	Hockey	Golf
	Netball	Swimming

It should be noted

- 6) **Standards of Recreation Reserve embellishments:** To develop standards of provision for BBQ, play, dual use paths, shade, drinking fountains, seating.
- 7) **Asset Management Obligations:** It is expected that user groups will put appropriate mechanisms in place to generate reactive and preventative sinking funds for the ongoing management and replacement of the assets they manage on behalf of the City.
- 8) **Accessibility:** As a minimum, the investment in any facility development will have regard to the need to be compliant with disability access and inclusion plan.
- 9) **Floodlighting:** A minimum standard of 50lux, LED lighting will be provided for large ball sports (with potential to increase to 100lux). For small ball sports, the appropriate lux value will be subject to negotiation between the City and sports club / organisation.

- 10) **Financial Contributions:** Wherever possible, the City will seek a financial contribution to the development of facilities / infrastructure to be provided for the benefit of community organisations.
- 11) **Rationalisation of Facilities.** This is to be undertaken in a staged manner following a detailed review in conjunction with relevant community groups with the aim of increasing functionality, efficiency and sustainability.
- 12) **Replacement / Upgrading:** The replacement and / or upgrading of changing accommodation to Unisex / Gender Diverse Facilities will be undertaken in accordance with a long-term investment plan in consultation with sporting clubs / user groups.
- 13) **Dog Walking:** The City is committed to implement measures to reduce conflict between dog owners and sporting user groups / other recreational groups in strategic locations.
- 14) **Prioritisation of Investment:** This is to align to the guiding principles referenced at 5) above, need and business rationale for investment and in accordance with the precinct recommendations.
- 15) **Tennis and Bowling:** The City is committed to undertake the following in consultation with clubs / user groups:
 - a) Review of use and potential rationalising infrastructure.
 - b) Free access to public tennis courts / multi-marked to encourage wide community use.
- 16) **Partnerships** with other service providers will be explored to facilitate greater access for residents of the City of Nedlands with other service providers including UWA / Commercial / VenuesWest.

7.2 David Cruickshank Precinct: Recommendations

The following recommendations are considered appropriate for a site that has recently been master planned:

- 17) Confirm the future of the unused tennis courts – Option to consider Netball to be explored further as an integrated service with football use or for unstructured recreation.
- 18) Investigate potential co-location opportunity for bowls and tennis (changerooms) to address multi-dimensional changing room requirements.
- 19) Address verge issues through formalisation of car parking bays running parallel to Jutland Parade and Victoria Avenue.
- 20) The development of a hockey at the reserve would be considered inappropriate due to residential concerns, loss of amenity, high traffic flow, unproven business case and capability to facilitate additional grass pitch provision.
- 21) Investment in gender diverse changing infrastructure.

- 22) Facilitate the desire of the tennis club to establish a centre of excellence for player development (clay) subject to resources being made available by Tennis West.
- 23) Enhance site car parking and age priority controls for seniors / disability users (potential to rationalise current bowling green infrastructure).
- 24) Undertake a reserve floodlighting upgrade.

The overall estimated cost for all works is estimated at: \$641,885.

7.3 Highview Park Precinct: Recommendations

The site is in need of master planning. It is recommended that the following be considered:

- 25) Formulate master plans for strategic recreation areas (Strategic Community Plan): Priority 1.
- 26) Increase site presence and visibility (realign access into the site and increase car parking capacity – fee payment). Integrate with cycle network externally and through the site.
- 27) Address car parking and site access constraints (includes adjustment of levels).
- 28) Integrate commercial activity within one central sporting hub building (redevelop or demolish current bowling clubhouse). Incorporate café / kiosk for potential sub-lease.
- 29) Remove existing hockey clubhouse building and incorporate requirements in a central hub. Retain current playing pitch area and reinstate area where building is removed. Incorporate shared use of oval infrastructure with Primary School (subject to shared use agreement).
- 30) Redevelop futsal changing facility to covered area with viewing deck east and west.
- 31) Reduce bowling green to one synthetic facility (subject to further discussions with the club and Bowls WA). Alternatively, replace tennis courts with futsal and retain two bowling greens.
- 32) Redevelop social / passive recreational area and playground (broaden play base {potential skate park}, shade, BBQ, drinking fountain, additional seating etc).
- 33) Relocate beach volleyball centrally close to shared facilities and provide longer term tenure.

To assist the potential financing of the Master Plan, consideration should be given to the potential relocation of the shire offices to the site and disposal of land (current shire office site) with the intended purpose of redeveloping

Highview for civic purposes, including the retention and multi-functional provision of community sporting infrastructure.

The overall estimated cost for all works for recommendations 25 to 33 is estimated at: \$8,843,789.

The indicative plan related to these recommendations is provided at Appendix I.

7.4 Mount Claremont Oval Precinct: Recommendations

The oval is the lowest priority for sporting investment due to limited capacity and capability. However, the following aspects are recommended to be undertaken:

- 34) Explore gradual improvement and development of current changing facilities and development into clubhouse for gridiron, football (soccer), Mt Claremont Primary School shared use, and cricket. Facility to include small function room and kiosk.
- 35) Incorporate additional car parking adjacent to the existing playground and cricket nets.
- 36) Pursue the integration of footpath and accessibility alignments with adjacent land and enhanced footpath network (to be incorporated as part of an integrated transport plan for the area to consider dual use path network and off road cycling, traffic management of adjacent roads etc.).
- 37) Provide additional car parking to the southwest to facilitate passive recreational use of adjacent land / dog walking and overflow for sporting use.
- 38) Demolish the detached toilet block and provide public toilets to be managed at existing clubhouse facility.

The overall estimated cost for all works is estimated at: \$641,885.

7.5 Allen Park Precinct: Recommendations

The main consideration is for the Allen Park Master Plan to be reviewed and provide the community with an indicative timeline for its implementation and potential funding requirements. Due to the extent of infrastructure which operates at a regional and district functional level, the precinct is the highest priority for investment. The following aspects are considered to be the highest priorities:

- 39) Provide the community with an indicative timeline for the implementation of Allen Park Master Plan.
- 40) As a priority for investment, facilitate the Surf Life Saving Club to source funding to upgrade its changing room and facility enhancements (to include enhanced equipment storage).

- 41) As a second priority, facilitate the redevelopment of the Rugby Clubhouse.
- 42) Improve oval user conflicts and layout functionality.
- 43) Address deficiencies in formal car parking servicing the rugby and bridge clubs.
- 44) Explore the potential to extend bushland activities and enhance dual use / footpath connections within and through the site (including the acquisition of Defence land).

No overall cost estimate has been provided due to these recommendations being incorporated within the broader reserve Master Plan.

7.6 Foreshore Precinct (Charles Court Reserve): Recommendations

Due to the environmental constraints, the foreshore precinct is in need of master planning. An indicative approach for the reserve is provide at Appendix I and includes:

- 45) Retain the existing rugby club facility with the extension of the facility to accommodate female change rooms on the east side and additional storage (and bin storage) on the south side. Spectator cover to be extended from the west side of the clubrooms.
- 46) Existing storm water sump area to be subject to further design, to enhance its local value and functionality.
- 47) New LED floodlights – 50 lux (value to be determined for recreational use).
- 48) Maintain the river wall in its current position or remove it in parts to provide a soft river edge to accommodate pedestrian access to the water, tidal movements and for natural habitat restoration to respond to the Swan River.
- 49) Foreshore restoration and pedestrian river access (including remediation of sea wall, landscaping / vegetation and native planting).
- 50) Retain existing rugby pitches (senior pitches) and the option to create a third which has the ability to provide for additional Soccer pitches – for training and junior rugby / soccer festivals / tournaments.
- 51) Extended 3.0 m wide concrete pedestrian pathway branching off existing reserve pathway to align with foreshore (part of the proposed parking, access and circulation plan for the foreshore).
- 52) Facilitate further discussion with Perth Flying Squadron Yacht Club to determine access solutions without compromising current activities. To be addressed as part of the detailed assessment of access and circulation for the site.
- 53) Car parking and accessibility assessment to be undertaken along Birdwood Parade.

- 54) Facilitate and support the proposed upgrade to the Nedlands Yacht Club Sailing Training Centre.

The overall estimated cost for all works is estimated at: \$5,529,807 (including wall restoration works).

The Indicative Plan related to these recommendations is provided at Appendix I.

7.7 Melvista Park Precinct: Recommendations

The precinct lacks functionality and has a number of ad hoc buildings located within it which need to be rationalised. An indicative approach for the reserve is provided at Appendix I and includes:

- 55) Repurpose child health centre for early childhood uses and rationalise the Nedlands Primary School Early Learning Centre.
- 56) Review car parking, access and circulation space (including potential traffic calming to facilitate two access points).
- 57) New Multi-Functional Community Facility – pavilion and covered outdoor area incorporating Bridge Club and Croquet uses. Landscaped curtilage to new building (including terracing).
- 58) Explore the potential reconfiguration of tennis courts to enhance site functionality.
- 59) Relocate club parking adjacent to the clubrooms for central court and clubroom access.
- 60) Extend and upgrade the heritage building envelope to increase the tennis club functionality.
- 61) Upgrade the JC Smith Pavilion and provide a new covered outdoor area to existing clubhouse (to be extended to the east and south to accommodate storage and female change rooms).
- 62) Upgrade the carpark entry road to the JC Smith Pavilion to enhance the presence of JC Smith pavilion and the parkland access.
- 63) On an ongoing basis, the City should facilitate and assist the sporting organisations (including the adjacent golf club) to increase the activation of the precinct for a variety of community and club based events. This is necessary to market the diverse activities and assist in improving the financial viability of the organisations.

The overall estimated cost for all works is estimated at: \$11,082,618.

The Indicative Plan related to these recommendations is provided at Appendix I.

7.8 College Park Precinct: Recommendations

College Park requires relatively minor investment to increase functionality in the short term (0 to 4 years) with the potential to allocate more substantial investment in the longer term to address anomalies with the location of the tennis courts, pump track and community centre. An indicative approach for the reserve is provide at Appendix I and includes:

- 64) Repurpose the tennis court site for community youth multi-use activities.
- 65) Review the future of the College Park Family Centre for potential redevelopment or demolition.
- 66) Relocate BMX pump track, practice hoop and hit up wall to the repurposed tennis court area to serve as a youth activity area / precinct.
- 67) Construct a new 1m high earth bunding between the archery area and youth area.
- 68) Maintain existing cricket oval (senior and junior), cricket nets and multiple hockey pitch overlays.
- 69) Investigate the installation of a new junior cricket oval and synthetic wicket adjacent to the senior wicket and re-assess the lighting capability to potentially upgrade and extend weekday evening training use.
- 70) Provide an optional AFL oval located on the western oval to prevent centre bounce being located on cricket wicket. Provide a senior cricket oval with extended grass wicket by removing existing synthetic wicket and relocating to the junior oval on the eastern oval site.
- 71) Construct a spectator and player cover on the west side of the pavilion and improve internal changing facilities, storage, umpire rooms and kiosk facilities to improve functionality.

The overall estimated cost for all works is estimated at: \$5,174,540.

The Indicative Plan related to these recommendations is provided at Appendix I.

7.9 Lawler Park: Recommendations

Lawler Park, having previously being the subject of a community consultation process is in need of master planning to take into account community representations and improve its capability for unstructured recreational use.:

- 72) Recommendation 55: The development of a master plan for Lawler Park should be considered and provide the community with an indicative timeline for its development. Implementation and potential funding requirements in respect of enhancing current infrastructure need to be determined in accordance with the outcomes of recent community consultation processes. This should take into account the

provision of an all ages to play area; passive lighting for evening use; improvements to drainage and to address dog exercise conflicts.

8. Implementation Plan

The following highlights the proposed implementation process under which the identified recommendations are likely to be achieved. Where reference is made to recommended timelines for development, other than the initial plan adoption process, these are assumed to be:

- Immediate: 1 year in planning and implementation
- Short Term: 1-5 years in planning and implementation
- Medium Term: 5-10 years in planning and implementation
- Long Term: 10 years plus in planning and implementation.

The implementation plan should be read in conjunction with the facility recommendations which underpin the program of works identified in Table 12 below:

Table 12: City of Nedlands Strategic Recreation Plan Implementation Plan

Requirement	Major Activity	Implementation / Responsibility	Timescale
Council Approvals			
Report to Council and agree process for public advertising	Committee Report	Community Development	Immediate October 2020
Advertise the draft plan for public comment	On-line and hard copy distribution and advertising in local media / council's web site	Community Development / City Engagement	Immediate October / November 2020

Requirement	Major Activity	Implementation / Responsibility	Timescale
Receive comments from public advertising and consider plan amendments	Review internally prior to providing to council for endorsement	Community Development	Immediate December 2020 / January 2021
Report to Council for final approval and endorsement	Council receipt and endorsement	Community Development	Immediate February 2021
Budget Planning			
Consider the recommendations and timescale for undertaking the proposed works and incorporate within the City's Long Term Financial Plan (LTFP)	Review of LTFP to be undertaken	Director of Finance	Immediate March to June 2021
Annual budget review and adoption of subsequent years budget to prioritise projects for investment	Annual Budget Review setting and endorsement by Council	Director of Finance / CEO	Immediate June / July 2021
Annual Review			
Undertake a review of the plan against the recommended deliverables on an annual basis from January to March to confirm future years budget commitments and priorities for action.	Annual Review Process	Community Development	Immediate and Annually (Jan to March)
Develop a performance management plan highlighting actions against key deliverables identified within the plan.	Annual Review Process	Community Development	Short to Long Term - Ongoing

Requirement	Major Activity	Implementation / Responsibility	Timescale
Operational Analysis and Assessment Studies			
Further Development of Public Open Space Strategy to conform with DLGSC guidelines relating to hierarchy and functionality.	Commit to review current Public Open Space analysis and ensure compliance with recognised guidelines	Community Development / Planning	Short
Undertake a strategic review of car parking on publicly accessible infrastructure across the City to ensure a consistency of approach and increase the capacity of sporting reserves where the potential loss of amenity and adverse impact on the environment at high trafficked times is a recognised concern	City wide car parking review of active reserve sites.	Technical Services	Short
Develop a City wide standards of park embellishment and social infrastructure provision for all active sporting reserves.	Incorporate a standards of park provision within the reviewed Public Open Space Strategy.	Community Development / Planning / Technical Services	Short
Develop in conjunction with the asset replacement and renewal program, a targeted investment into replacement of active reserve floodlighting to LED at a minimum standard 50 lux.	Asset replacement and renewal process.	Technical Services	Short to Long Term - Ongoing

Requirement	Major Activity	Implementation / Responsibility	Timescale
Develop in conjunction with the asset replacement and renewal program, a targeted investment into the upgrading of active reserve changing infrastructure to gender diverse provision.	Asset replacement and renewal process.	Technical Services	Short to Long Term - Ongoing
Undertake a strategic review of Lawn Bowls Clubs in the City to clarify the future of both Dalkeith Nedlands Bowling Club and Hollywood Subiaco Bowls Club.	Lawn Bowls Club Strategic Review	Community Development	Medium
Undertake a strategic review of Tennis Clubs in the City to clarify the future of club infrastructure and potential to rationalise sites and reduce ongoing operational costs and water use.	Tennis Infrastructure Strategic Review	Community Development	Medium
David Cruickshank Precinct			
High level review of David Cruickshank Reserve Master Plan	<ul style="list-style-type: none"> Confirm the future of the unused tennis courts. Investigate potential co-location opportunity for bowls and tennis (changerooms) Address verge issues through formalisation of car parking bays 	Community Development	Short

Requirement	Major Activity	Implementation / Responsibility	Timescale
	<ul style="list-style-type: none"> Explore the opportunity to enhance age priority car parking within the site 		
In accordance with the asset replacement and renewal program, invest in gender diverse changing infrastructure	Incorporate within the ongoing asset management program to enhance changing facility infrastructure to gender diverse.	Asset Management	Short
Facilitate the desire of the tennis club to establish a centre of excellence.	Respond to the clubs request for information and strategic planning processes.	Community Development	
In accordance with the asset replacement and renewal program, undertake a reserve floodlighting upgrade.	Incorporate within the ongoing asset management program of lighting replacement with 50lux LED.	Asset Management	Short
Highview Park Precinct			
Investigate the potential opportunities to redevelop the site to incorporate the City administration building	<p>Undertake a needs and feasibility study for the relocation of the civic administration to include:</p> <ul style="list-style-type: none"> A review of civic administration spatial requirements. Valuation of current city owned and controlled land which may be considered for disposal to fund any potential relocation. 	CEO / Senior Executive	Short to Medium Term

Requirement	Major Activity	Implementation / Responsibility	Timescale
	<ul style="list-style-type: none"> • Traffic Impact and car parking assessment. • Tree survey to determine potential limitations on future development and potential off-sets required. • Consultation with current site users to determine the extent of sporting provision which would need to be retained at Highview Park. • An assessment of potential integrated commercial opportunities and economic impact. • Incorporate the outcome of the lawn bowls club review. 		
Development of site master plan	On completion of the above needs and feasibility study, to develop a site master plan in accordance with the recommendations contained in section 7.0 of the report.	CEO / Senior Executive	Short to Medium Term
Development of Business Case and funding plan	Undertake a business case in accordance with the Local Government Act to ensure compliance with appropriate legislative controls regarding disposal and re-investment of public funds.	CEO / Senior Executive	Medium

Requirement	Major Activity	Implementation / Responsibility	Timescale
Detailed design and development	Subject to the outcome of the above studies, develop a project timeline for implementation	CEO / Senior Executive	Medium to Long Term
Mount Claremont Oval Precinct			
Demolition of current public toilet block and make good the land	Demolition works to be budgeted for and contract let.	Asset Management / Technical Services	Short
Review of current footpath and accessibility alignments with adjacent land and enhanced footpath network	Development of an integrated transport plan for the area to consider dual use path network and off road cycling, traffic management of adjacent roads. To be considered as part of the School Sports Circuit Initiative.	Asset Management / Technical Services	Short
Undertake a review of the current site changing room and development of detailed design	<p>A site review and detailed design of pavilion to incorporate:</p> <ul style="list-style-type: none"> The capability to share infrastructure across gridiron, football (soccer), Mt Claremont Primary School shared use, and cricket. A small function room, kitchen and kiosk. 	Community Development	Medium

Requirement	Major Activity	Implementation / Responsibility	Timescale
	<ul style="list-style-type: none"> Additional car parking adjacent to the existing playground and cricket nets. 		
Allen Park Precinct			
Provide the community with an indicative timeline for the implementation of Allen Park Master Plan.	<p>Review current master plan and highlight priority projects which are to be sourced through grant funding. In particular, in order of priority confirm the following and intended timeline which will be subject to annual review:</p> <ul style="list-style-type: none"> Facilitate the Surf Life Saving Club to source funding to upgrade its changing room and facility enhancements. Facilitate the redevelopment of the Rugby Clubhouse. Improve oval user conflicts and layout functionality. Address deficiencies in formal car parking servicing the rugby and bridge clubs. Funding plan identifying potential funding sources. 	Community Development	Immediate
Engage with the Department of Defence to determine the ability to acquire land to	<ul style="list-style-type: none"> Engage Department of Defence in negotiations. 	CEO / Asset Management /	Short to Medium Term

Requirement	Major Activity	Implementation / Responsibility	Timescale
integrate bushland connections more effectively with the broader path network.	<ul style="list-style-type: none"> • Subject to a positive outcome, acquire DoD land. • Develop an integrated path network plan with potential staged development which can be used to advocate for funding. • Implement the plan in a staged manner subject to funding availability. 	Technical Services	
Foreshore Precinct (Charles Court Reserve)			
Undertake detailed landscape design for the development of the foreshore reserve.	<p>Detailed landscape design should consider:</p> <ul style="list-style-type: none"> • Pitch re-alignment across rugby, cricket and soccer codes • Floodlighting enhancements outside of the Bruce Trust Land as a priority. • Pavilion upgrades • Car parking enhancements around the reserve and in particular along Birdwood Parade. • Storm water sump area to enhance its local value and functionality. 	Community Development	Short

Requirement	Major Activity	Implementation / Responsibility	Timescale
	<ul style="list-style-type: none"> • Pedestrian pathway improvements which reflect to environmental sensitivities of the site. • Consult with Perth Flying Squadron Yacht Club to determine access solutions • Liaison with DCBA to ensure foreshore interface considerations are appropriately addressed. • Consideration of foreshore restoration and pedestrian river access • Proposed upgrade to the Nedlands Yacht Club Sailing Training Centre. 		
Develop a funding plan for the implementation of the landscape design, to be incorporated in the LTFP.	Finalise Funding Plan for the reserve	Community Development / Technical Services	Short
In accordance with the landscape design and asset replacement and renewal program, target investment into the replacement floodlighting outside of the Bruce Trust Land.	Prepare design brief for LED floodlights – 50 lux, tender submissions and approval of final design	Community Development / Technical Services	Short

Requirement	Major Activity	Implementation / Responsibility	Timescale
In accordance with the landscape design and asset replacement and renewal program, implement pitch re-alignment and surface / drainage upgrades	Further consultation with club and wider community to refine and develop the pitch development proposals	Community Development / Technical Services	Short
Support the proposed upgrade to the Nedlands Yacht Club Sailing Training Centre.	Officer facilitation to ensure all planning and compliance obligations are met and sources of funding explored.	Community Development	Short
In accordance with the asset replacement and renewal program, target investment into the upgrading of the rugby club facility to accommodate gender diverse change rooms on the east side and additional storage.	Prepare design brief, tender submissions and approval of final design	Community Development / Technical Services	Medium
Revise leasehold arrangements with Perth Flying Squadron Yacht Club to clarify obligations in respect of foreshore access.	Facilitate ongoing discussion with Perth Flying Squadron Yacht Club to determine access solutions arising from the Master Plan without compromising current activities.	Community Development / Technical Services / DBCA	Medium
Melvista Park Precinct			
In accordance with the asset replacement and renewal program, invest in gender diverse changing infrastructure at JC Smith Pavilion	Incorporate within the ongoing asset management program to enhance changing facility infrastructure to gender diverse.	Asset Management	Short

Requirement	Major Activity	Implementation / Responsibility	Timescale
Facilitate the capability of the existing clubs to coordinate events and activities within the precinct to increase activation.	Officer facilitation to ensure event opportunities are coordinated to increase activation and support the financial viability of the clubs. This should form part of an integrated events strategy for the City.	Community Development	Short
Undertake detailed master plan for the development of the Melvista Precinct.	<p>The Master Plan should consider:</p> <ul style="list-style-type: none"> • Repurposing the child health centre for early childhood use and rationalise the Nedlands Primary School Early Learning Centre. • Re-alignment of croquet, bridge and tennis clubs for co-location opportunities. • Upgrade and extension to the JC Smith pavilion (including spectator shade, storage, car parking etc.). • A heritage assessment to ascertain how the current heritage clubhouse building is to be managed and maintained. • Rationalisation and / or reconfigure tennis court infrastructure and potential repurposing of the land. • Accessibility via dual use paths and informal footpaths across the 	Community Development	Medium to Long Term

Requirement	Major Activity	Implementation / Responsibility	Timescale
	site aligned to play and fitness stations. <ul style="list-style-type: none"> Car parking across the whole site 		
Develop a funding plan for the implementation of the master plan, to be incorporated in the LTFP.	Finalise Funding Plan for the reserve	Community Development / Technical Services	Medium to Long Term
College Park Precinct			
Provide an optional AFL oval on the western oval and removal of existing synthetic wicket	Re-alignment of current pitch infrastructure to prevent centre bounce being located on cricket wicket. Provide a senior cricket oval with extended grass wicket and relocate concrete wicket base on the eastern oval site to provide a junior facility (see below).	Community Development / Technical Services	Short
Provision of a new junior cricket oval to the Eastern Oval	Investigate the ground conditions and potential to install a new junior cricket oval and synthetic wicket adjacent to the senior wicket on the Eastern Oval	Community Development / Technical Services	Short
In accordance with the asset replacement and renewal program, consider the replacement of the training floodlights with LED .	Re-assess the lighting capability and prepare a design brief for LED floodlights – 50 lux, tender submissions and approval of final design	Community Development / Technical Services	Short

Requirement	Major Activity	Implementation / Responsibility	Timescale
Review and development of concept plans to improve the functionality of the northern part of the College park Precinct (tennis, fitness equipment, family centre and pump track areas).	<p>A review of all discrete elements which form part of the northern area of the College Park Precinct to include:</p> <ul style="list-style-type: none"> • Repurposing of the tennis courts for community youth multi-use activities. • An operational review to determine the future of the College Park Family Centre for potential redevelopment or demolition • Relocation of the BMX pump track, practice hoop and hit up wall to serve as a youth activity area / precinct. • Realignment and / or replacement of fitness equipment in strategic locations and review their viability in respect of different age groups. 	Community Development	Short to Medium Term
Design Review of the John Leckie Pavilion	<p>The review of the John Leckie Pavilion is to incorporate:</p> <ul style="list-style-type: none"> • Explore the option to install a spectator and player cover on the west side of the pavilion. • Improve internal changing facilities. 	Community Development	Short to Medium Term

Requirement	Major Activity	Implementation / Responsibility	Timescale
	<ul style="list-style-type: none"> Facilitate increase in storage and its functionality. Enhance the functionality of the umpire rooms Enhance the functionality of the kiosk and its accessibility. 		
Develop a funding plan for the implementation of the master plan, to be incorporated in the LTFP.	Finalise Funding Plan for the reserve	Community Development / Technical Services	Medium to Long Term
Lawler Park			
Development of a Lawler Park master plan	<p>Commit to the development of a master plan and inform the community of an indicative timeline for its development and subsequent implementation which is to include.</p> <ul style="list-style-type: none"> Potential funding requirements Provision of an all ages to play area; Passive lighting for evening use; Improvements to drainage Actions to address dog exercise conflicts. 	Community Development	Short Term

Requirement	Major Activity	Implementation / Responsibility	Timescale
Implementation of the Master Plan	<p>The implementation of the Master Plan will need to be incorporated in the LTFP and confirm:</p> <ul style="list-style-type: none"> • Funding obligations • Potential phased development and relative priority having regard to the investment necessary to develop all other active reserves. • Alignment to the ongoing asset renewal and replacement plans 	Community Development / Technical Services	Short to Long Term implementation

APPENDIX A: Document Review

Document	Precis of Main Considerations
State Government	
State Planning Strategy 2050	<p>The Strategy outlines the Government's intention to undertake a collaborative approach in planning for the State's land availability, physical and social infrastructure (community facilities), environment, economic development and security. Social infrastructure (physical and social) is referenced as required to enable liveable, inclusive and diverse communities to grow and develop. It incorporates:</p> <ul style="list-style-type: none"> • Spaces and places – creating spaces and places that foster culture, liveability, enterprise and identity. • Affordable living – enabling affordable living through housing diversity and compact settlements. • Health and wellbeing – encouraging active lifestyles, community interaction and betterment. <p>It states all levels of government have a role to play in the delivery of social infrastructure which is highly complex. It includes schools, hospitals, civic centres, aged care and public open spaces, as well as 'soft' elements of community infrastructure, which include social services, community building and culture and arts programs. 'Soft' elements may include programs, resources and services, while 'Hard' elements relate to buildings within which the soft elements are often located. The Strategic Recreation Plan does not incorporate all these elements (i.e. schools, hospitals, civic centres, and aged care), but does incorporate public open spaces, community buildings, cultural and arts infrastructure associated with those spaces.</p> <p>The attraction and retention of skilled workers, who require access to well-developed social infrastructure and social services, is identified as a critical issue. The strategy recommends that as each community has different social infrastructure needs, a detailed understanding of a community's makeup, cultural and social connections, and social pressures is required. This has to be seen in the context of an overall infrastructure framework and limited capital environment (particularly with reference to the management of the assets on an ongoing basis).</p> <p>Public and private investment in social infrastructure is seen as essential. The financing of social infrastructure, in particular the 'soft' elements, will require innovative and creative approaches and</p>

Document	Precis of Main Considerations
	<p>partnerships. This also needs to take into account the revenue gap that is created from social infrastructure and the cost of providing and maintaining the infrastructure (i.e. subsidy of programming and the management / maintenance of the assets).</p>
<p>Central Sub-Regional Planning Framework (March 2018)</p>	<p>As part of the <i>Perth and Peel@3.5million</i> suite of land use planning and infrastructure frameworks, it seeks to ensure that Perth and Peel grow into the communities of tomorrow and has a key focus on an integrated public transport network. It states the Central sub-region is characterised by some of Western Australia's oldest urban settlements and has a high level of amenity due to its proximity to the river and the coast. It has historically been where urban development has been concentrated. Regional sport and recreation infrastructure are to be facilitated by the Plan. It further states that population growth and higher density living need a high-quality interconnected green network of public and private open spaces. This is seen to be an important element of urban consolidation.</p>
<p>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)</p>	<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 Space 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. 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.

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	<ul style="list-style-type: none"> • 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 adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community. <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"> • 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 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. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.
Strategic Priorities for Western	This document outlines the key priorities and the practical support required from stakeholders to progress community sport in Western Australia. It has been developed by SportWest, the independent peak industry body for sport in Western Australia which exists to promote, strengthen and advocate for the sports

Document	Precis of Main Considerations
Australian Sport (SportWest 2020)	<p>community of Western Australia. The document is for the period 2020 to 2024 and includes the following selected key priorities and actions:</p> <ul style="list-style-type: none"> • Building capability by developing people and organisations who support the industry through more effective governance structures and more effective support for volunteers. • Improving access to participation opportunities through greater investment; inclusive policies and managing cost. • Growing the sports sector through embracing knowledge, collaboration, data and technology to promote the value of community sport.
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 structured sporting activities. • Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms. <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.

Document	Precis of Main Considerations
	<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 structured 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>
State Sporting Infrastructure Plan Review 2019	<p>The Plan (formerly the State Sporting Facilities Plan) has been developed by the DLGSC to serve as forward planning for the provision of infrastructure to service State, National and International level sporting competition. Reference is made to the following selected projects which do not have an identified site:</p> <ul style="list-style-type: none"> • BMX – State facility business case and feasibility planning • Cycling – Criterion Track

Document	Precis of Main Considerations
	<p>These are referenced due to the stated intent of a local cycle sport group to develop cycling infrastructure in the Western Suburbs.</p> <p>Key Themes identified for the sports and relevant to the Strategic Recreation Plan include:</p> <ul style="list-style-type: none"> • Resources: Sports with lower inherent levels of commercial opportunity face the risk of further declines in participation due to their low levels of resourcing and exposure. A lower diversity in sports offerings is likely to have a negative impact on participation rates. • Cultural Hubs: Sport is arguably Australia's most popular cultural pastime and there is a significant opportunity to create integrated cultural hubs or precincts that provide both efficient use of shared facilities and offer a wider variety of cultural and entertainment offerings, further integrating sport into our local way of life. Facility provision, therefore, requires continued integration with broader strategic planning and local government planning processes. <p>The approach by state government to funding is now moving towards outcome-based assessments. The development of evidence-based outcomes enables alignment with external funding objectives.</p>
City of Nedlands	
City of Nedlands 2028 – Strategic Community Plan 2018-2028	<p>The Community Plan, <i>Our Vision 2030</i>, builds on the previous Strategic Community Plan, Nedlands 2023, which identified evidence that a decline in the condition of the community's assets was starting to emerge. Due to lack of investment, the City would be facing significant investment in run-down buildings, cracked footpaths, potholed roads, inadequate drainage and parks in poor condition.</p> <p>The Plan identifies the strategic issues facing the City:</p> <p><i>Population:</i> Demographic shift: particularly ageing population; increasing population of students, health professionals, administration, due to the growth of UWA and QEII and an increased population overall (note Directions 2031 target is an additional 4,400 dwellings – estimated at 7,000 – 10,000 population growth).</p>

Document	Precis of Main Considerations
	<p><i>Infrastructure:</i> Changing demands in the areas of transport, parking, aged care, health and housing and ageing and outdated community facilities in need of upgrade / replacement.</p> <p><i>Economy:</i> Global economic uncertainty and rising utility costs.</p> <p><i>Environment:</i> Variations in weather patterns; water shortages and ground water availability; waste management challenges and reduced tree canopy.</p> <p><i>Community and lifestyle:</i> Social isolation – disconnected generations, increased working hours and less community involvement, increasing mental ill-health; recognition that 1 in 5 people across Australia have a disability; trend towards sustainable living and changes in technology affecting the way we live and work.</p> <p>The Strategic direction incorporated the Vision: <i>Our city will be an environmentally-sensitive, beautiful and inclusive place</i> and Values which include: <i>Healthy and Safe, Great Natural and Built Environment, High standard of services, Great Governance and Civic Leadership, Great Communities, Reflects Identities, Great for Business and Easy to get around.</i></p> <p>Of the council's overall strategic priorities, the following are of particular relevance to the Strategic Recreation Plan:</p> <ul style="list-style-type: none"> • Renewal of community infrastructure such as community and sports facilities • Encouraging sustainable building • Providing for sport and recreation • Working with neighbouring Councils to achieve the best outcomes for the western suburbs as a whole <p>Actions, and Objectives & Strategies to achieve strategic priorities relevant to Strategic Recreation Plan include further investment in sporting facilities; development of master plans for strategic recreation areas; providing a one-stop shop for sporting clubs and making facilities available for lease to sports needing exclusive use. A key focus has also been the importance of improving connectivity (including school sports facility path network). In particular:</p> <ul style="list-style-type: none"> • <i>Recreation and Open Space:</i> Retain and enhance usability of existing Public Open Space and pursue opportunities for new Public Open Space in areas experiencing growth.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • <i>Community Facilities:</i> Ensure that there are sufficient community services and facilities accessible to residents and allow for the ability of varied service providers to deliver leisure facilities and community services. • <i>Community and Sporting Facilities:</i> Address the poor and declining state of facilities by upgrading the condition of all City buildings to a required modern and accessible standard and undertake full rebuilds of high priority community facilities. • <i>Events and programs:</i> The City seeks to provide events and programs that help build a sense of local community and contribute to community well-being. • <i>Implementation of Master Plans:</i> The City will seek grant funding and club contributions to provide for upgrades to sporting and recreational facilities and offer grant assistance to clubs for priority facility projects.
Nedlands 2023 Making It Happen 2013-2017 Corporate Business Plan	<p>The document identifies the Council's overall strategic priorities which are consistent with the Strategic Community Plan:</p> <p>The Council's Four-Year Priorities relevant to The Strategic Recreation Plan include:</p> <p><i>SP1 Protecting Our Quality Living Environment:</i> By Progressing the desired shape and form of the City of Nedlands – integrated strategic land use and transport planning, including:</p> <ul style="list-style-type: none"> • Hubs – bringing together planning, infrastructure and community development in a place-based approach to these vital focal points • Master planning (to support major facility replacements/upgrades) <p><i>SP2 Renewal of Community Infrastructure:</i> Commence building upgrade program as per SCP (DC Cruickshank construction commencement and Highview Master Plan commencement) and Prioritise other asset capital expenditure to areas with higher condition certainty first, to give the greatest assurance of the value of that expenditure:</p>

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	<p><i>SP6 Providing for Sport And Recreation:</i> Upgrades of high priority sporting and community facilities and increasing level of service for parks, ovals and associated equipment (see renewal of community infrastructure) – 4-year budget to include approximately \$3m for DC Cruickshank (grant towards construction + associated infrastructure expenditure) and \$150k for Highview Master Plan. Continue “one-stop shop” service for the City’s 30+ sporting clubs.</p> <p>In assessing the City’s assets, the following is relevant:</p> <ul style="list-style-type: none"> • Several facilities are in a poor and declining state. <ul style="list-style-type: none"> ○ 12% of buildings require demolition / rebuild ○ 26% of buildings require major works ○ 41% of buildings require minor works • By the end of 10 years, 3-4 facilities will be below acceptable Standards. <p>The Plan identifies the following priorities relative to the sites investigated under the Strategic Recreation Plan which are required to be addressed through effective master planning within 10 years:</p> <ul style="list-style-type: none"> • DC Cruickshank (Yr. 1-3) • Highview (Yr. 3-5) • Allen Park (Yr. 5-7) • Melvista (Yr. 7-9)
City of Nedlands Urban Forestry Strategy 2018-2023	<p>The development of the previous Strategic Community Plan, Nedlands 2023, identified that evidence of a decline in the condition of the community’s assets was starting to emerge. This was because they were at a natural point in their lifecycle where reinvestment was needed.</p> <p>Strategic issues facing the community include:</p> <ul style="list-style-type: none"> • Variations in weather patterns • Water shortages and groundwater availability

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	<ul style="list-style-type: none"> • Reduced tree canopy <p>The Vision identified in this document indicated that by the year 2023, the City of Nedlands will have:</p> <ul style="list-style-type: none"> • Increased its potential urban canopy by 10% towards the eventual target of 20% by 2028. • Replaced all deceased public trees (road reserves and public open space). • Provided street trees to all residents and ratepayers who have requested them. • Provided infill street trees to all road rehabilitation projects. • Been recognised for our quality customer service with respect to trees in the public domain. • Reported regularly to Council and the community on the progress of the urban forest strategy. • Delivered on greenway and bushland management plans. • Progressed with the development of Enviro-scape Master Plans (EMP) for all public parks and reserves.
City of Nedlands Disability Access and Inclusion Plan 2018-19 – 2023-24	<p>The DAIP aims to improve access for all. This includes not only people with a permanent disability, but also parents with young children and prams, the elderly and people from cultural and linguistically diverse backgrounds, as well as those community members who have a temporary impairment. The most relevant to this study is <i>Outcome 2: Buildings and Facilities</i> where people with disability have the same opportunities as other people to access the buildings and other facilities of the City of Nedlands.</p>
City of Nedlands Local Planning Scheme No. 3	<p>The LPS identifies the following objectives relevant to the development of the Strategic Recreation Plan:</p> <p><i>Public Open Space</i></p> <ul style="list-style-type: none"> • To set aside areas for public open space, particularly those established under the <i>Planning and Development Act 2005</i> s.152.

Document	Precis of Main Considerations
– Updated January 2020	<ul style="list-style-type: none"> To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage. <p><i>Civic and Community</i></p> <ul style="list-style-type: none"> To provide for a range of community facilities which are compatible with surrounding development. To provide for public facilities such as halls, theatres, art galleries, educational, health and social care facilities, accommodation for the aged, and other services by organisations involved in activities for community benefit. <p><i>Recreational</i></p> <ul style="list-style-type: none"> Public Purposes which specifically provide for a range of public recreational facilities.
Allen Park Master Plan 2017	<p>The aim was to provide a long-term plan for the sustainable development of the Allen Park Precinct to maximise opportunities for active and passive recreation for the whole community.</p> <p>Recommendations included:</p> <ul style="list-style-type: none"> Improve linkages through the precinct and connect trails emerging from the Melon Hill / Bushland precinct and the Wadjuk trail by additional path network through the Swanbourne Reserve area to the beach. Provide a new bush vegetation by supporting the efforts of the Friends of Allen Park Bushland Group and the Swanbourne Coastal Alliance to continue to improve the biodiversity conditions throughout the precinct. Provide area for nature play within the precinct and playground upgrades. For the Swanbourne Reserve – Rehabilitate and restore as level surface (increased opportunity for use; overflow active open space for training and growth of existing sports). Increase car parking and introduce traffic calming measures in nominated locations. Upgrade beach front facilities and surf club building facilities.

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	<ul style="list-style-type: none"> • Move turf wicket to lower oval and place hard wicket on upper oval. • Introduce a fitness path / track. • Associates Rugby Union Clubhouse Improvements with additional upper oval improvements. • The Allen Park Tennis Club expansion. • Lower Oval upgrades. • Improvements to the former lawn bowls site. • Lime Kiln Park – to be retained in current form and utilised as overflow parking, when required. • Continue to liaise and work with the Department of Defence (DoD) to provide information on the condition of trails on DoD vested land. • Implement the hydrozone Master Plan to improve water use through Jones Park. • Support for the initiatives of the Mayo Community Garden. • To provide additional signage to the heritage precinct to highlight the historical value, including entrance signage and interpretative trails around the buildings and locations. <p>It was also recommended that Council aim to resolve the outstanding land tenure issues within the Allen Park Precinct that continue to be of high community concern, in particular Lots 139 and 353 ('the walkway').</p>
David Cruickshank Enviro-scape Master Plan (Brochure content)	<p>There are 67 parks in the City of Nedlands. The enviro-scape plans were to be prepared for each of these parks to address the following selected issues relevant to the Strategic Recreation Plan:</p> <ul style="list-style-type: none"> • Annual allocation of ground water used for irrigation at 709,300 kilolitres, based on 7,500 kilolitres per hectare of irrigated area per year. • There is a possibility the Department of Water will reduce the allowance of water use to approximately 6,000 kilolitres per hectare, per year (equivalent to 2.4 Olympic-sized pools). • Continued climate change with increased temperatures and reduced rainfall, but increased intensity, requires a change of thinking in management practices.

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	<ul style="list-style-type: none"> • An increase in demand and usage for sport facilities requires the need to improve the management of turf playing surfaces to withstand deterioration in quality. • Increased demand and a changing user profile requires a rethinking of accessibility within the precinct. <p>The Enviro-scape Plan proposed the following initiatives:</p> <ul style="list-style-type: none"> • <i>Access</i>: Install pathways to separate turf areas from the eco-zoning areas and link pathways to points of interest. • <i>Amenity</i>: Locate seating in areas of shade and adjacent to pathways; provide shade to the playground and limit formal parking on verge areas. • <i>Environment</i>: Improve reticulation (pipes, valves, sprinklers) and install gross pollutant traps at entries into the Swan River.
DC Cruickshank Reserve Masterplan September 2012	<p>The aim of the Master Plan was to provide for a coordinated future development upon the reserve with a focus on the provision of recreational facilities that meet the long-term needs of the current users and general community in line with the City's strategic direction.</p> <p>Three Master Plan schemes were developed and costed on the basis of their upfront capital cost. Two preferred schemes were then identified by the City and its stakeholders for a Lifecycle Cost Analysis in order to establish the long-term economic implications of any decision made in 2012 as part of the Master Plan process. A preferred scheme – to renovate the existing Bowls and Tennis Clubs and to build a new Football Club – was identified as a result of this process.</p>
Highview Park Master Plan Report 2009	<p>The Highview Park Draft Master Plan aims to build on the strengths of the existing character and facilities at Highview Park. The intended outcome is for Highview to become a 'community hub' with a Sporting Association which owns and manages centralised social clubrooms with all users working together to guarantee the financial viability of their sporting club and facilities. Highview Park is stated as catering for Hockey, Lawn Bowls, Beach Volleyball, Tennis, Gridiron and a variety of unstructured community activities.</p>

Document	Precis of Main Considerations
	<p>Additional facilities in the form of barbeques and playground facilities and a range of walking and cycle ways were identified. The following options were considered:</p> <ul style="list-style-type: none"> • <i>Passive Recreation:</i> Providing for a broad range of activities within the park to include shelters, barbeques, playground facilities for small social gatherings. • <i>Sporting Fields:</i> An upgrade of the existing sporting fields including one full sized North-South hockey field to also allow for a variety of other sports, two synthetic turf bowling greens are either side of the community club house synthetic turf and increase in tennis courts. • <i>Buildings:</i> The location of the proposed multi-use building allows for the existing building to operate whilst a replacement building is being built. An elevated position allowing spectators to look over the sporting fields. • <i>Vegetation:</i> Approximately 100 trees were proposed to be introduced. • <i>Car Parking:</i> An upgrade of the existing carpark and extension through to Smyth Road and the formalisation of verge parking (approximately 226 dedicated car parking bays, increasing from 92). • <i>Management:</i> The community raised concern revolving primarily around the issue of costs associated with any new facility and revenue sharing and how such an arrangement would work.
Parks and Reserves Function and Hierarchy Classifications	<p>The City's Parks Services department has developed a hierarchical classification framework for parks and reserves which will inform appropriate servicing decisions based on the form, function and catchment of a reserve.</p> <p>The three functions of public open space (parks and reserves) in the City of Nedlands were identified as:</p> <ul style="list-style-type: none"> • <i>Recreation spaces</i> with a purpose of providing a setting for unstructured play and physical activity, relaxation and social interaction. Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction

Document	Precis of Main Considerations
	<p>or intrinsic reward. Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.</p> <ul style="list-style-type: none"> • <i>Sport Spaces</i> with a purpose of providing a setting for structured sporting activities. Sport spaces provide a venue for structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in structured sporting activity, training or competition or watching the game. Most sport spaces can also be accessed by community members for informal sport and recreation. • <i>Nature Spaces</i> with a purpose of providing a setting where people can enjoy nearby nature and protect local biodiversity and natural area values. Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values. <p>The hierarchy classifications broadly follow those identified within the Public Open Space Classification Framework produced by the former Department of Sport and Recreation (now Department of Local Government, Sport and Cultural Industries):</p> <ul style="list-style-type: none"> • Local Park which usually comprises a high proportion of Recreation Space and may include some Nature Space. There is usually no provision for Sports Space. • Neighbourhood Park which usually comprises a high proportion of Recreation Space and may include minor areas of Sport Space, for training and/or junior sports, and some Nature Space. • District Park which usually comprises a high proportion of Sports Space, will usually include Recreation Space and may include some Nature Space.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> Regional Park which usually comprises substantial Sports Space and Recreation Space facilities and significant areas of Nature Space which may comprise bushland, wetlands and/or other natural features. <p>The Hierarchy Classification for each of the parks and reserves within the City of Nedlands is as follows:</p> <p>Neighbourhood Parks:</p> <ul style="list-style-type: none"> Lawler Park (Recreation Space) including Sports Space, Playground, Casual AFL, BBQs, Picnics, Playgroup, Community hall, Scout hall, Basketball ½ court, Tennis. Mt Claremont Reserve (Recreation Space – Nature Space) including Playground, BBQs, Picnics, Community events, Library, Community centre, Respite centre, Childcare, Basketball ½ court, Tennis, Environmental conservation. Paul Hasluck Reserve (Recreation Space) including Walking (foreshore path), Dog exercise, Casual sports, Community events). <p>District Parks:</p> <ul style="list-style-type: none"> Charles Court Reserve – (Recreation Space – Sports Space) including Playground, Dog Walking, Skate park, Scenic walking (foreshore path), Rugby Union, Soccer, T-Ball, Cricket). College Park (Recreation Space – Sports Space) including Playground, MTB and BMX pump track, Playgroups, Dog exercise, Walking (circuit path), Fitness equipment, Cricket nets, Tennis hit up wall, Basketball ½ court, Artwork, AFL, Cricket, Tennis, Minkey, Joey Soccer, Annual School Sports Lightning Carnival, Archery). David Cruickshank Reserve (Recreation Space – Sports Space) including Playground, Dog walking, Kindergarten, Cricket nets, AFL, Cricket, Tennis, Lawn bowls. Melvista Park (Recreation Space – Sports Space) including Playground, Bridge Club, Kindergarten, Playgroup, Dog exercise, Cricket nets, Artwork, Cricket, AFL, Hockey, Tennis, Croquet.

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	<ul style="list-style-type: none"> • Mt Claremont Oval (Recreation Space- Sports Space – Nature Space) including Playground, BBQs, Dog exercise, cricket nets, basketball ½ court, Soccer, Cricket, Gridiron, School sports carnival, Environmental Conservation, Bushwalking. • Paul Hasluck Reserve (Recreation Space) including Soccer, Scenic walking (foreshore path), Dog exercise, Picnics, River-related recreation activities. <p>Regional Parks:</p> <ul style="list-style-type: none"> • Allen Park (Recreation Space – Nature Space – Sports Space) including Playground, BBQs, Dog exercise, Playgroups, Bridge Club, Basketball ½ court, Cricket nets, Rugby Union, AFL, Cricket, Tennis, Environmental conservation, Bushwalking, Heritage conservation
School Sports Circuit – Project Synopsis 2016	<p>This document provides budget and infrastructure information required for the implementation of a School Sports Circuit. It is planned to provide a pathway suitable for cycling, running and walking activities by schools as well as a commuter route to and from schools.</p> <p>For the concept to develop into a project, permission will be sought from various land-owners and stake holders including Town of Cambridge, University of West Australia, HBF Stadium, Town of Claremont, Cottesloe Golf Club, Christ Church Grammar School and John XXIII College.</p> <p>Intended linkage to secondary schools include John XXIII College, Christ Church Grammar School and playing fields, Scotch College, and the Methodist Ladies College.</p> <p>Primary schools include Swanbourne Primary School, The Quintilian School, Moerlina School and Mount Claremont Primary School enabling linkage of these schools with the facilities of UWA Sports Park, HBF Stadium, Cottesloe Golf Club, Mount Claremont Oval, Cresswell Park and Lake Claremont Golf Course.</p> <p>Passive links between the eight schools include Bold Park, Perry Lakes Reserve, Lake Claremont and the Whadjuk trails.</p> <p>The proposed network of pathways is a total distance of 12.8km. Construction of the circuit will be undertaken in stages and separated into logical segments, dependent on land owners, funding, infrastructure timeframes, stakeholders, existing infrastructure and engineering challenges.</p>

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	<p>The route has been divided into individual stages as follows:</p> <ul style="list-style-type: none"> • Cottesloe Golf Club • Town of Cambridge sectors • HBF Stadium, University of West Australia and Christ Church Grammar School (CCGS) • John XXIII College • Pine Tree Lane, Narla Road and Alfred Street • Town of Claremont sectors • John XXIII Links
City of Nedlands Strategic Recreation Plan 2005	<p>The vision was for the City of Nedlands Sport and Recreation in 2015 to be centralised around four major sporting / recreation venues as follows:</p> <ul style="list-style-type: none"> • College Park catering for Cricket and Football and unstructured community activities including physical activity, leisure and cultural activities. All users have use of a centralised social clubroom and all sporting codes work together to ensure the financial viability of their sports and facilities. • Allen Park catering for the community's recreational needs with sport and recreation facilities. The development of an integrated recreation park in the centre of Swanbourne provides for a clear focus and potential for unstructured activities, as well as to conduct a number of additional community events. • Hollywood Bowling Club / Highview Park catering for Hockey, Bowls, Volleyball and a range of unstructured community activities. A vibrant Sporting Association has ownership and management of centralised social clubrooms with all users working together to ensure the financial viability of their sport and facilities. • City of Nedlands River Foreshore catering for the community's recreational needs for structured sports and unstructured activities, as well as an area to conduct a number of additional community events.

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	<p>The principles for development included:</p> <ul style="list-style-type: none"> • Sport and Recreation is an important component in the lives of the people living in the City of Nedlands. • The City needs to provide a balanced provision that takes account of both the financial benefits as well as social benefits. • The fees should take into account the social capital value and equity. • A booking fee needs to be implemented to deter multiple booking of reserves and be a set amount for each booking, not each club. • Increase safety, security, access, travel links by means of lighting, dual use pathways, fitness tracks, playgrounds and BBQs. • Support, in principle, for shared facilities. • That a hierarchy of buildings, lighting and playgrounds need to be developed, based on the identification of four major precincts centred on Allen Park, College Park, Hollywood Bowling Club and surrounds and the City of Nedlands foreshore.
<p>City of Nedlands Strategic Recreation Plan Review & Update – Final Report (2010)</p>	<p>This 2010 review brought together information on a range of areas including, but not limited to: An assessment of progress of the initial plan (2005); demographic changes; participation trends; changes in federal and state priorities; current cost recoveries and assessment of current expectations and standards.</p> <p>The amended vision stated: <i>The City of Nedlands is committed to making a significant and sustainable contribution to the quality of life of the people living within, and who visit, its boundaries through support of a broad range of sport and recreation services, facilities and programs.</i></p> <p>Since the initial Plan, a number of changes had occurred including:</p> <ul style="list-style-type: none"> • The introduction of a lease between the City and the Croquet Club which came into effect on December 31 2009.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • Wicket maintenance being passed over to the cricket clubs with an annual donation to costs made by the council which is set on a yearly basis. • Subject to the development of changerooms and installation of training lights, the UWA-Nedlands Football club was to be relocated from the Paul Hasluck Reserve to Mt Claremont Oval and Charles Court Reserve. • Standard leases had been developed and implemented with groups as their current leases terminate. Since 2005, 10 sporting club leases had been renewed and one new lease has been put in place (Riverside Lions Hockey Club – JC Smith Pavilion). <p>As a result of the review, the four major precincts of Allen Park, College Park, Hollywood Bowling Club and surrounds and the City of Nedlands foreshore were increased to incorporate Melvista, Mount Claremont Oval and David Cruickshank Reserve.</p>
Nedlands Foreshore Enhancement & Management Plan (Volume 2, 2010)	<p>The City of Nedlands commissioned an Enhancement and Management Plan to guide the future use and management of the Nedlands Foreshore. This includes the Charles Court Reserve, and of the recommendations the following are relevant:</p> <ul style="list-style-type: none"> • Revegetate the foreshore in areas shown on the concept plan using native indigenous species propagated from local seed stock and that would potentially attract birdlife to the foreshore. • Prepare and implement a Nutrient and Irrigation Management Plan for the entire foreshore but focusing on irrigated grassed areas. • Encourage the Perth Flying Squadron Yacht Club and Nedlands Yacht Club to prepare an Environmental Management System to set up a cycle of management, resulting in continuous improvement, and incorporate the requirements of the EMS in the land lease of each yacht club as the leases fall due. The dual use path in front of the two yacht clubs to provide access to the foreshore as not to restrict public access. • Relocate pine bollards along Charles Court Reserve further off the road to improve safety for people entering and exiting parked vehicles.

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	<ul style="list-style-type: none"> • Restrict parking on the riverside of Paul Hasluck Reserve during soccer training and game times. • Investigate, in conjunction with the State Government, the feasibility of re-establishing the access path to the foreshore from the former Sunset Hospital site. • Progressively reconstruct the Edward Bruce Foreshore Path in accordance with relevant engineering standards for 'shared paths' (Austroads Guidelines), including provision of signage and pavement treatments where appropriate. • Liaise with the Perth Flying Squadron Yacht Club and Swan River Trust regarding options for ensuring safe public access across the hardstand and slipway area. • Undertake a detailed engineering study to determine feasibility and implications of removing the riverwall from Paul Hasluck Reserve and prepare plans for wall removal. • Commence planning to progressively replace the riverwall adjacent to Beaton Park and Charles Court Reserve. • Further investigate the presence of soils or sediments containing sulphides and / or other sulphidic material that have not oxidised by exposure to the air (known as PASS) on the Nedlands Foreshore prior to removing any section of the riverwall. Investigations should be in accordance with advice from the relevant state government department. • EPA guidelines for undertaking a preliminary assessment. • Convert Paul Hasluck Reserve from active to passive recreation. • Provide additional shade trees at the western end of Charles Court Reserve adjacent to the Skate Park. • Encourage the sharing of facilities between the Nedlands Soccer Club and the Nedlands Yacht club in the medium-term. • Encourage the formation of an active sport node based around Charles Court Reserve.

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	<ul style="list-style-type: none"> • Request all active recreation clubs located at the area to prepare a plan addressing an approach to restrict membership numbers, identifying playing and training times and the need for facilities / storage. • Do not support further encroachment into public areas by yacht clubs. • Request the Department for Planning and Infrastructure to re-allocate the Nedlands Yacht Club riverbed lease to move it away from the river wall, following liaison with the Nedlands Yacht Club, Swan River Trust and City of Nedlands.
<i>Uniquely Nedlands</i> Annual Reports 2017-2018 2016-2017	<p>The report identified the City works in close partnership with 30 local sporting clubs to offer a wide range of sporting options to the community. Bookings for facility use is coordinated to ensure clubs have prioritised access to the City's seven major sporting reserves. As well as access to reserves, clubs are supported in securing funding to upgrade their facilities to meet the needs of the clubs, community and sporting codes. In respect of Community events, there is an increasing number of people organising their own events in the City's parks and reserves. These externally provided events included community-based, corporate and private events, such as wedding ceremonies and birthday celebrations.</p>
Peak and State Sporting Facility Plans and Guidelines	
Tennis West Strategic Facilities Plan (2018)	<p>The plan was adopted by Tennis West in 2018. The following represents a summary of the key outputs and recommendations relating to the sport of tennis generally across the state:</p> <ul style="list-style-type: none"> • Four strategic priorities form the basis of the Tennis West facility planning and development framework, and for metropolitan Perth these include:

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	<ul style="list-style-type: none"> ○ Increasing venue access and use. Including, where appropriate, investigate the consolidation or rationalisation of under-utilised courts to provide a more sustainable club network. ○ Enhancing facility capacity. Including working with and encourage clubs that wish to convert their natural grass courts to hard courts as a result of high maintenance costs. Ensure any new hard courts developed provide floodlighting. ○ Developing stakeholder partnerships: Includes providing adequate support and resources to existing and potential future club coaches to ensure tennis programming and activities are being driven at a local level. ○ Prioritising infrastructure investment: Includes the mapping of registered players and establishing a metropolitan benchmark for venue catchments to identify overlaps, duplication and any potential rationalisation opportunities. ● Limited community or non-member access to single use tennis facilities: Ongoing maintenance of grass courts and a lack of floodlighting are key issues being experienced by clubs and local governments in the metropolitan zones. ● The City of Nedlands lies within the Western Suburbs grouped local governments including Perth, Subiaco, Claremont, Mosman Park, Cottesloe and Cambridge. Within the group there are 11 venues, 182 courts and 2,608 members with a member-to-court ratio of 14:1 which indicates a significant over-provision (unlit court ratio is 20:1 and floodlit 30:1). Issues identified include: <ul style="list-style-type: none"> ○ The need to provide lit courts in Perth and Subiaco. ○ A high number of grass courts and a requirement to convert to acrylic hard courts. ○ The extent of existing court provision within the City which includes Nedlands Tennis Club (19 grass, 5 acrylic, 2 synthetic, 5 of which are floodlit); Allen Park Tennis Club (7 grass and 4 acrylic surfaces of which 4 are floodlit) and Dalkeith Tennis Club (13 grass, 6 acrylic, 4 cushioned acrylic, 2 clay of which 8 are floodlit). ● Of the recommended actions, the following are relevant:

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	<ul style="list-style-type: none"> ○ Work with clubs and LGAs in the east on converting some natural grass courts to acrylic hard courts. Investigate those clubs with an imbalance of grass and hard courts, such as Bayswater, Nedlands, Claremont, Royal Kings Park, Midland Lawn, and Maylands Tennis Clubs. ○ Increase the number of floodlit hard courts at club venues where clear demand for evening and winter use has been identified. Ensure courts converted from natural grass to acrylic are floodlit. ○ The strategy emphasises that in Western Australia there is a need for more sustainable and professional operations within existing and new venues and it has been recognised that the development of more venues with a regional focus is critical to the long-term health of tennis.
Tennis 2020: Facility Development and Management Framework for Australian Tennis (Tennis Australia)	<p>The Tennis Australia 2020 Facility development and management framework for Australian tennis states that the future foundation for Australian Tennis will be:</p> <ul style="list-style-type: none"> • Better planning • More and better national infrastructure • Better management practices <p>Key challenges identified included changes in tennis infrastructure and needs:</p> <ul style="list-style-type: none"> • Nationally, increasing maintenance and replacement costs of court surfaces and fencing, and the need to fund lighting has resulted in standards decreasing in clubroom environments. • The impact of a changing physical environment, life cycle costs and consideration of water conservation and sun protection is also critical to facility development planning. • Traditional revenue models in operating tennis facilities feature a reliance on membership fees, which alone are recognised as not providing the necessary income to recover maintenance, operational and replacement costs. <p>The Tennis Australia Hierarchy Referenced in the document highlights the following developmental hierarchy:</p>




Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • National Tennis Centres – 20 courts plus. • Regional Tennis Centres – 16 courts plus. These are to include national / state-based tournaments, high performance talent feeder focus; resource for smaller centres, clubs and associations; grass roots development, sustainable tennis development objectives and community health and wellbeing objectives. • Large Community Tennis Centres (Sub-Regional) – 12 courts plus. These are to include intra / Inter Club tournaments, high performance training feeder and focus; resource for smaller centres; clubs and associations; grass roots development objectives and community health and wellbeing objectives. • District Tennis Centres – 8 courts plus.
ANZ Tennis Hot Shots Court Development Guide (Tennis Australia)	<p>This Guide highlights the court requirements for Tennis Australia’s official development program for children. It identifies specific space requirements for all levels of court facility provision across four progressive stages (Blue, Red, Orange and Green). Court dimensions are provided for Red and Orange:</p> <ul style="list-style-type: none"> • Red for beginners’ tennis: 11m x 5.5m – with run-off a total area of 15m x 9.5m • Orange to progress to a larger size court: 18m x 8.23m – with run-off a total area of 26.54m x 12.6m <p>It is aimed at helping to develop children’s skills and confidence at their own pace. The ANZ Tennis Hot Shots court dimensions are adapted from the International Tennis Federation’s ‘Play and Stay’ model for smaller courts and from the United States Tennis Association (USTA).</p>
Tennis Venue Management Models (Source: Tennis Victoria)	<p>This document, produced by Tennis Victoria, provides background research and analysis to establish the most appropriate management model for consideration for all venues, advocating the need to understand and establish the desired outcome which is being sought by all parties.</p> <p>It states clubs have historically been predominantly managed effectively by a not-for-profit community club, with volunteers fulfilling all tasks associated with successfully delivering tennis to the community. Not-for-profit clubs have usually been the exclusive occupiers of venues operated from council owned or managed land, and a common arrangement has been that in exchange for exclusive use, the club (as asset manager)</p>

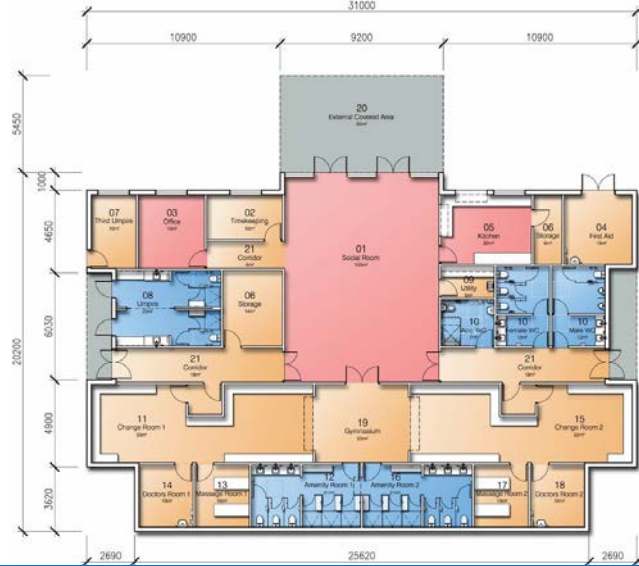
Document	Precis of Main Considerations
	<p>has been responsible for court maintenance and refurbishment costs. This has become a concern with the emergence of clubs not being able to manage their obligation from a financial and volunteer perspective. Alternative management models are therefore advocated as a mechanism to address these risks.</p> <p>They advocate four principles:</p> <ul style="list-style-type: none"> • Accessibility • Sustainability • Community benefit • Accountability <p>Five (5) management models are identified for consideration:</p> <ul style="list-style-type: none"> • NFP Club – Volunteer Management or (Part-time Administrator / Full-time Manager). This establishes the club as the main operator from a volunteer perspective and for larger clubs to potentially install a paid manager / administrator. It advises that the paid position should not be a member of the club. • Hybrid Model – Professional Operator with Community Oversight: Undertaken in two potential scenarios: <ul style="list-style-type: none"> ○ The NFP Club holds head lease with venue owner (often local government) and sub-leases to professional operator to manage the venue or operational components. ○ Local Government (or venue owner) leases directly to a professional operator. A separate lease may also be issued to an NFP club to jointly occupy the venue and provide specific services such as inter-club competition, and other social play. • For Profit Commercial Model: Are either located on local government owned land and pay rental to the council, are located on freehold owned by the operator, or leased from the property owner. The benefit of such an approach is that commercial operators can often be more innovative and dynamic with the programs they operate.

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	<ul style="list-style-type: none"> Strengths and weaknesses are identified with each model which need to be assessed on a site by site basis.
Bowls WA Strategic Facilities Plan (2012)	<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 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>
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia (2014)	<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 have 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 percentage of children riding to school closer to the levels of the 1970s. Safety: To reduce the number of serious bicycle injuries every year. 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 WA every year. <p>Of the challenges, the following is relevant to the City of Nedlands Strategic Recreation Plan:</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.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • 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.
<p>Western Australian Football Commission Strategic Facilities Plan 2020 – 2030 (2020)</p>	<p>The Plan identifies the City of Nedlands within the Central Growth Region (one of six metropolitan growth regions specified) which also includes the Cities of Perth and Subiaco together with the Towns of Mosman Park, Claremont and Cottesloe. The projected population growth to 2026 is 110, 620 for the region. During the consultation process the City of Nedlands confirmed that participation was either growing or thriving. Of the key findings, the following are relevant:</p> <ul style="list-style-type: none"> • The strongest benefits of investing in Football facilities are delivered in the areas of mental and physical health, followed by personal wellbeing, education and recidivism (based on an analysis of data from ACIL Allen). Others benefits that have not been quantified include social inclusion, civic pride, empowerment, social connectedness, regional population stability, crime reduction and cultural integration. • For your average footy club member, it is estimated there are \$3,000 of social benefits directly related to being involved in club football. • From an economic perspective the study found that the WA football industry contributed \$220.3M to the WA economy and every dollar spent by football in WA creates two dollars for the local economy. • The 2019 state average penetration (total population divided by the total number of players) is 3%. This is equivalent to 1 in every 33 people in WA participating in football. • Approximately 1,924 girls participated in the Auskick program in 2019. The West Perth Football Club (111), Swan Districts Football Club (103) and University Football Club (102) recorded the highest number of female football participants. • Key facility gaps were identified as the need to upgrade facilities to be more accessible by all gender groups. Lack of grounds for expanding competitions (metropolitan areas) is identified as a challenge. Future investment is likely to be in inclusive changing facilities, modular clubhouse buildings, synthetic and hybrid surfaces and to ensure the environmental sustainability of clubs.

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AFL Facility Guidelines (2019)	<p>The guideline identifies a hierarchy level for AFL facilities which include:</p> <ul style="list-style-type: none">• State: State leagues and elite underage competitions.• Regional: To service a collection of suburbs, townships or geographic areas within a municipality (or across municipal borders) and often cater for more than one code or activity.• Local: Designed to cater for local level competition within individual suburbs, townships, or municipalities and are usually also the ‘home’ of a seasonal club. The guideline states that 76% of all community venues fall within this category or classification.• Remote: Generally a dirt playing field with no or limited player, official or spectator amenities.• Junior / School Venues: Used for the introductory forms of Australian Football such as Auskick, junior or school competitions and act as overflow training venues. <p>The City of Nedlands Football Facilities are identified as local level facilities where the following spatial components are advocated:</p> <table><tr><th>Amenities</th><th>Local</th><th>Amenities</th><th>Local</th></tr><tr><td>Player amenities (toilet / showers) x 2</td><td>42m²</td><td>Social/Community Room</td><td>100m²</td></tr><tr><td>Changerooms x 2</td><td>110m²</td><td>Kitchen/kiosk</td><td>20m²</td></tr><tr><td>Massage / strapping room</td><td>20m²</td><td>Storage</td><td>20m²</td></tr><tr><td>Umpires rooms</td><td>25m²</td><td>Timekeeping / Scorers Box</td><td>10m²</td></tr><tr><td>Doctors room</td><td>20m²</td><td>Third Umpire / Match Officials</td><td>10m²</td></tr></table>	Amenities	Local	Amenities	Local	Player amenities (toilet / showers) x 2	42m ²	Social/Community Room	100m ²	Changerooms x 2	110m ²	Kitchen/kiosk	20m ²	Massage / strapping room	20m ²	Storage	20m ²	Umpires rooms	25m ²	Timekeeping / Scorers Box	10m ²	Doctors room	20m ²	Third Umpire / Match Officials	10m ²
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	First Aid	15m ²	External Covered Areas	50m ²
	Gymnasium/fitness room	23m ²	Utility	5m ²
	Offices	15m ²	Corridors	72m ²
	Public Toilets (Inc Acc. WC)	33m ²	TOTAL	590m²
<p>Facilities and playing surfaces are provided to home and away competition standard only.</p> <p>The overall consideration in all club-based infrastructure is to incorporate gender diverse changing infrastructure as depicted below:</p> <div>    </div> <p>The optimum local level facility is provided as a model development option. The basic design principles identified above detail the following key areas:</p>				

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	<ol style="list-style-type: none"> 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 <p>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. Oval orientation should ideally be north to south. Basic design principles are advocated which need to be considered on all sites providing for a sporting capability.</p> 
<p>Western Australian Cricket Infrastructure Strategy 2019-2028 (referenced as WACIS and published by the WACA)</p>	<p>The WACIS is to provide the Western Australian cricket community and its stakeholders with a detailed assessment and analysis of the state's cricket facility landscape across metropolitan and country Western Australia. The strategy identifies:</p> <ul style="list-style-type: none"> • Claremont Nedlands Junior Cricket Club is identified as being within the Top 20 cricket clubs in regard to participation at the completion of the 2017/2018 season (second in the list with 646 participants). • The City of Nedlands is located within the Western Suburbs Region which has 4,412 registered club and community cricket players, the third highest in the state. It also has the second highest number of indoor cricket participants at 3,696 and one of the highest player-to-population ratios of 1.8%. It is estimated within the region there will be an additional 266 participants by 2028. Female participation makes up 11% of participation in the region and there is a need to improve capacity and functionality

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	<p>to cater for female participation which is expected to grow. Almost 40% of centre wickets in the region are turf, well above the metropolitan average of 19%. Ground to population ratio is 1:3,489, compared to a metro average of 1:4,637. The condition of player facilities and length of centre pitches are identified as the key facility issues.</p> <ul style="list-style-type: none"> • The Claremont Nedlands Club is considered to be a premier club (one of 16 in Metropolitan Perth) and has the following facility priorities: <ul style="list-style-type: none"> ○ Centre wicket turf table ○ Playing field irrigation ○ Playing field surface levels and grass coverage ○ Female friendly changing rooms and supporting amenities ○ Umpire changing rooms and supporting amenities ○ Toilets / public amenities • Western and Northern Suburbs Cricket Region, having a club participation (2017/18) of 3,074 - 2nd out of the top 20 club and community cricket participating Local Government Authorities (LGA) at the completion of the 2017/18 season. • Club facilities and amenities should include: 2 unisex players changerooms per playing field; one unisex official's changeroom per playing field; kitchen or kiosk; socials / community room (indoors); toilets (m/f or unisex and accessible), scorers viewing area; ground maintenance storage (for turf venues) and equipment storage. <p>The strategy identifies a need to work more closely with government partners and co-tenants to ensure community cricket facilities are functional, sustainable and viable. Australian Cricket appreciates the financial limitations of local government and is committed to working collaboratively to ensure facilities are sustainable and provide diverse participation opportunities.</p>

Document	Precis of Main Considerations
Cricket Australia Design Guidelines: Community Cricket Facility Guidelines (2015)	<p>The Guidelines state 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:</p> <ul style="list-style-type: none"> • 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, and 4 – Design for access and mobility. <p>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.</p> <p>The following spatial guidelines refer to a local level facility:</p> <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

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • 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 <p>When considering a new building or redeveloping existing facilities, the Guidelines state that it is important to reduce direct environmental impacts through the implementation of practices and design ethos such as:</p> <ul style="list-style-type: none"> • 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

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> Ensuring the space sporting facilities occupy is designed, occupied and operated with the objective of best practice environmental performance
Hockey WA Strategic Plan 2015 to 2020	<p>The Hockey WA vision is stated as being: <i>Hockey for All</i></p> <p>The mission is identified as: <i>To manage the sustainable development and promotion of hockey to everyone</i></p> <p>Of the key objectives and initiatives, the following are relevant to the development of hockey infrastructure within the City of Nedlands:</p> <ul style="list-style-type: none"> Participation: Hockey to be the sport of choice attracting new participants through the active engagement of players; officials and volunteers of all ages. <ul style="list-style-type: none"> Engage a greater number of school-aged participants through junior school-based introductory and retention programs. Implement school-based programs to introduce players to hockey across WA. Be a sport of choice for the WA community offering a range of diverse formats to encourage player participation. Engage and support clubs to deliver inclusive participation programs. Facilities: Plan, develop and support / operate facilities that meet the expanding requirements of the hockey WA community. Develop facilities to support participation growth demands across Western Australia. Support for the delivery of at least five additional artificial surfaces in the metropolitan region and the development of a Facility Management Network developed to improve standards, consolidate knowledge and enhance delivery.
HWA - Facilities & Infrastructure Sub Committee Charter (2018)	<p>The sub-committee was set up in 2018 as a mechanism to provide appropriate advice and recommendations on the following matters to facilitate decision-making by the Hockey WA Board:</p> <ol style="list-style-type: none"> Development of facilities and infrastructure (facilities) to support the sustainable growth of hockey in accordance with HWA's Strategic Plan. Support individual Clubs and Regional Associations seeking to develop their own facilities.

Document	Precis of Main Considerations
	<p>iii. Support management in maintaining a sustainable future for Perth Hockey Stadium and continuing lease from Curtin University.</p> <p>Two of the duties and responsibilities of the Sub Committee are to:</p> <ul style="list-style-type: none"> • Identify areas that should be supported for facilities development and the requirements for new clubs to fill these shortfalls. • Identify the risks associated with development of facilities and recommend appropriate risk mitigation measures.
Hockey WA Strategic Facilities Plan 2009 to 2025 (2009)	<p>HWA's strategy in regard to turf development is currently being reconsidered with the view that a new Strategic Facility Plan will be developed in the near future.</p> <p>This document, while ageing, contains a series of recommendations relating to the provision of synthetic turf and grass pitch infrastructure. In consideration of a State Sporting Strategic Facilities Plan, the Hockey WA Board is to review its existing policy titled 'Additional Synthetic Turf' to determine the level of and the conditions under which funding may be available for turf provision. Twelve specific sites are identified for synthetic turf pitch provision with associated grass pitch provision. A hockey turf within the City of Nedlands was not identified. The actual provision of turf, which has emerged since the production of the document, has not followed the strategic direction, with turfs provided at Fremantle, Guildford Grammar School, Southern River and Warwick in the past 4-5 years.</p> <p>The 1:75,000 population driven standard of provision has proven to be unworkable with the main focus now being on the financial viability of a turf, effective governance structures and potential validation through cost sharing with aligned partners.</p>
Netball Strategic Facilities Plan and Basketball	<p>The intention of both Plans 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 plans.

Document	Precis of Main Considerations
Strategic Plan (2015)	<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>An additional 19 recreational basketball / netball courts are to be provided in the metropolitan region by 2026. The approximate location to meet the needs of future users is to be established and land secured in partnership with relevant local governments. The City of Nedlands is not specifically referenced as a critical area where there is a gap in provision which is not being met. Within the City of Cambridge, and within 2km of the City's boundary, are the State Basketball and State Netball Centres.</p>
Strategic Sporting Analysis Documents: Future Direction	
The Future of Australian Sport CSIRO on behalf of the Australian Sports Commission 2013	<p>The report identified six megatrends likely to shape the Australian sports sector over the next 30 years. These include:</p> <ul style="list-style-type: none"> • Sport and Fitness (A Perfect Fit): Individualised sport and fitness activities are on the rise. People are increasingly opting to go for a run with headphones and a music player when the opportunity arises rather than commit to a regular organised sporting event. • Lifestyle (From Extreme to Mainstream): The rise of lifestyle, adventure and alternative sports which are particularly popular with younger generations. They attract greater general awareness through online contact. • Aligned benefits (More than Sport): The broader benefits of sport are being increasingly recognised by governments, business and communities i.e. mental and physical health crime prevention and social development. • Ageing Demographic (Everybody's Game): Australia faces a constantly ageing population. This will change the types of sports played and how they are played. There are indications that Australians are embracing sport into their old age which means that to retain strong participation rates, sports of the future will need to cater for senior citizens (i.e. low impact, social and less confrontational). In addition, society is becoming more multi-cultural and there is a need to adapt to those changes.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • Growth in Asia (New Wealth, New Talent): Asian countries are investing heavily in sports capabilities and, especially in the case of China, have rapidly improved gold medal outcomes at the Olympics. This, in turn, creates new commercial markets and opportunities. • Sports as a Business (Tracksuits to Business Suits): Sports with higher salaries may draw athletes away from those with lower salaries. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems, in light of market pressures.
Intergenerational Review of Australian Sport 2017 - Boston Consulting on behalf of Australian Sports Commission (ASC)	<p>Of the key messages the report conveys, the following are particularly relevant:</p> <ul style="list-style-type: none"> • The sector's economic contribution is equivalent to 2–3% of GDP, employing more than 220,000 people and attracting 1.8 million volunteers – Australia's largest volunteer destination. • Sport also makes a major contribution to our health and wellbeing which is essential to combat obesity and physical inactivity. • Participation in sport improves outcomes in core academic fields, as well as teaching life skills and improving memory retention. • The network of clubs and competitions brings people together. • International success builds national pride and reinforces Australia's international reputation for excellence. • These benefits result in every dollar spent in sport returning \$7 of total benefits to Australia. <p>The main threats to Australia Sporting future are considered to be:</p> <ul style="list-style-type: none"> • Sport is being increasingly marginalised in schools. • Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines • Two-thirds of adults and one-quarter of children are overweight.

Document	Precis of Main Considerations
	<ul style="list-style-type: none"> • We are increasingly time-poor, challenging traditional club models and the social cohesion they attract. <p>The challenges which need to be met are clear and the report proposes the following steps:</p> <ul style="list-style-type: none"> • Modernise sports' offerings; embed sport within the school day; and significantly expand the use of sport in preventative health efforts. • Create thriving sports organisations that contribute to stronger, more inclusive communities. • Improve the national high-performance system. • Develop a world leading, trusted sports industry that plays an increasingly important role in the Australian economy. • Expand non-government sources of revenue, improve the sector's use of data and technology, and improve our sports infrastructure, especially at the community level.

APPENDIX B: Demographic Analysis

The demographic profiling for the City of Nedlands has been obtained from the following sources:

- *WA Tomorrow*
- ABS Census Quickstats Data 2016
- Population Projections from the Local Planning Scheme

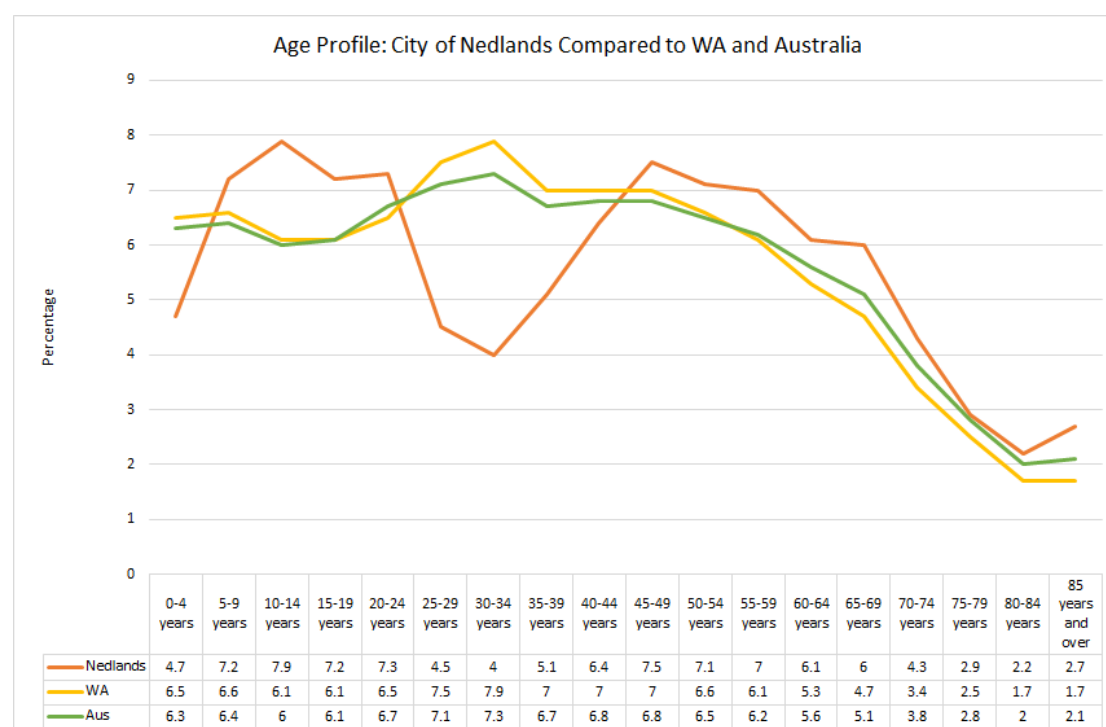
The overview below is sourced from all three data sources with the main focus being on the current population profile and key indices which give rise to the anticipated growth changes relative to each population cohort. This is supplemented in a separate section by participation projections based on AusPlay split down into key adult (aged 15 to 54 age range) and junior (0-14 age range) uses.

Current Population

As of the 2016 census, there were 21,121 people in the City of Nedlands. Of these, 49.4% were male and 50.6% were female. Aboriginal and/or Torres Strait Islander people made up 0.3% of the population. The age breakdown is shown in Figure 10 below. When compared to the profile of WA and Australia, it can be seen that within the City displays:

- An unusual profile with a consistently high child / youth cohort (5 to 24 year) and a consistently high middle age cohort (45 to 59 year). This would indicate that generally there are a high number of family units where sport and active recreation is likely to play a significant role.
- The 0-4 age range is significantly lower than the WA and Australian comparisons which indicates a lower demand for toddler and child support services for children under school age.
- The median age of people in the City of Nedlands was 41 years. Children aged 0 – 14 years made up 19.8% of the population and people aged 65 years and over made up 18.1% of the population.
- The high child / youth cohort is the age range which is likely to be involved in sporting club activity from a developmental perspective to a competitive team-based structure.
- The older age range is generally supportive of club-based activities and invariably provides both playing numbers in masters level competition but also potentially contributing to a clubs volunteer capability.

Figure 6: Age Profile of the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)

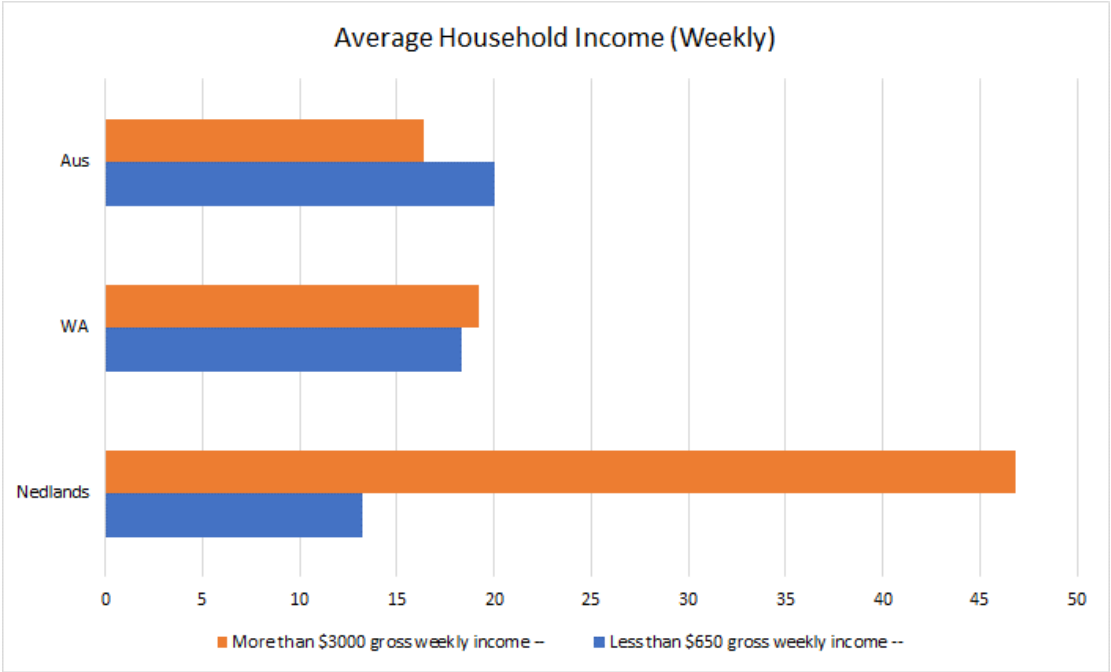


- It is also to be noted that the City of Nedlands profile includes a higher number of seniors (60 plus) than the comparison with WA and Australia. This would indicate a higher demand for passive recreational activities and low intensity non contact-based sporting use. The provision of activities including bowls, tennis and casual walking / exercise are likely to dominate the requirement of this age group.
- The significant fall in resident population between the ages of 25 to 44, in comparison to WA and Australia, indicates that this is likely to be the ages where children vacate the family home to set up on their own and/or with a partner. It is indicative that this age group do not have the financial capacity or desire to locate within the City. This, however, potentially has serious consequences for club infrastructure, particularly to supporting competitive sides and providing volunteer succession planning opportunities.

Other notable City of Nedlands household indicators from the 2016 include:

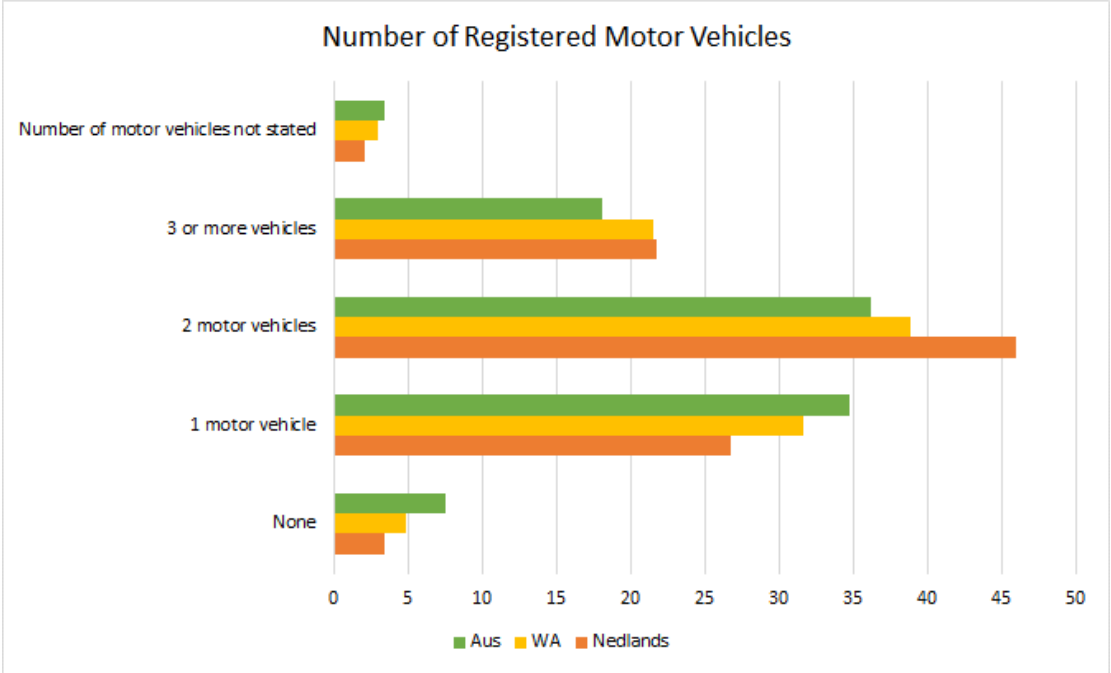
- Average people per household was 2.8.
- Median weekly household income was \$2,708. 13.2% of households had a weekly household income of less than \$650 and 46.8% of households had a weekly income of more than \$3000. Figure 10 below refers and highlights the disparity between the City of Nedlands and comparative data for Australia and WA.

Figure 7: Average Household Weekly Income of the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



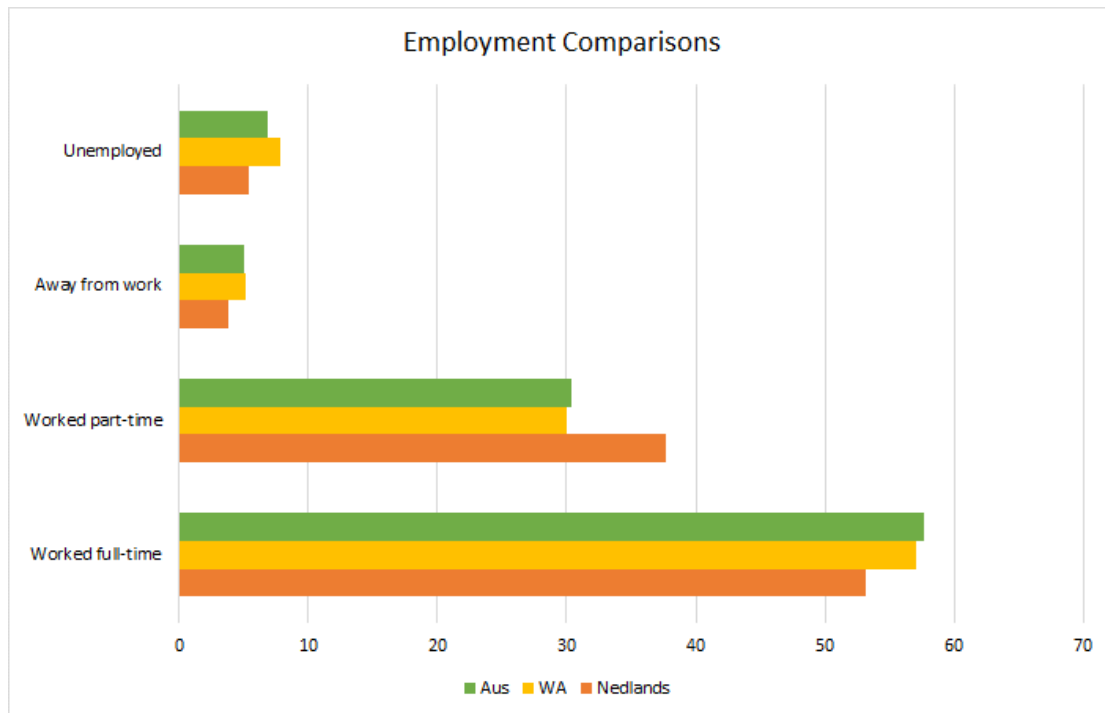
- Median monthly mortgage repayment was \$3,250.
- Median weekly rent was \$520.
- The median weekly personal income for people aged 15 years and over was \$987.

Figure 8: Number of Registered Motor Vehicles per Residence within the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



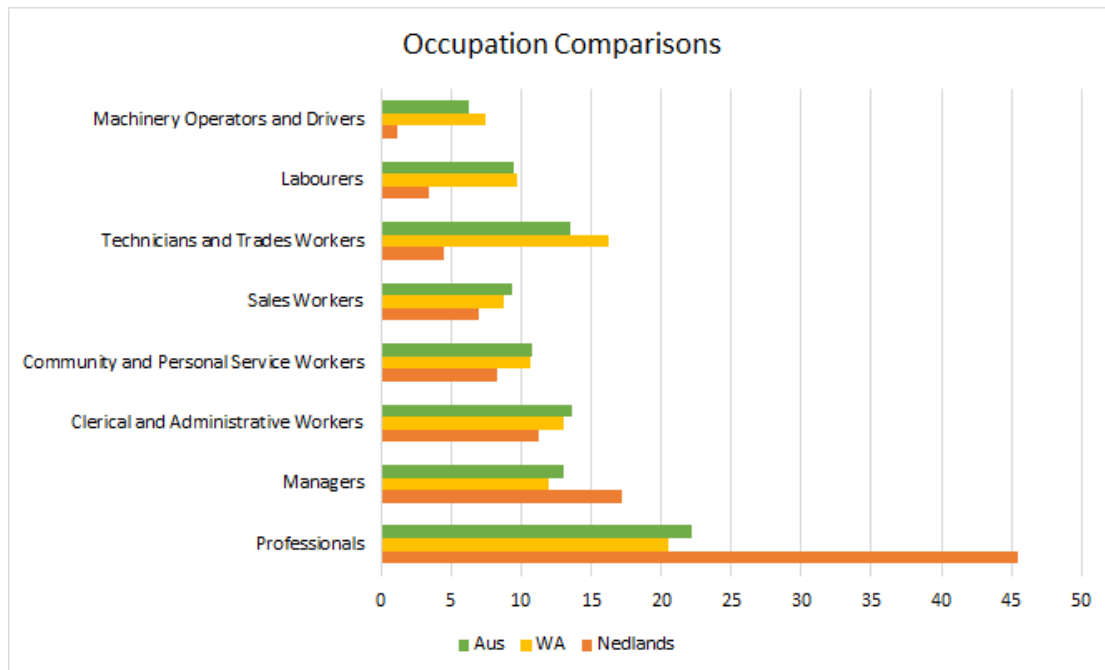
- Average motor vehicles per dwelling was two and access to private motor vehicle use is higher in the City of Nedlands than in comparison to WA and Australia (Figure 12 refers). 67.8% of households had access to two or more motor vehicles.

Figure 9: Employment Comparisons for the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



- There were 10,325 people who reported being in the labour force. Of these, 53.1% were employed full-time, 37.7% were employed part-time and 5.4% were unemployed. This compares favourably against both WA and Australia where the City experiences a lower level of unemployment and higher level of part-time workers in comparison. However, the city has a lower number of full-time workers. Figure 13 refers.

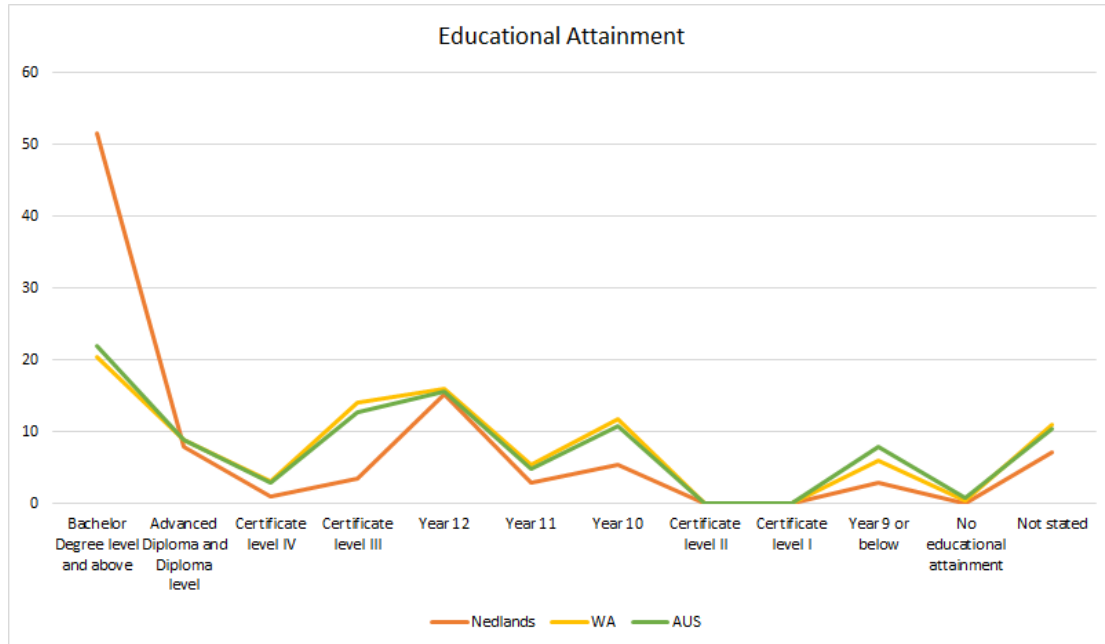
Figure 10: Occupational Characteristics of the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016) (Source: ABS Census 2016)



- Of employed people in the City of Nedlands, 18.6% worked 1 to 15 hours, 10.9% worked 16 to 24 hours and 46.5% worked 40 hours or more.
- The most common occupations in the City of Nedlands included Professionals 45.5%, Managers 17.2%, Clerical and Administrative Workers 11.2%, Community and Personal Service Workers 8.3%, and Sales Workers 7.0%.
- Of the employed people in the City of Nedlands, 7.1% worked in Hospitals (except Psychiatric Hospitals). Other major industries of employment included Higher Education 4.2%, General Practice Medical Services 3.7%, Legal Services 3.6% and Cafes and Restaurants 2.6%. In comparison to WA and Australia, the City has double or more percentage of professionals within the workforce. Figure 14 refers. The City residents are less likely to be engaged in the service industry or trades work and are less likely to be labourers or machinery operators / drivers.

These indicators highlight the general affluence of City residents and a relatively low household size. This could be due to the higher numbers of middle age / seniors / retirees who occupy single or couple residences. The ageing population who are physically capable with good levels of disposable income generally have the ability to contribute to leisure costs and seek opportunities for greater social interaction outside of the home and contribute to reducing subsidy levels. Conversely, however, those ageing and infirm are likely to demand higher levels of care and subsidised social opportunities.

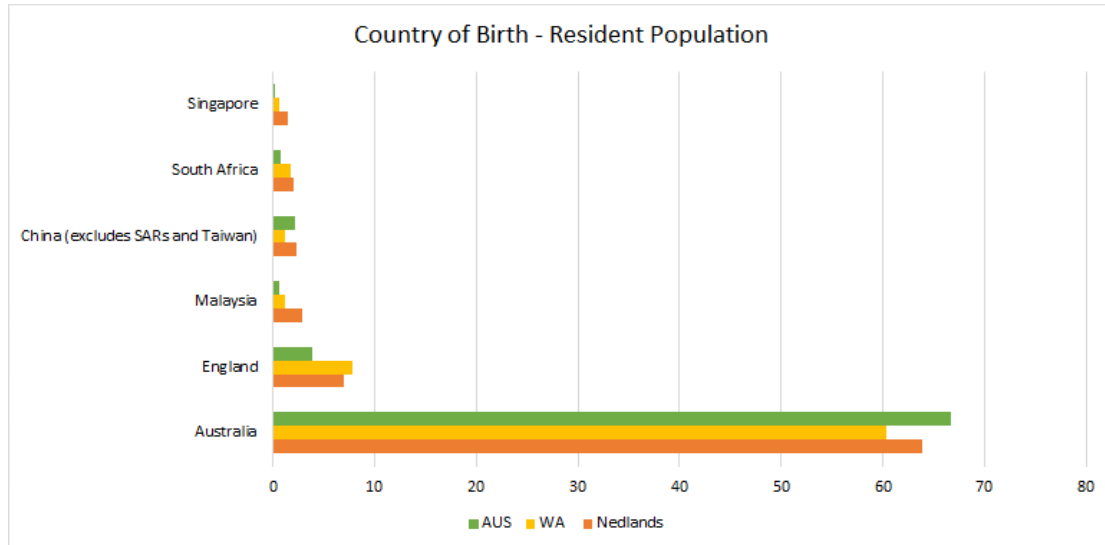
Figure 11: Educational Attainment in the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



In respect of educational attainment, it can be seen:

- Of people aged 15 and over, 15.3% reported having completed Year 12 as their highest level of educational attainment, 4.5% had completed a Certificate III or IV and 7.9% had completed an Advanced Diploma or Diploma. Over 50% had completed a degree level or above. The level of educational attainment is significantly higher than the comparative figures with WA and Australia. Figure 15 refers. Generally, this would indicate a demand / expectation for higher quality sport and recreation opportunities locally but also, when that is not provided, have the capability to access infrastructure further afield. The capability for the general population to access strategic higher paid employment is therefore high and as a result, generally, the level of disposable income which may contribute to local sport and recreation pursuits is also high.

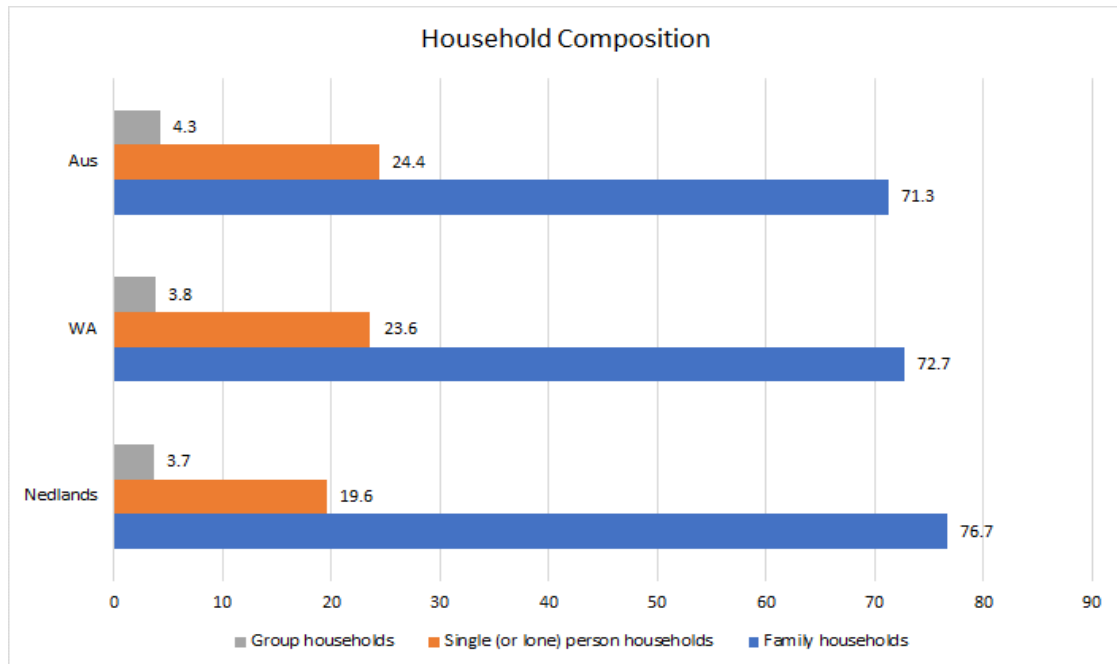
Figure 12: Country of Birth of Residents of the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



In respect of migration and country of origin, the following is relevant:

- The most common ancestries in the City of Nedlands were English 27.9%, Australian 22.5%, Scottish 8.1%, Irish 8.1% and Chinese 7.4%. 40.6% of people had both parents born in Australia and 38.4% of people had both parents born overseas. However, a significant number of residents are from an English-speaking background and culture. Figure 16 refers. While there is a high level of English-speaking residents which would demand access to traditional sporting pursuits, there is also a relatively high level of Asians which may demand alternative sports (including indoor court sports).
- The most common countries of birth for female parents were Australia 49.6%, England 8.5%, Malaysia 3.8%, China (excludes SARs and Taiwan) 3.7% and South Africa 2.4%. 80.5% of people only spoke English at home. Other languages spoken at home included Mandarin 3.9%, Cantonese 1.7%, French 0.8%, Italian 0.8% and German 0.6%.

Figure 13: Household Composition of Residents of the City of Nedlands in Comparison to WA and Australia (Source: ABS Census 2016)



In respect of household composition, the following is particularly relevant to the Strategic Recreation Plan:

- 54.3% were couple families with children, 34.0% were couple families without children and 10.0% were one parent families. 20.6% of single parents were male and 79.4% were female. Of couple families with children, 16.6% had both partners employed full-time, 5.0% had both employed part-time and 25.4% had one employed full-time and the other part-time.
- Figure 17 highlights the high level of family households in comparison to WA and Australia which although only a four to 5% differential, highlights the importance of providing access to family-based pursuits locally.

Projected Population Growth

Projected population growth is generally a key indicator of future needs and opportunities. The City of Nedlands, within the Local Planning Strategy, indicates population growth figures in accordance with *WA Tomorrow* (based on those contained in Directions 2031 release date in 2010). Figure 18 highlights the high projected population ranges having regard to the housing target from Report Card 2013; and from 2031 – 2050 on the WAPC's housing target from *Perth & Peel @ 3.5million*. The low projected ranges are based on the Band C *WA Tomorrow* projections produced by the Department of Planning Lands and Heritage. All projections are based on a dwelling occupancy rate of 2.55 which is lower than current median occupancy.

In respect of the latest *WA Tomorrow* population projections, Figures 19 and 20 provide a breakdown of the anticipated growth and likely age profiling. It is interesting to note that the age profiling highlights youth and young adults between the ages of 15 to 29 as being a significant population base, both now and into the future. However, it can also be seen that within the City, the 20-year projected growth demonstrates a significant move towards a gradually ageing in place population as the dominant age range on a 10-year cohort shifts to 30 to 39 years of age and the population over 45 increases year on year. However, this highlights the importance of club-based infrastructure to satisfy the more youthful cohort during the initial stages of the Strategic Plan to a demand for increased levels of seniors and social activity / connections / meeting places as the population ages.

*Figure 14: Population Scenario Projections 2011 to 2036, City of Nedlands
(Source: City of Nedlands Local Planning Strategy).*

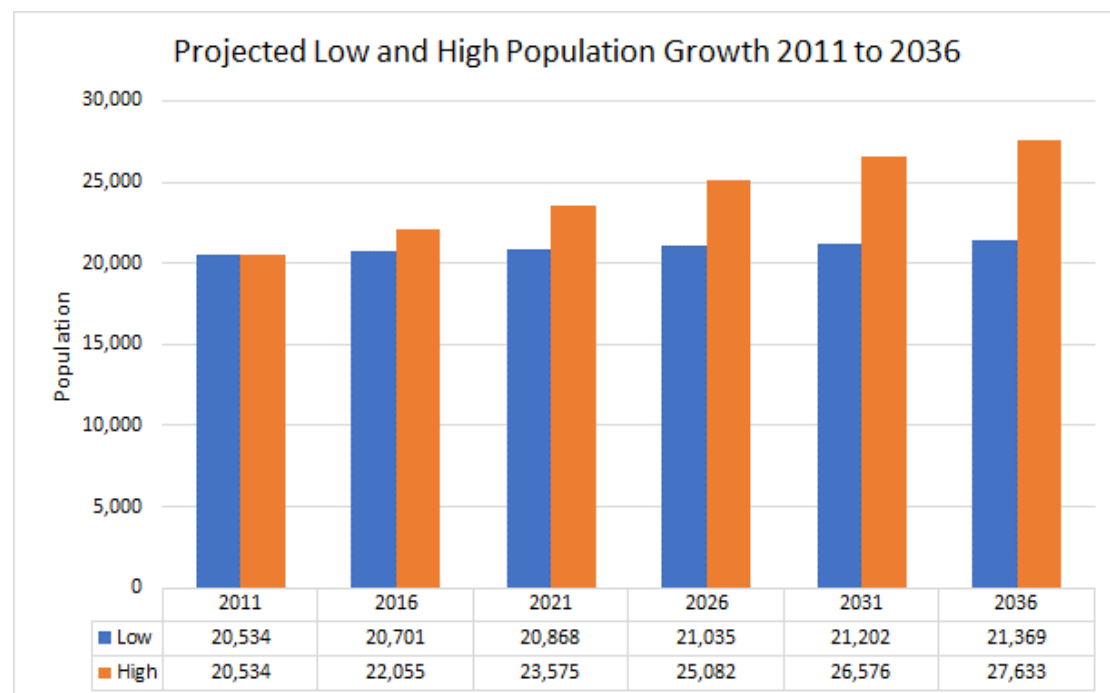


Figure 15: Population Projections for the City of Nedlands – High Growth Band C (Source: WA Tomorrow)

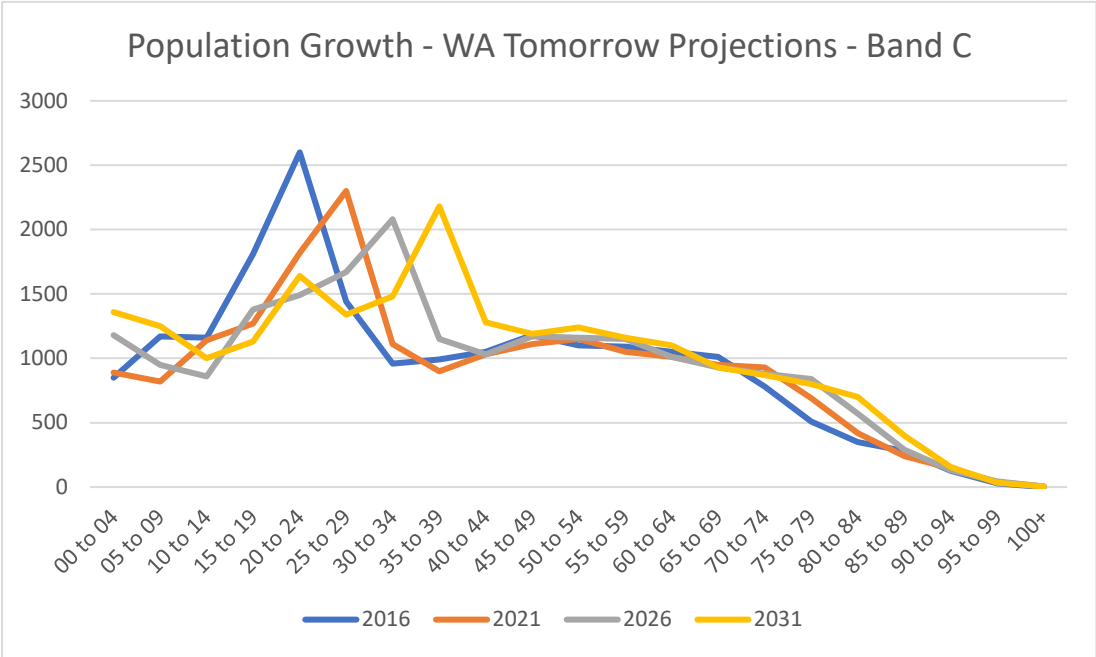
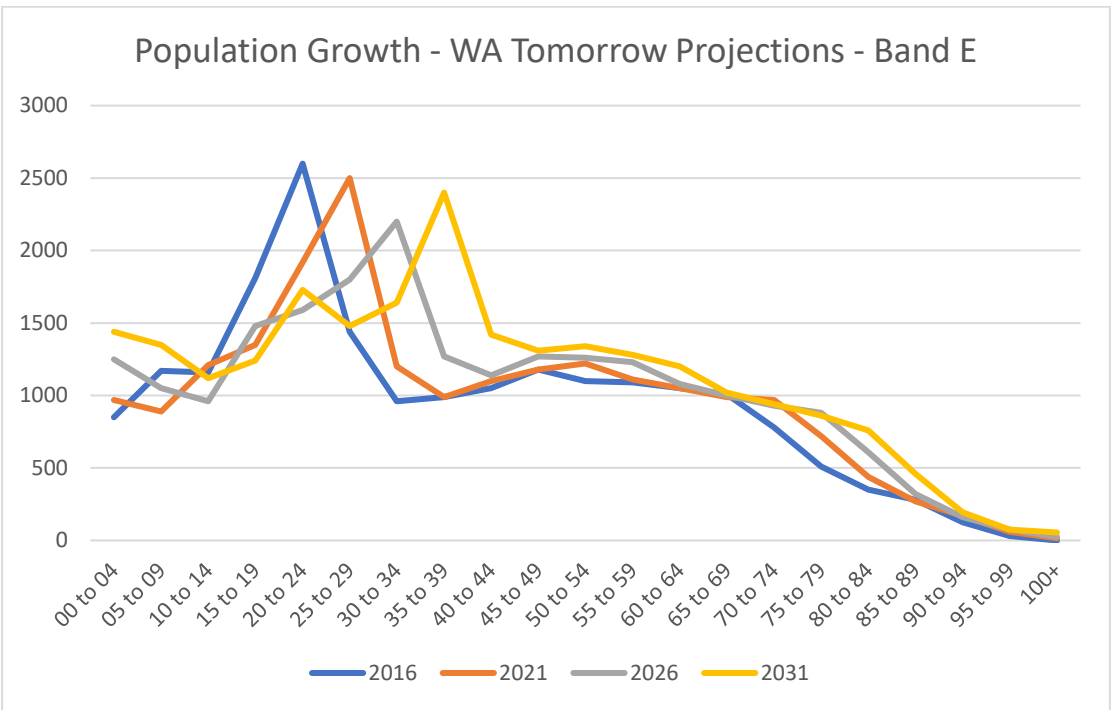




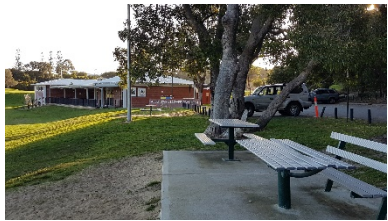






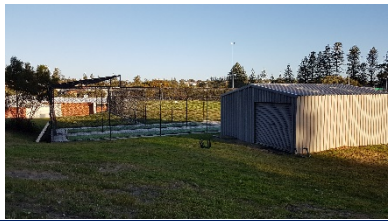





Figure 16: Population Projections for the City of Nedlands – High Growth Band E (Source: WA Tomorrow)

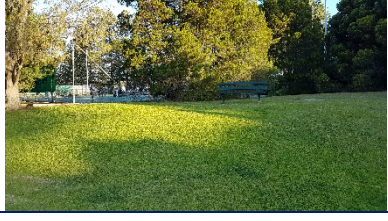
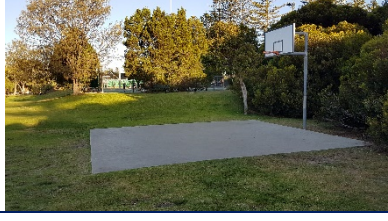
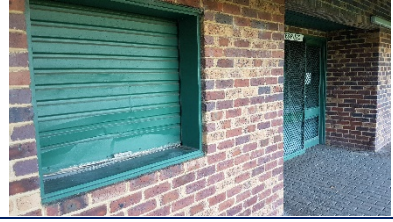
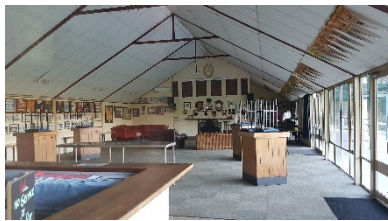
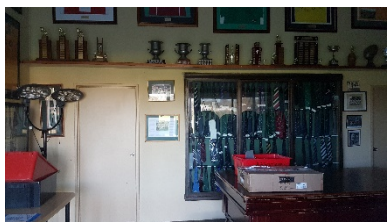


APPENDIX C: Visual Site Audits

A visual site audit of existing infrastructure has been undertaken and is represented below:

Images			Commentary
Allen Park			
			<p>Allen Park consists of a range of sporting facilities and oval provision with substantial pathways and heritage elements. It has previously been the subject of a Master Plan which is gradually being implemented across the site subject to funding availability.</p> <p>Allen Park Lower Pavilions and Sporting Areas: This area includes the newly-developed lower pavilion which lies on the northwestern side of the oval (the oval is well-maintained with a central synthetic cricket wicket). The lower pavilion is of a relatively modern construct having recently been extended to provide two changing rooms, UAT and enhanced male and female toilets together with kitchen / kiosk (refurbished in 2016). Access to the pavilion is via Clare Copse. The entry point also provides car access to Mattie Furphy House and the home of Friends of Allen Park.</p> <p>Allen Park Upper Pavilion is an ageing clubhouse building occupied by the Associates Rugby Union Club which is raised above the oval to the east. The building is surrounded by native bush set down below the servicing car park which also provides car parking to the WA Bridge Club. (The carpark, overflow grass car park area and bridge club building are elevated with direct access off Odern Crescent.) The upper pavilion, while providing a useable clubhouse space, is limited in functionality with a lack of gender neutral changing infrastructure. The building was constructed in 1963 and is reflective of the build of that era with modifications to the structure since that time. Within the building the airflow is poor and internal infrastructure dated, lacking contemporary design standards for seating, activity areas and information technology.</p> <p>Allen Park Tennis Club consists of seven grass tennis courts and four hard courts with a practice wall and clubhouse building. It lies on the southern portion of the park with access directly off Clement Street. The car parking servicing the facility is obtained on the grass verge. Internally, the building provides a timber floor hall / clubroom / function area with male and female toilets together with storage and coaches room /office. There are substantial shaded outdoor viewing areas to the east and west overlooking the courts. The building was last upgraded and extended in 2013/2014.</p> <p>Swanbourne Reserve has recently been upgraded to provide an additional cricket oval with central synthetic wicket. At the time of the audit, the oval was in construction but has since been completed with a trail provided on its perimeter with access through to the wider Allen Park Precinct. Swanbourne Surf Life Saving Club is located immediately to the west of Swanbourne Reserve in an elevated two storey building with a good quality function room, associated toilets and education room which was developed in 2014. The changing rooms on the ground floor are aged and in need of refurbishment and upgrade to meet contemporary surf lifesaving club standards and to comply with providing for a diverse user base. Located adjacent to Swanbourne Reserve is the WA Bridge Club which provides active daytime use principally for seniors. The upper car park which also services the Associates Rugby Union Club is located adjacent to the Bridge Club.</p>
			
			
			
			
			

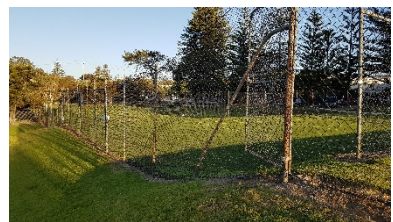





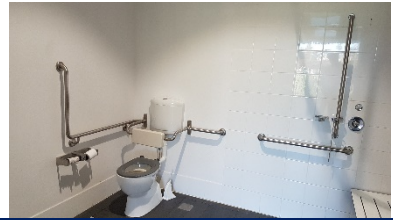


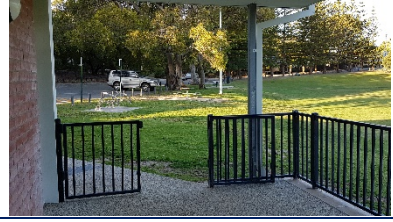



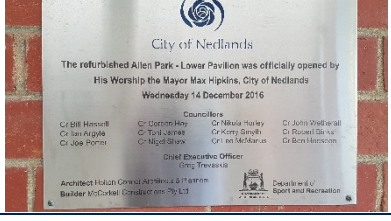
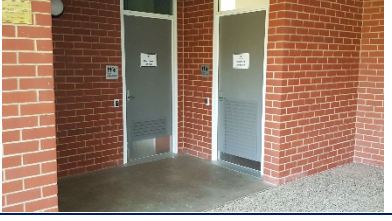






Images









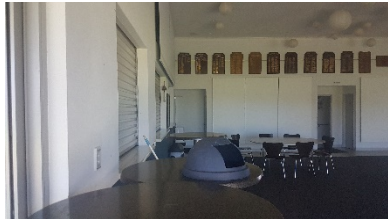











Commentary

The reserve has a range of ancillary sporting infrastructure and is surrounded by native coastal bushland with a range of trails throughout.

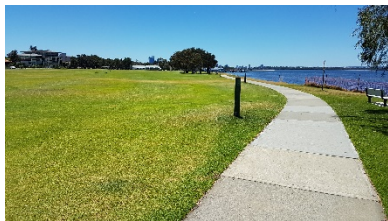
The Master Plan for Allen Park is referenced earlier under the document review and incorporates a series of recommendations to address the facility shortfalls and functionality of the site for both structured recreation and passive recreation and play use. The outputs of the master planning process are still relevant and should be implemented as and when funding becomes available.

Images			Commentary
			
			
			
			
			
			
			

Images			Commentary
			
Foreshore Precinct (including Charles Court Reserve)			
			<p>Charles Court Reserve is located on the foreshore to the west of the Swan River. To the west of the reserve is the Esplanade off which there is the capability to provide informal parallel car parking. To the southwest of the reserve is the City of Nedlands Skatepark and newly-constructed sensory playground providing for a range of ages and user groups.</p> <p>The clubhouse building which services Nedlands Rugby Union Club is a clean and relatively flexible building which was initially constructed in 1988. The original building incorporated a bar, reception area / club space, kitchen store and changerooms with an external enclosed and covered courtyard area. The main entry position was off the playing field. Extensions in 2011 saw a substantial extension to the changing room space and building footprint to provide a modern contemporary building with a 130m² community function room, store and re-aligned entry to lead off the carpark area to the northeast. The extension of the building towards the playing field required a realignment of the outdoor courtyard with a verandah providing shade. A separate equipment store was also provided adjacent to the changing facilities. While the building has a modern contemporary feel, the more recent growth in the women's game and the updated design standards in relation to gender diverse changing infrastructure renders the current changing room configuration as sub-standard.</p> <p>The reserve is subject to the Bruce Trust Deed which covers the western portion of the reserve (indicated on the plan below) and potentially limits the extent of associated pitch infrastructure development within the site. Limitations of 30 feet is imposed on the height of any structure within the land.</p> <p>The two rugby fields are intersected by a synthetic cricket wicket which runs in the optimum north - south configuration (the rugby fields are located in the less than optimum northwest to southeast configuration). These occupy the northern extent of Charles Court Reserve where in the far northern corner there is a drainage sump. The sump is unattractive and lacks integration with the reserve.</p> <p><i>The Bruce Trust Boundary (red)</i></p>
			
			
			
			

Images			Commentary
			 <p>To the south of the rugby fields are soccer goals and the area which is predominantly used for junior soccer. The land, in parts, was worn and uneven and in need of potential fill and upgrade to the sub-surface to increase usage capability and capacity.</p>
			
			
			<p>A footpath runs along the seawall boundary and behind the two yacht clubs which are located between Charles Court Reserve and Paul Hasluck Reserve. The yacht clubs have gradually extended their activities onto the foreshore area which impacts on public accessibility. Paul Hasluck Reserve was previously used for soccer activities but following recommendations contained within an environmental report relating to foreshore management, the activity has ceased. The reserve is now solely used for passive recreational uses.</p>
			<p>Charles Court Reserve includes a playground adjacent to the skate park and a number of fitness equipment / stations. The location adjacent to the foreshore may give rise to issues with regard to weather conditions and particularly wind due to its open nature. The environmental sensitivities with the foreshore can also prevent effective floodlighting of the sports pitches on the reserve. Floodlighting exists to the western side of the two rugby pitches but can only be used for training purposes.</p>
			<p>The Perth Flying Squadron Yacht Club buildings were not inspected internally but consists of a large lounge area and function room with central kitchen, bar area, cool room and store. The building also consists of male and female toilets and a committee room. The building was upgraded in 1975 to include a balcony overlooking the Swan River and extended function area. At that time, the toilets were upgraded. Further internal alterations were undertaken in 2005. The site also includes storage sheds and boatyard with wash bays.</p>
			<p>The Nedlands Yacht club similarly was not inspected internally but archive drawings indicate the clubhouse was constructed in 1961 to include a clubroom, store, galley, changing rooms, toilets, storage facilities and a terrace overlooking the Swan River. Additions to the Yacht Club were undertaken in 1971. Further development occurred in 1984 with minor alterations to the changerooms and in 1989 with the installation of beach protection groynes and beach ramp. In 1996, further work</p>

Images



Commentary

was undertaken to renovate the clubhouse and provide a new verandah. In addition, a new roof was provided over the boat storage. The final alterations occurred with a foyer addition in 2016.

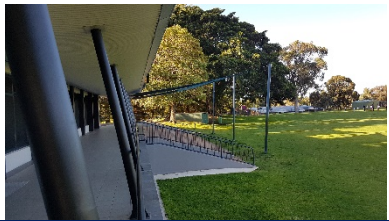









A separate junior clubhouse is located to the north of the main clubhouse. The clubhouse appears to be of a similar age to the main clubhouse but was extended to provide a meeting room in 1991.

College Park



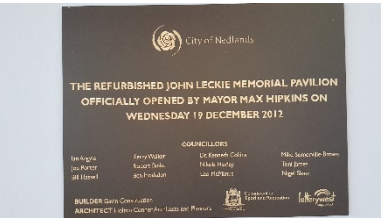
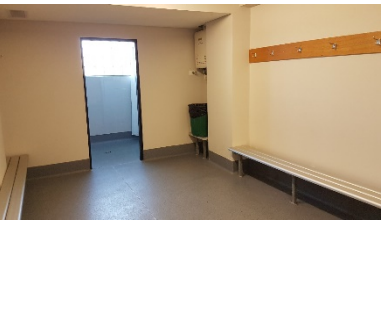
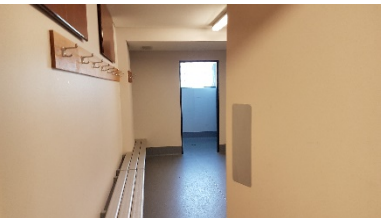
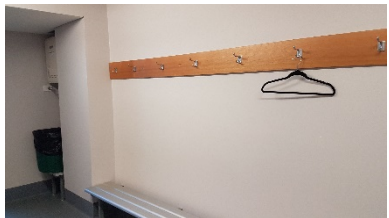
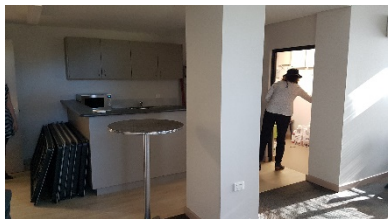
College Park lies to the east of UWA surrounded by roads (Bay Road, Princess Road, Bostock Road and Melvista Avenue). Centrally within the site there are a number of facilities which include:

- John Leckie Pavilion, a multi-functional split-level community facility which on the ground floor provides a clubroom changing facilities, kiosk and meeting rooms for user groups. There is a small community room to the northern side of the building fronting onto the adjacent pump track. A small

Images			Commentary
			<p>balcony and shaded area exist on the western side of the building. The pavilion was refurbished in 2012 and has a modern, uplifting, external appearance. On the first floor is a community hall with a kitchen, public toilets, kiosk, kitchen and store. The elevated position over the ovals provides opportunities for good shaded viewing decks. This, however, is only achievable on the eastern side where the hall opens up onto an elevated patio with grass banking in front. The changing facilities within the building are of a basic design standard with showers and an open benched area. They do not conform to contemporary design standards and are accessed internally. The clubroom is small and at the time of the visual audit appeared to lack sufficient storage and lacked an effective shaded viewing deck over the oval (beyond that which is provided adjacent to the public toilets and UAT).</p> <p>The kiosk and servery were compromised by the difference in levels. Internally within the building there is a soundproof recording room which appeared unused. While the building was clean and bright, its internal design is compromised by inadequate and inflexible space on the ground floor which would be necessary to meet the needs of users. The building identifies as the home of Claremont Junior Football Club, Western Suburbs Cricket Club, UWA Nedlands Football Club and Westside Wolves Minkey Hockey development site.</p> <p>The fit-out in the public toilets / UAT are of a good quality. The hall, which has a capacity of 275 with and additional capacity of 85 for the terraced area, is spacious with a wooden floor. It has both air-conditioning and fans to facilitate effective air movement. The adjacent kitchen provides a good food preparation area but is not a commercial kitchen.</p>
			
			
			<ul style="list-style-type: none"> The College Park Family Centre (including Nedlands Toy Library and Nedlands Play Group) is located to the central-north of College Park with access off Princess Road. The building is set back from the road and at 2-3 metres below the adjacent eastern oval provision. The building is ageing, and being set back from the main access road, has limited visibility and prominence in the street scene. Within a fenced compound there is a small children's play area which is not accessible to general park users. While the appearance is of a well-maintained building, its age capacity would indicate the flexibility of use would be limited. Its replacement would not be considered as a high priority, but this area of the College Park together with the tennis, fitness equipment, play and pump track, could be more effectively designed to provide a more functional and consolidated activity area.
			
			
			<ul style="list-style-type: none"> Three fenced tennis courts are located in front of the College Park Family Centre. They are accessed off Princess Road and incorporate floodlighting. The court fencing is in reasonable condition, as are the surfaces but there is no supporting infrastructure. The area would be more appropriately developed as a multi-functional space for a variety of recreational court use. A pump track is located to the north of the John Leckie pavilion, which provides a good localised youth provision. It is surrounded by mature vegetation which provides shade. Its central location within the reserve is not the optimum location as it has the potential to cause conflict with users and adjacent dual use path users. A more appropriate location would be adjacent to Princess Road within a broader youth-focused precinct / plaza. The track is a good quality facility and appears to be well-utilised and valued. Signage adjacent to the pump track identifies it as the College Park Youth Recreation Area.

Images

Commentary

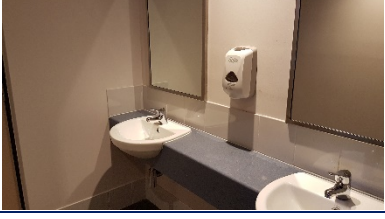
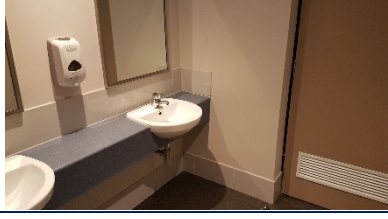
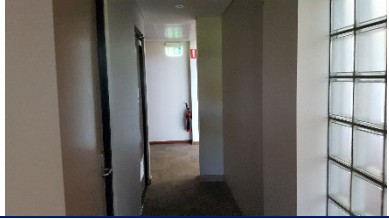
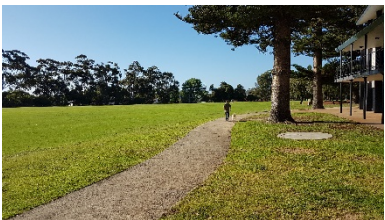


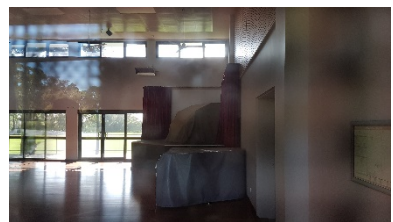








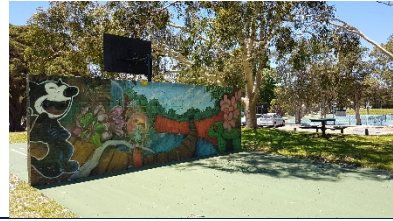











- The archery field (also used occasionally for netball, providing six grass courts) is located to the east of the tennis courts. There is no supporting infrastructure, although it is understood the club utilises the adjacent community centre toilets when the field is in use. The field is open and does not incorporate any protective banking but is not untypical of similar fields where the targets are positioned centrally and the activity area is marshalled.
- Fitness equipment is located to the west of the Princess Road access point and is consolidated in one area to the north of the western oval. The fitness equipment is of a contemporary design and well maintained although detached from the main functional activity areas. Adjacent to the fitness equipment is a basketball hard court with hit up wall which stands adjacent to the Princess Road access.
- Cricket nets are located to the north of the eastern oval with an adjacent storage / maintenance shed. They include both natural grass (9) and synthetic (4) wickets.
- The western oval is floodlit and lies within a bowl with minor elevated banking. It provides up to seven grass Minkey Hockey pitches / rectangular training areas and up to three diamonds with associated back netting. The oval also includes a synthetic wicket which aligns north to south.
- The eastern oval is in a slight bowl with the John Leckie Pavilion elevated on its western side. Two grass wickets are provided within the area which has overlapping boundary lines and therefore are not capable of being used concurrently.

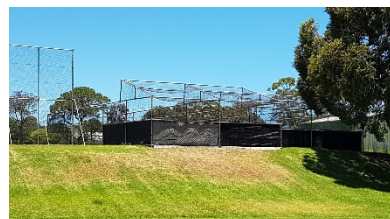


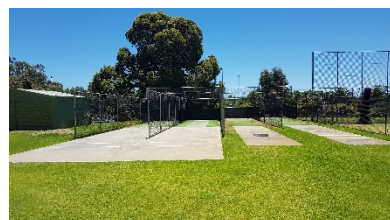






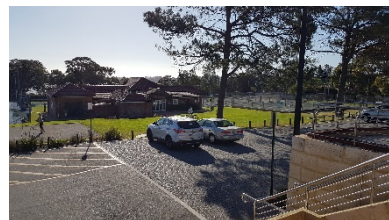


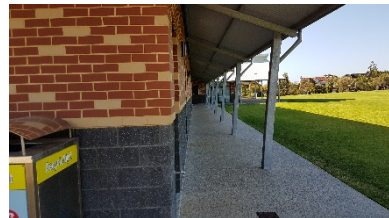




The active reserve has a footpath (dual use) which runs around the perimeter of the reserve and centrally to the west of the community centre and John Leckie Pavilion. The perimeter of the active reserve includes a range of mature and semi-mature trees and the ability to accommodate verge parking. The car parking area within the site is limited to a central north and central south area which provides for limited hard standing.

Images

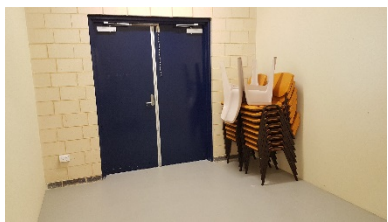
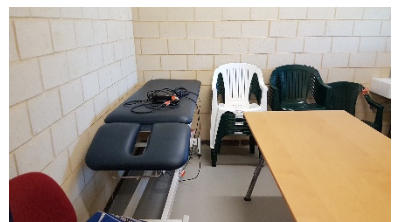
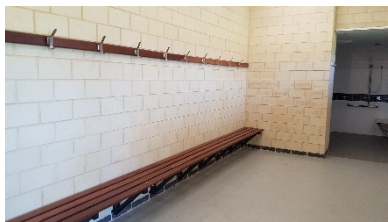
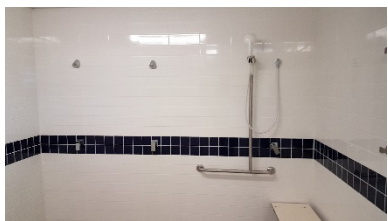
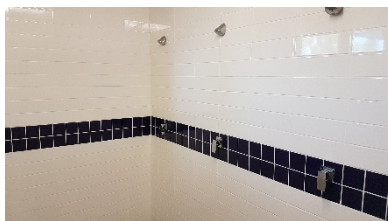
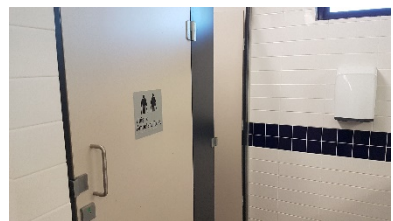
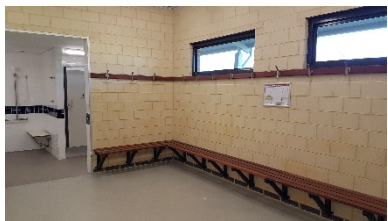
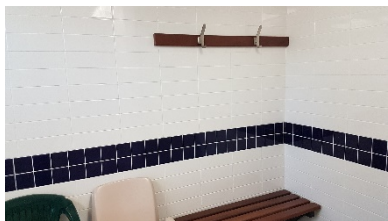
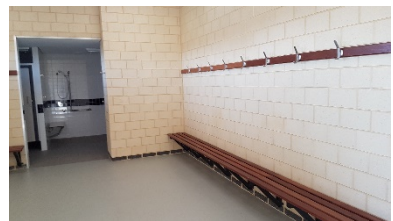
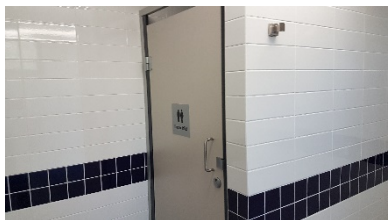
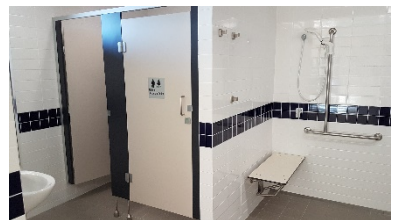
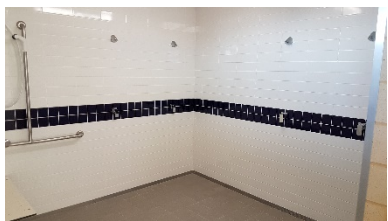
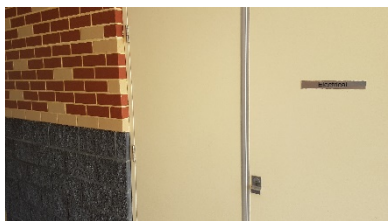
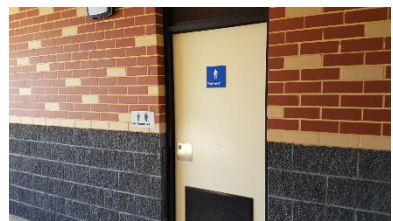
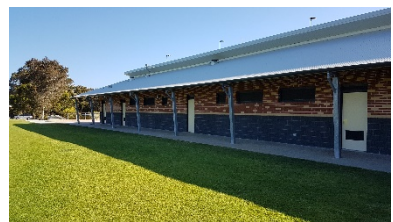
Commentary



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David Cruikshank Reserve				
				The David Cruickshank Reserve has been upgraded recently with the development of the central changing pavilion and associated terracing. The pavilion now provides a contemporary facility with good function, bar and storage space which is capable of being used flexibly for a variety of community evets and activities. However, the changing facilities, while of a relatively modern construct, do not conform to contemporary design guidelines as they lack the features required to support female participation and use. This, due to the design, is a relatively easy fix and potentially cost effective. The level of provision in the changing rooms is good with a modern appearance and a good level of accessibility for people of all abilities.
				The single oval site lies to the east of the pavilion with a central synthetic cricket wicket orientated north to south. There is limited floodlighting for training on the northern boundary.
				The tennis infrastructure on site has seen significant change. Currently, there are 11 grass courts and 12 floodlit hard courts (six of which are synthetic). Six former grass courts off Jutland Parade have been released and currently are unused for any activity. This area provides an option to extend existing uses or introduce a new recreational use. The tennis clubhouse is located centrally within the court area with a good elevated viewing position and shade sails. The building is ageing but was not inspected internally.

Images



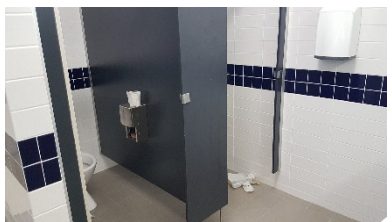


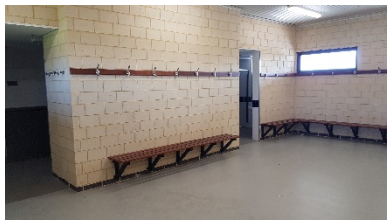




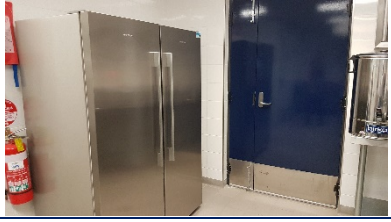


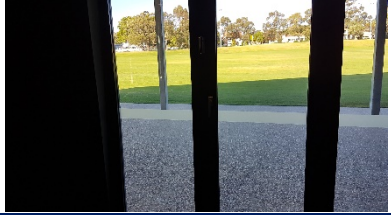
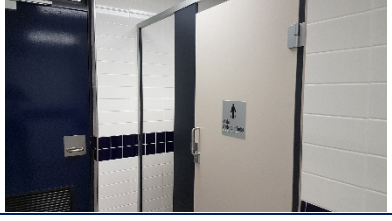
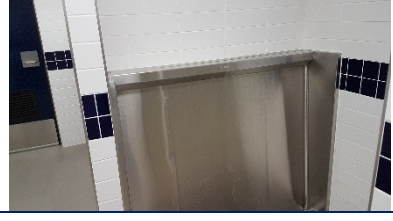
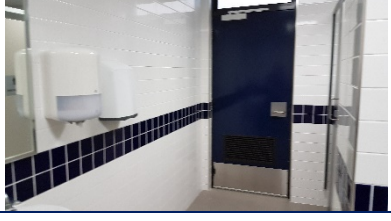
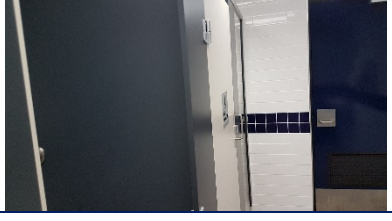
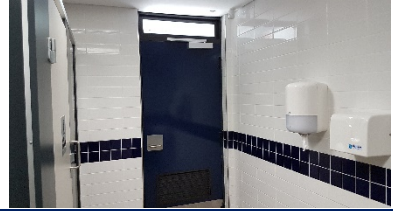




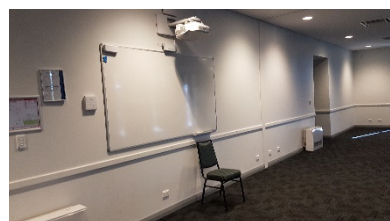
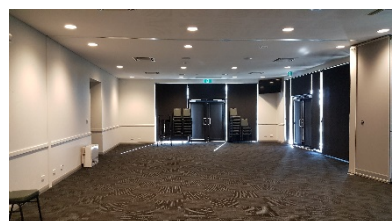
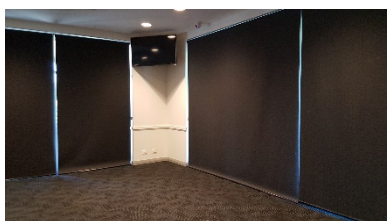

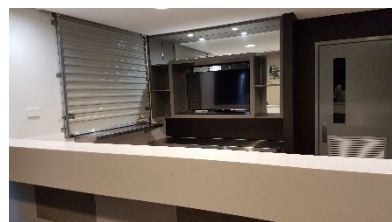
















Commentary

The bowling club is located to the south of the tennis club and operates in a separate building which is centrally located with five greens (four grass and one synthetic). The building was not inspected internally but appears to be a construct of a similar age to the tennis facility and as a result is structurally sound but also limited by its internal layout. A central spine within the active reserve site provides for car parking to all pavilions / facilities.





















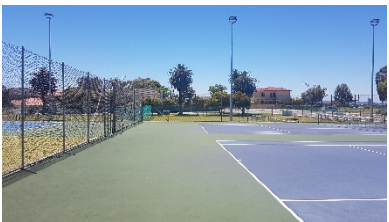
To the east of the bowling club and south of the oval is a community centre which provides day care activities.


The site benefits from an elevated position overlooking the Swan River and therefore has the potential to maximise the commercial opportunity for corporate events / functions / weddings. The split services and clubrooms on site, however, do not provide the optimum solution to maximise this option. It is understood that the clubs wish to maintain their separate identity and functionality.





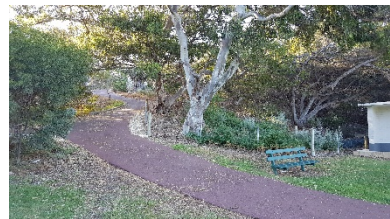
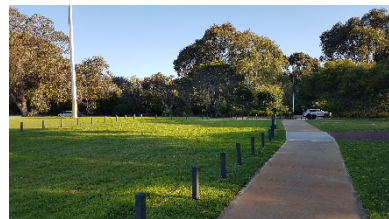






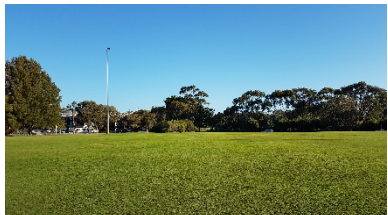
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Melvista Reserve (including JC Smith Pavilion, Croquet, Bridge, Golf Course and Tennis Club)			
			<p>Melvista Reserve consists of a variety of buildings and user groups which include:</p> <ul style="list-style-type: none">• A central oval serving the needs of football and cricket (the central wicket is a grassed square). The main clubhouse pavilion is the JC Smith Pavilion which lies to the west of the oval and elevated above the playing surface. The pavilion consists of a function room (wooden floor and good natural lighting) with kitchen / kiosk and changing room infrastructure. An old brick-built building which, while structurally sound, does not meet contemporary design standards and lacks the ability to provide for both male and female sport. The viewing deck provides a good shaded area with steps for seating. A series of cricket nets (two synthetic and up to eight grass) are located on the southern part of the oval. A scoreboard lies to the side of the pavilion with a storage shed adjacent (to the south of the pavilion). To the north of the oval, a series of four training floodlights are in place. Within the adjacent treed area is a series of site embellishments including fitness stations, children's play area and a small basketball pad and post. The golf course wraps around the western edge and southern edge of the oval.• Nedlands Tennis Club occupies land to the south east of the oval and comprises a heritage clubhouse building which is centrally located between a series of tennis courts (including three hot shot courts, tennis hit up wall, seven acrylic surfaces, two synthetic courts and 17 grass courts). Access to the clubhouse is obtained off Bruce Street to the east and also off the central spine road and car parking area which runs north to south centrally within the site from Melvista Avenue. Behind the clubhouse are two storage buildings which are used for maintenance materials and sport equipment. These buildings are constructed of colourbond sheeting with a flat roof. A further small storage shed lies in an elevated position above the hot shot courts.• Nedlands Bridge Club lies to the north and west of the tennis club in an elevated position. It is an old building benefitting from solar panels to offset energy costs and with access off the same
			
			
			
			

Images			Commentary
			<p>spine road which services the tennis club and also access off Bruce Road. The building is of a brick and render construct, ageing but functional. It was not inspected internally but externally it was showing signs of deterioration having a flat roof, raised viewing platform and extension to the rear. It is a members-only facility with a substantial shaded outdoor area located behind security shutters.</p> <ul style="list-style-type: none"> Nedlands Croquet Club Inc. is located immediately to the north of the tennis club (courts) and Bridge Club (clubhouse). The clubhouse building is elevated above the four croquet courts which are floodlit on the four corners of the green. The green is surrounded by a series of playing shelters. The clubhouse building was not internally inspected but appeared functional, although ageing, and showing significant signs of deterioration and a lack of investment in the management of the asset. A good elevated shaded viewing deck with access to an internal function area and toilets / kitchen is provided. Car parking and access can be obtained via the central spine road and on the adjacent verge off Bruce Road. To the north of the croquet club is an area of open grassed land. Nedlands Golf Club and Course consists of a clubhouse building and carpark with access off Melvista Avenue. The clubhouse (as with built infrastructure associated with the Melvista Reserve) is ageing and while structurally sound and reasonably well maintained, will experience difficulties due to the lack of contemporary design features. The course is a nine-hole facility lined with mature trees and well-maintained greens. It is disjointed from the remainder of the reserve and operates as a separate business entity. Nedlands Park Early Learning Centre is located to the north of the croquet club clubhouse adjacent to the site entry. It included a substantial brick-built structure with a series of separate prefabricated buildings and shade structures, together with a large covered area and playground. Child and Adolescent Community Health – Nedlands Child Health Centre (signed Child Health Clinic and Playgroup) is located adjacent to but to the south off the main site entry spine road leading to the tennis, croquet and bridge club facilities. It is a substantial brick and tile facility. <p>There is substantial grassed area between the courts and facilities on the site. The overall appearance of Melvista Reserve is one of a series of ad hoc buildings and usage which lacks connectivity and potential benefits which may be derived through the co-location of service infrastructure. The lack of connection into the site, through the provision of dual use paths, further exacerbates this concern as the public open space is unlikely to be activated to its greatest extent. With the extensive site embellishments which include seating, natural shade, play and fitness infrastructure, this should be a focus on future use and activation.</p>
			
			
			
			
			
			

Images			Commentary
			
			
			
			
			
			
			

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Highview Park			
			<p>Highview Park which lies to the east of Smyth Road consists of the following components:</p> <ul style="list-style-type: none">Hollywood Subiaco Bowling Club. The bowling clubhouse is of a split level with access from Smyth Road and the carpark to the rear (east). It is a substantial structure which lies in an elevated position with a synthetic bowling green to the north and grass green to the south. The building consists of a bar, function room, changing infrastructure, meeting rooms and storage. The building services benefit from solar panels to reduce ongoing operational costs. It is evident that the building structure, while sound, is limited due to its age. The general infrastructure is lacking flexibility and while maintained to a reasonable level has lacked major investment to meet current Australian Standards, particularly with regard to disability access and contemporary design.Sand Sports Australia is located to the north of the synthetic bowling green and provides six sand volleyball courts. The building to the north of the courts consists of a series of prefabricated sheds / storage units and shaded outdoor viewing area. The external appearance is masked by the building's location behind a high hedgerow on the corner of Verdun Street and Smyth Road.Hollywood Futsal Club is located to the south of the grass green on a former bowling green and it provides for two pitches which incorporate fencing and floodlighting. The operation is similar to other futsal operations based on disused bowling greens within Metropolitan Perth (notably Wanneroo Bowling Club and Victoria Park Bowling Club) where the operation is operated as a commercial franchise paying a rental fee as a tenant and operating separately from the bowling club. To the south of the pitches is a clubhouse / changing facility. To the south of the building are two public tennis courts.
			
			
			

Images			Commentary
			<ul style="list-style-type: none">Suburban Lions Hockey Club Clubhouse building and grass playing field. The clubhouse building lies in a central location to the east of the central carpark on a concrete plinth. It is an ageing building with a flat roof viewing platform.Hollywood Primary School lies to the east of the tennis courts and incorporates a small four-lane 25m swimming pool, children’s play area and junior oval to the north which adjoins the hockey oval.Kidz Biz on Monash Early Learning Centre lies on the southwest corner of the site at the junction of Monash Avenue and Smyth Road.Between the Futsal facility and Hollywood Primary School oval is a community garden.
Mount Claremont Oval			
			<p>Mount Claremont Oval is a single oval surrounded to the north and west by bush and mature tree cover. The western and northern extremities of the oval is bounded by a dual use path with cricket nets and a children’s play area to the north. Adjacent to the three cricket nets is a quarter basketball court. A small car parking area is located to the northeast within the reserve. To the south of the carpark is the Mount Claremont Oval toilets and changerooms. The changerooms provide a basic level of provision incorporating two pans in each of the ‘home and away’ areas and four showers. Public toilets are also available and accessed externally to the building as are two storage areas, kitchen and serving hatch.</p> <p>To the west of the oval adjacent to the dual use track is a toilet block which is unattractive and isolated from the main site.</p> <p>The main oval is floodlit and incorporates a synthetic cricket wicket. The playing surface appeared to be in reasonable order, although the site has its limitations as it is bounded on the south and east by Alfred Road and Montgomery Avenue .</p>
			
			
			

Images			Commentary
			

It is to be noted that a visual audit of Lawler Park was not incorporated in the initial visual assessment due to the fact the site had been subject to a recent consultation process. Reference was made to the outcomes of that consultation process, imagery and supporting documentation.

APPENDIX D: Usage Data

Figure 17: Typical Weekly Usage (booking) profile of Allen Park - Summer

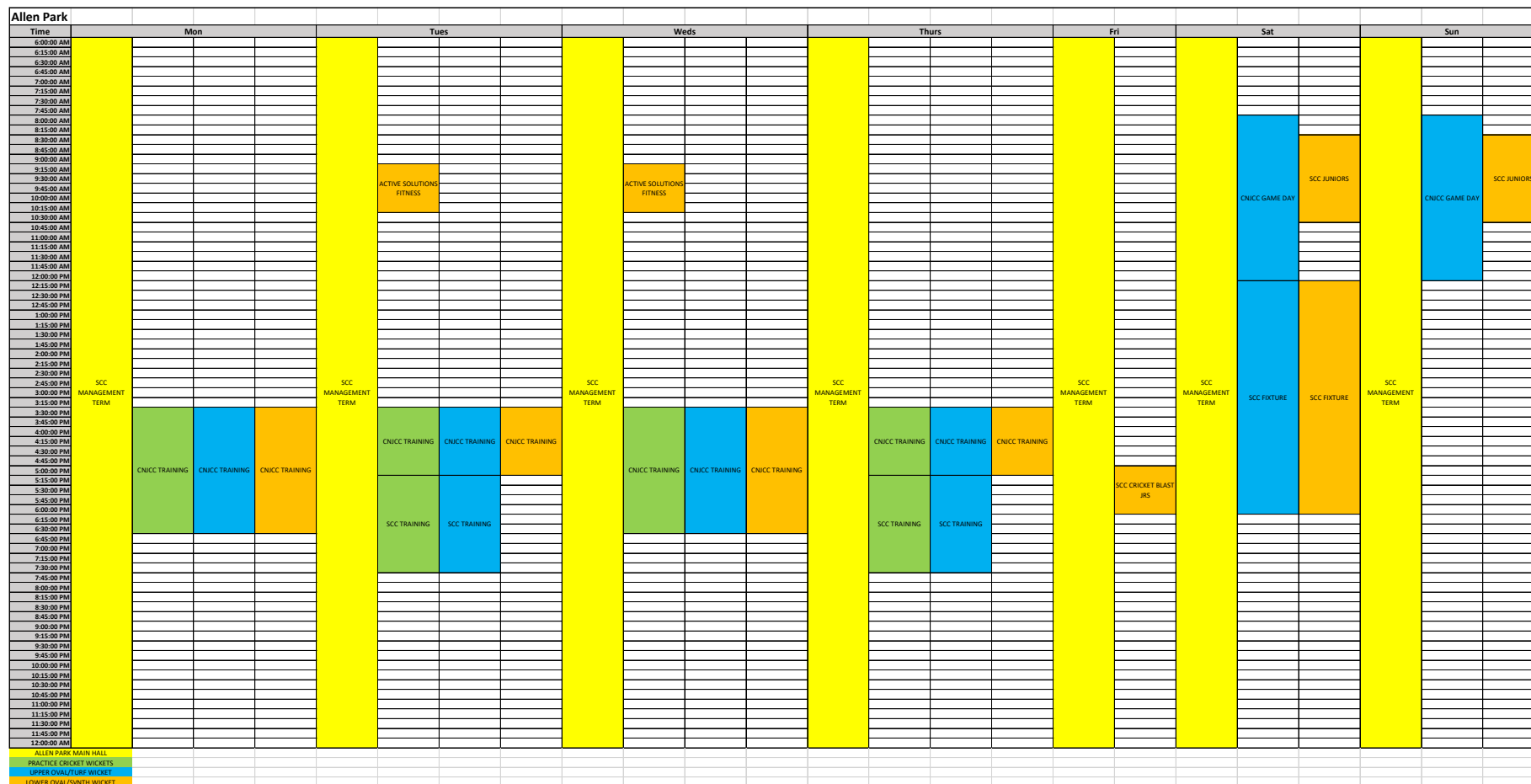


Figure 22: Typical Weekly Usage (booking) profile of Allen Park – Winter

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Figure 24: Typical Weekly Usage (booking) profile of College Park – Winter

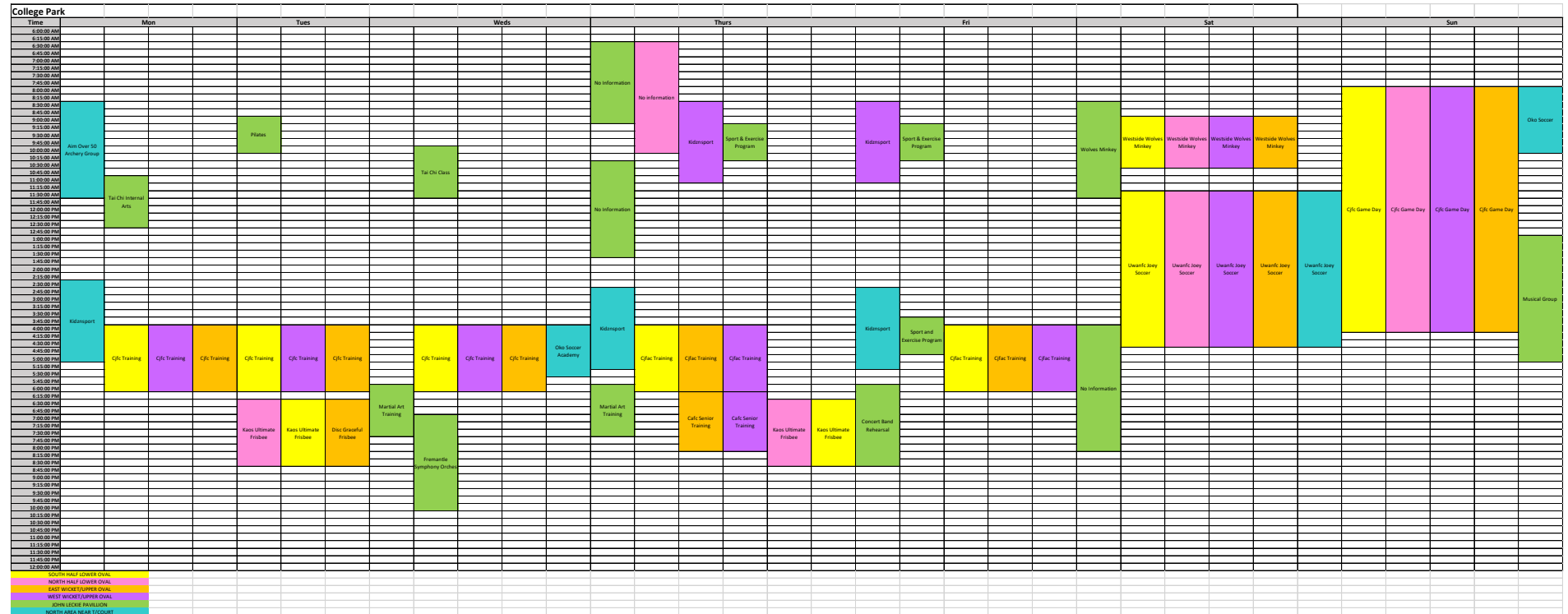


Figure 25: Typical Weekly Usage (booking) profile of David Cruickshank Reserve - Summer

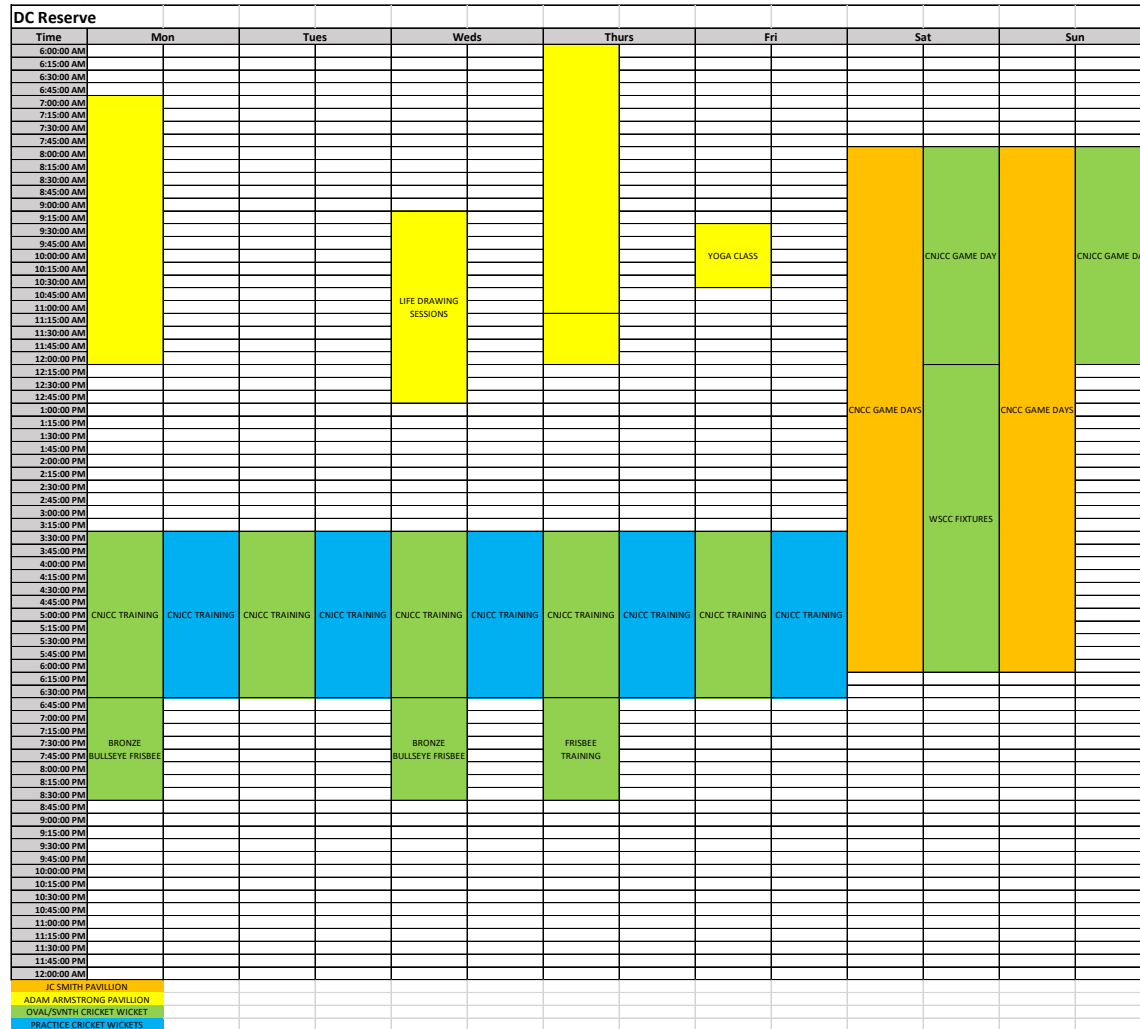


Figure 26: Typical Weekly Usage (booking) profile of David Cruickshank Reserve - Winter

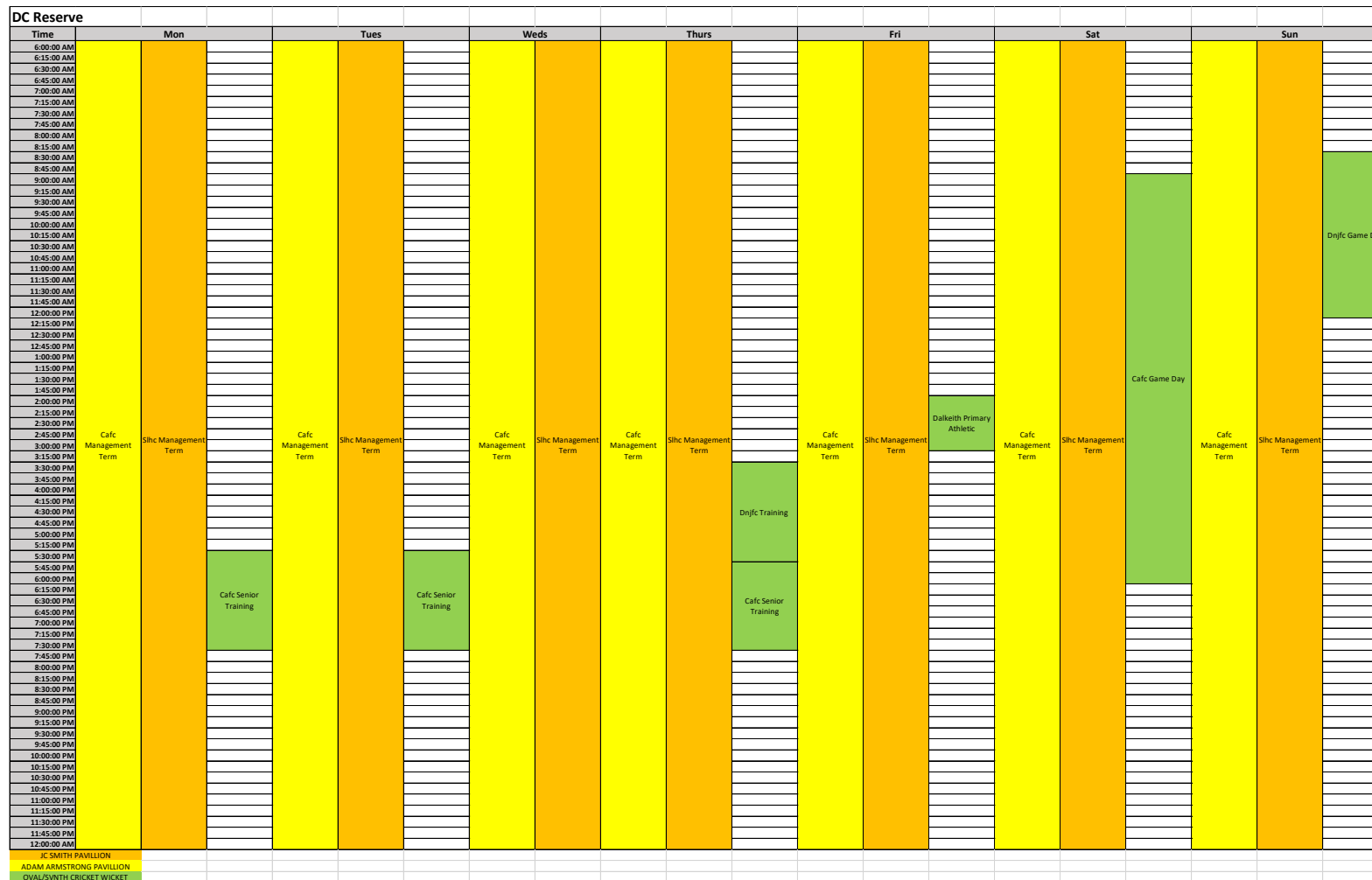


Figure 18: Typical Weekly Usage (booking) profile of Melvista Oval - Summer

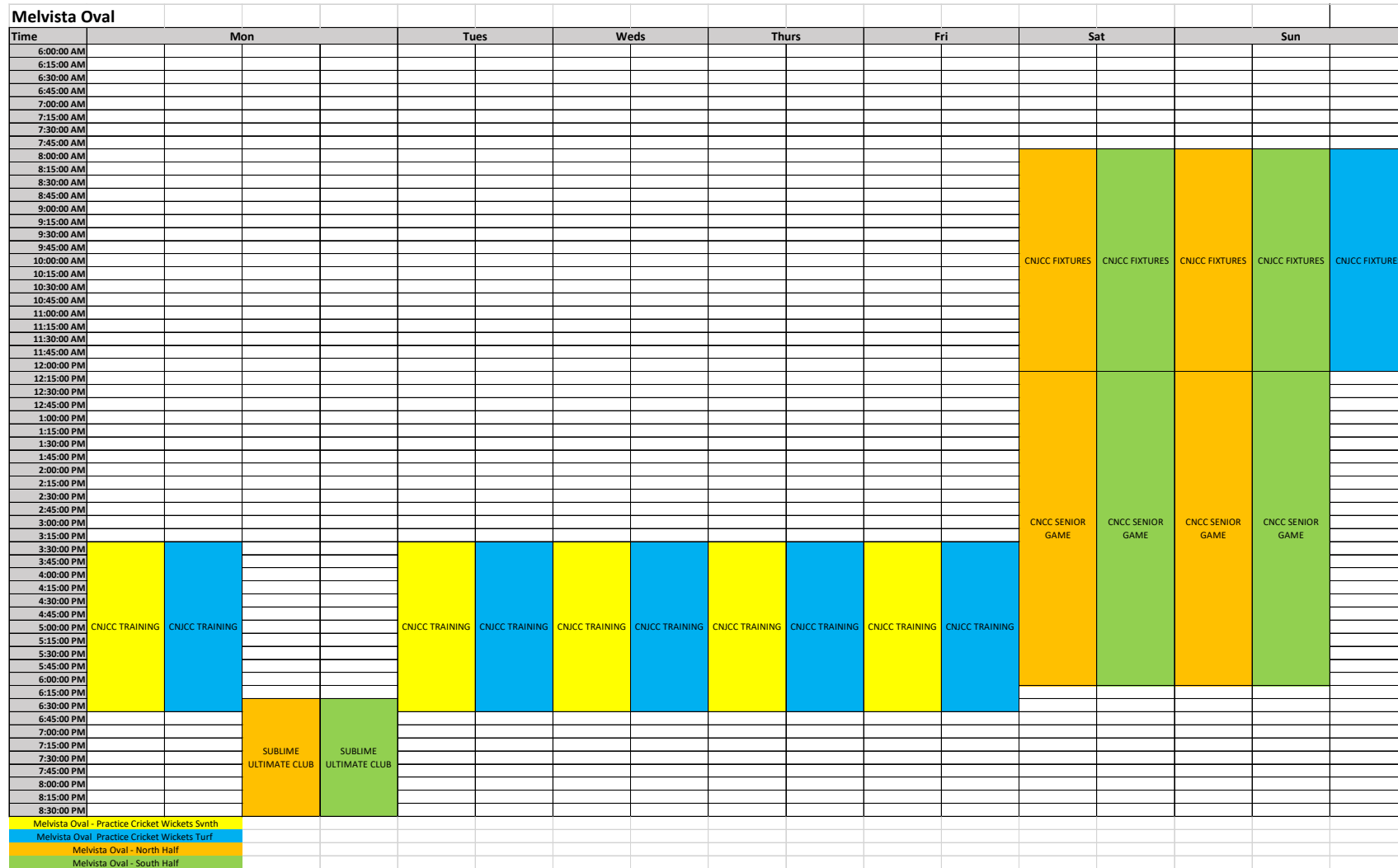


Figure 19: Typical Weekly Usage (booking) profile of Melvista Oval – Winter

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Melvista Oval - North Half									
Melvista Oval - South Half									

Figure 20: Typical Weekly Usage (booking) profile of Mount Claremont Oval - Summer

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Mt Claremont Oval - Practice Cricket Wickets																		
Mt Claremont Oval - East Oval																		
Mt Claremont Oval - West Oval																		

Figure 21: Typical Weekly Usage (booking) profile of Mount Claremont Oval – Winter

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Mt Claremont Oval - East Oval										
Mt Claremont Oval - West Oval										

Figure 22: Typical Weekly Usage (booking) profile of Charles Court Reserve - Summer

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Figure 23: Typical Weekly Usage (booking) profile of Charles Court Reserve – Winter

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Figure 24: Typical Weekly Usage (booking) profile of Lawler Park - Summer

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Figure 25: Typical Weekly Usage (booking) profile of Lawler Park - Winter

Lawler Park							
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5:30:00 PM							
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8:45:00 PM							
9:00:00 PM							
9:15:00 PM							
9:30:00 PM							
9:45:00 PM							
10:00:00 PM							
LAWLER PARK							

Figure 26: Typical Weekly Usage (booking) profile of Highview Park – Winter only

Highview Park											
Time	Mon	Tues	Weds		Thurs		Fri		Sat		Sun
6:00:00 AM											
6:15:00 AM											
6:30:00 AM											
6:45:00 AM											
7:00:00 AM											
7:15:00 AM											
7:30:00 AM											
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8:00:00 PM											
8:15:00 PM											
8:30:00 PM											
NORTH HOCKEY FIELD											
SOUTH HOCKEY FIELD											

Figure 36: Nedlands Oval/Reserve Usage Winter/Summer seasons 2019-20

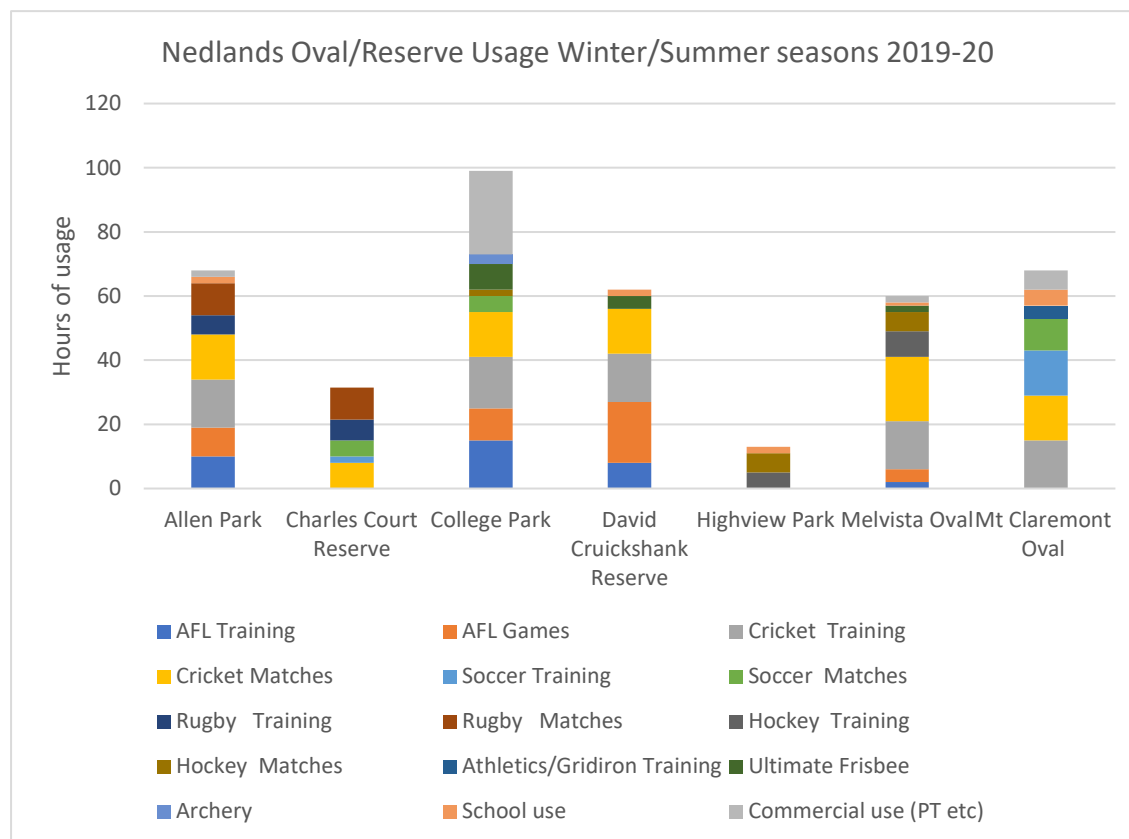


Figure 37: Total Oval/Reserve Use Winter/Summer seasons 2019/20

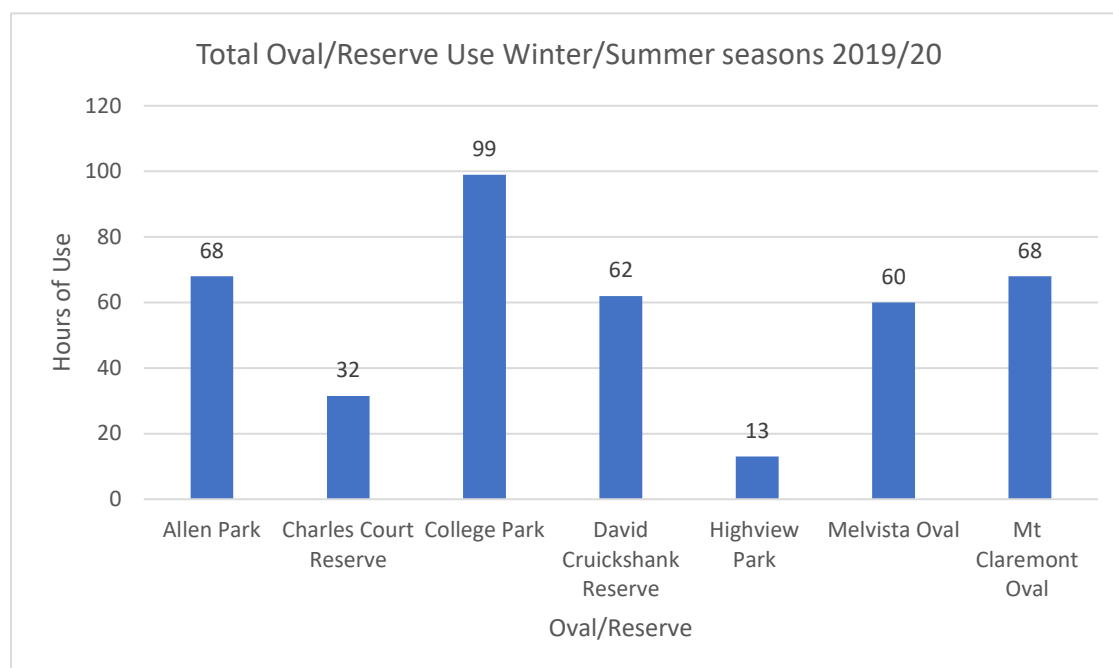
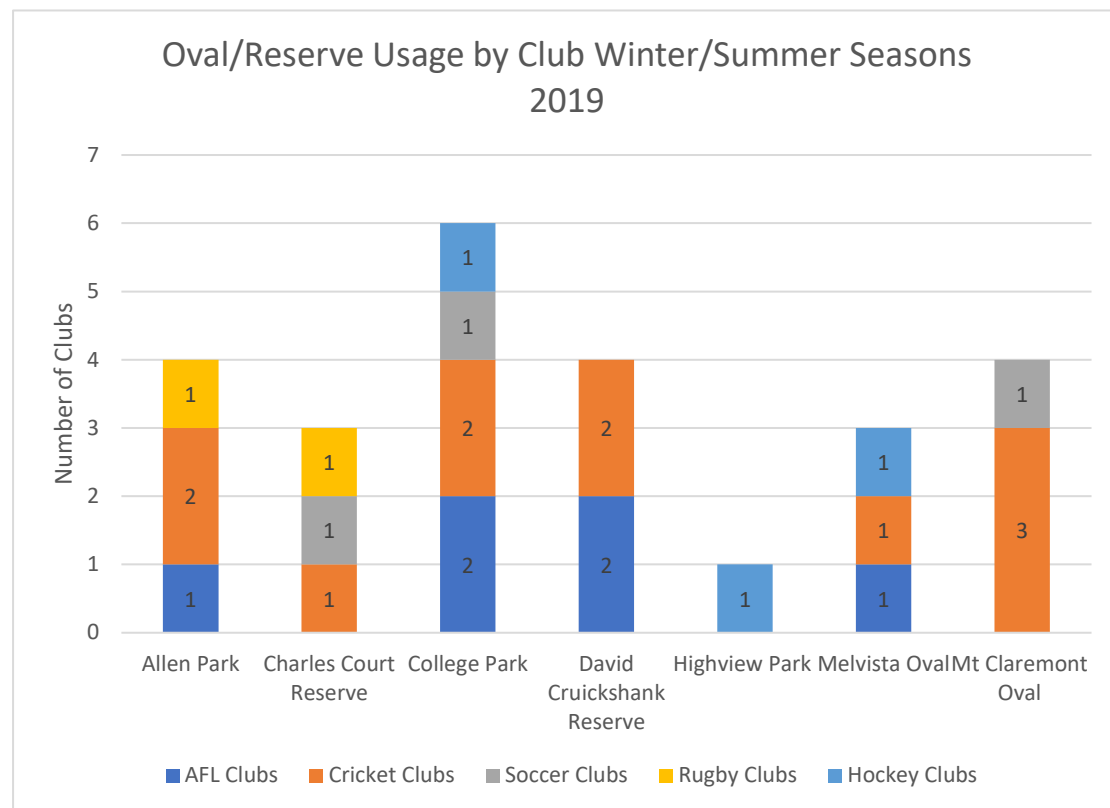


Figure 38: Nedlands oval usage by Club –winter/summer seasons 2019-20



APPENDIX E: Projected Demand and Guideline Indicators

Table 13 below highlights a variety of sporting facilities (based on PLA Community Infrastructure definitions and guidelines) across the City of Nedlands. This provides an indicative assessment of the likely requirements for differing levels of active reserve, court and grass pitch / oval provision. This, in turn, should be balanced against the provision of existing infrastructure and the flexibility of that infrastructure to provide for the indicative use. This analysis provides part of the assessment process which informs the City-wide assessment. The relative provision of such infrastructure is reliant on a number of factors including quality, functionality, accessibility and demand associated with the City's particular demographic nuances. The numbers provided under each year highlight the extent of infrastructure which may be required to be provided within the City (where there is a population range, the low and high number of facility infrastructure requirements are identified). The commentary column provides the potential rationale for investment or alternative provision. In addition, commentary is made on the current status of the Community Facilities Guideline (CFG) which is about to be launched with updated provision parameters. These are used in the knowledge the document will be live from the month of August 2020 onwards. There is a desire to remove reference to junior oval and junior rectangular pitch provision on the basis that these are invariably provided within a senior reserve and/or through shared use agreements on primary school sites. This is, therefore, presented merely as an indication of need, based on population dynamics and should be used to inform the assessment process, rather than dictate the level of infrastructure to be provided. Where space is constrained and junior oval / rectangular provision can only be provided, this is considered as an acceptable compromise.

Table 13: Community Infrastructure Components (Source: Community Facility Guidelines – PLA WA) and projected 5 yearly development projections

Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
Skate Park	1:25,000-50,000 – Regional 1:10,000 – 25,000 – District 1:5,000 – 10,000 – Neighbourhood	0 (R) 1 (D) 2-4 (N)	0 (R) 1 (D) 2-4 (N)	0 (R) 1 (D) 2-4 (N)	The skate park adjacent to Charles Court Reserve provides for a good quality neighbourhood / district level facility. There is an absence of neighbourhood level infrastructure within the reserves assessed. College Park offers the potential opportunity to create a second skate park / youth precinct which could offset potential demand. Youth skate park provision within adjacent local government areas of the Town of Cambridge (Alderbury Reserve is likely to offset demand on the north / eastern areas of the City).
Indoor Sport and Recreation Centre (dry)	1:50,000 – 100,000 30,000 – 50,000 (combined multi-use community centre)	0-1 (combined multi-use community centre)	0-1 (combined multi-use community centre)	0-1 (combined multi-use community centre)	The need to develop an indoor community centre to provide a one to two court facility is not justified. John Leckie Pavilion at College Park has the potential to provide a resource as a multi-functional centre. In addition, surrounding local governments have sufficient indoor provision to meet the regional / district

Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
					need. A more efficient use of resources is to access indoor court space provided within educational institutions, given the limited population growth.
Speciality Park – all abilities sensory park	Area Specific	Local Need	Local Need	Local Need	The all abilities play space provided adjacent to Charles Court Reserve (Wheatley Park) offers sufficient capability for children and youth of all abilities to meet the district-wide needs.
Sports Space (to potentially incorporate sports identified with asterisks below)	1:4,000 5,000	4-5	4-5	4-5	This could be combined with neighbourhood, district or regional park provision. The guideline is recommended to remain from 2012 in the revised 2019 CFG, although the population guide could be removed and be replaced with the specific requirements of the sporting infrastructure referenced below.
AFL ovals*	1:6,000 to 1:8:000 for senior sized ovals	2-3	2-3	3-4	The current provision of senior AFL ovals across the City is sufficient to meet the identified need over the next decade.
Rugby Union/League*	Area / location specific	Local Need	Local Need	Local Need	Rugby League and Union are generally low participation sports but respond to

Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
					demographic changes. The provision at Charles Court Reserve meets the needs of Rugby Union. For Rugby League there is sufficient club provision provide within South Perth, Willagee and Fremantle to meet current and future sub-regional needs.
Diamond pitch sports*	1:10,000 – 1:14,000	1-2	1-2	2	The level of provision at College Park is sufficient to meet current identified demand.
Soccer pitches*	1:3,000 to 4,000	5-7	5-7	5-8	UWA Nedlands Football Club provides a significant level of soccer activity and the analysis indicates sufficient provision within the City at Charles Court Reserve, College Park and Mount Claremont Oval. The level of junior provision at Charles Court Reserve could however be enhanced. McGillivray Oval (also known as UWA Sports Park) provides the main home base of the club.
Cricket ovals*	1:6,000 – 8,000	2-3	2-4	3-4	The City provides a significant level of cricket infrastructure and is recognised within the WA Cricket Strategic Facilities Plan as having one of the highest levels of participation across

Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
					metropolitan Perth. Additional infrastructure (cricket oval space) is not required but a realignment and improvement of existing infrastructure would provide increased capacity and flexibility.
Athletics (grass and synthetic)*	1:250,000 plus – Regional Level (synthetic) and 1:40,000 – 1:50,000 District level grass	0(R) 0-1(D)	0(R) 0-1(D)	0(R) 0-1(D)	The provision of a synthetic running track is not justified, and it is likely that grass athletics provision of 1:40,000 to 1:50,000 may be more appropriate. This can overlay existing infrastructure and be potentially combined with schools.
Hockey pitches (grass and synthetic – water, sand-based and alternatives)*	Based on individual business case for synthetic surface with 2-3 grass pitches alongside	Local Need	Local Need	Local Need	There is a proliferation of hockey turfs within the Western Suburbs and the City provides substantial grass infrastructure to service the needs of Westside Wolves at both Highview and College Parks. The demand for synthetic provision is also referenced separately below.
Aquatic Facilities	1:75,000 (District) 1:30,000 (local)	0-1 (Local)	0-1 (Local)	0-1 (Local)	Neighbouring local governments and state government provision locally is offsetting any

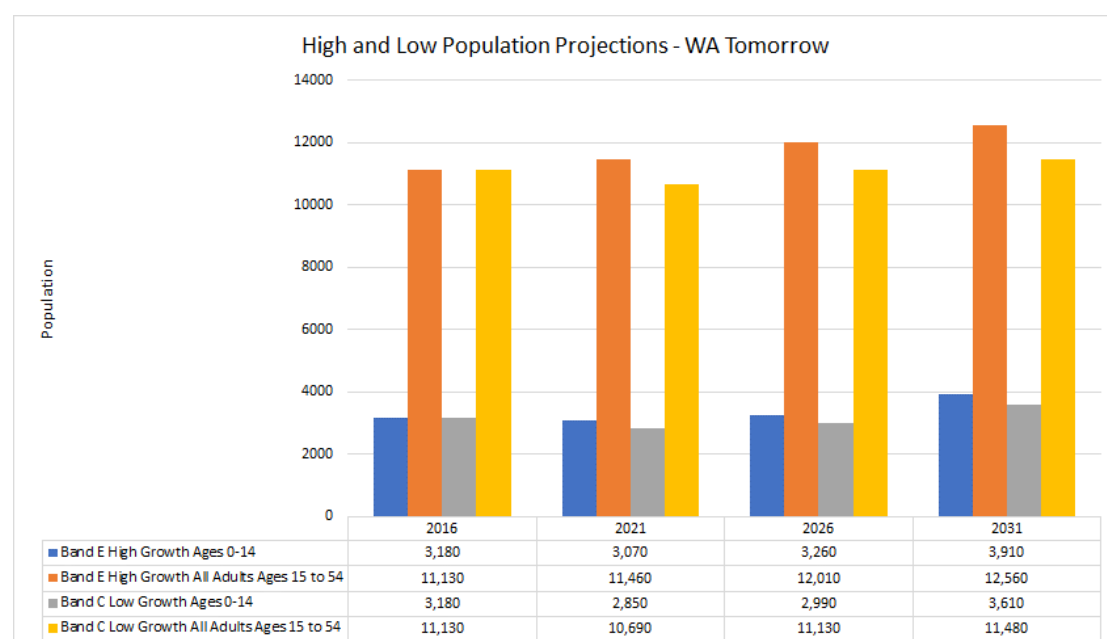
Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
indoor/Outdoor (various configurations)					additional need for neighbourhood indoor / outdoor aquatic facility infrastructure.
Netball Courts	1:3,000 – 4,000 (outdoor) for training purposes 10-12 outdoor courts minimum for an association	5-7	5-7	5-8	It is unlikely that the need for indoor court provision could be justified given the extent of court provision within the neighbouring local governments and on school sites. The demand for an association or district / regional level facility within the City is not identified within the strategic plans of both State Sporting Associations; and local demand is likely to be addressed with access to major infrastructure at Bendat Stadium and the State Netball Centre / outdoor courts at Matthews Reserve within the Town of Cambridge.
Basketball courts (indoor and outdoor)	1:3,000 – 4,000(outdoor) 4-8 indoor courts – Regional / Sub- regional	5-7	5-7	5-8	
Outdoor Beach Volleyball	Commercial market forces will dictate the provision	Local Need	Local Need	Local Need	Additional provision is not required -Volleyball is invariably a secondary users to netball and basketball or is provided within a dedicated commercial volleyball site.

Descriptor: Community Infrastructure	PLA WA Revised Guideline	City of Nedlands			Indicative requirement/comment
		2021 High: 20,325 Low: 19,020	2026 High: 21,580 Low: 19,970	2031 High: 23,315 Low: 21,245	
Indoor Volleyball	To be integrated with Basketball / Netball centres	Local Need	Local Need	Local Need	
Tennis (multi surface courts and grass)	30:1 member floodlit hard court ratio 8 court facility to service 1:20,000 – 1:30,000	8	8	8	The court provision within the City more than meets the expressed demand identified within the CFG. Given the current issues identified within the Tennis WA Strategic Facilities Plan for the sport, the potential to rationalise existing infrastructure should be considered.

APPENDIX F: Sport and Recreation Active Reserve Needs

The modelling and analysis below identify, on a City of Nedlands-wide perspective, the projected usage of sporting infrastructure based on the latest AusPlay data produced for WA (April 2019). It is again an indicative assessment which needs to be considered in light of other aspects and not be a determinant of provision in isolation. Two growth indicators are used based on *WA Tomorrow* to take into account junior participation (ages 0-14) and senior participation (ages 15 to 54). These age bandings are consistent with participation figures within the Community Facilities Guidelines produced by Parks and Leisure Australia 2020). These include the Band C, considered to be the low growth indicator, and Band E, considered to be the high growth indicator or the future population growth within the City. Figure 27 identifies the difference between the two projections based on projected growth to 2031.

Figure 27: Projected Growth in Adult and Junior Participation in Sport within the City of Nedlands



Total anticipated population growth is referenced in Table 14 below:

Table 14: Population Projections for the City of Nedlands (Source: *WA Tomorrow*)

	2016	2021	2026	2031
Band C	19,535	19,020	19,970	21,245
Band E	19,535	20,325	21,580	23,315

The figures below provides an overview of the total population projected under the low and high growth scenarios, having regard to known participation rates as determined through the AusPlay data for WA. This is referenced in the main body of the report to identify key participation considerations and projected demand for oval / court and rectangular sporting infrastructure.

Needs identification: City of Nedlands

Figure 28: Top 15 Adult Sports by Participation (ages 15 to 54) High Growth Rate

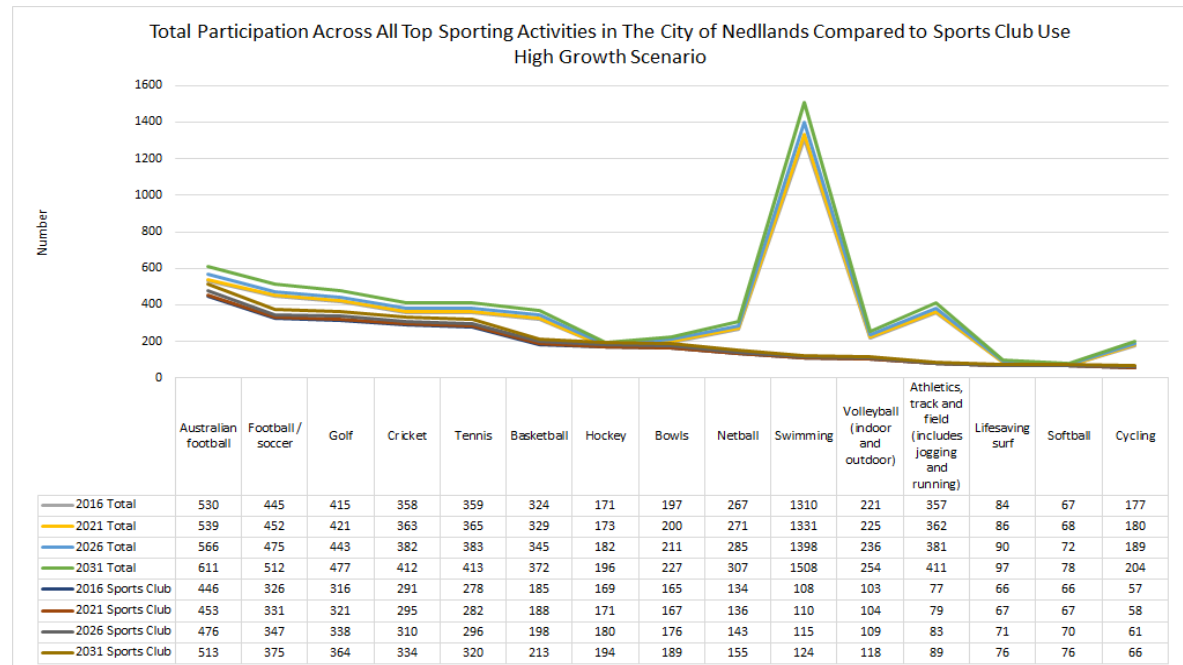


Figure 29: Top 15 Adult Sports by Participation (ages 15 to 54) High Growth Rate

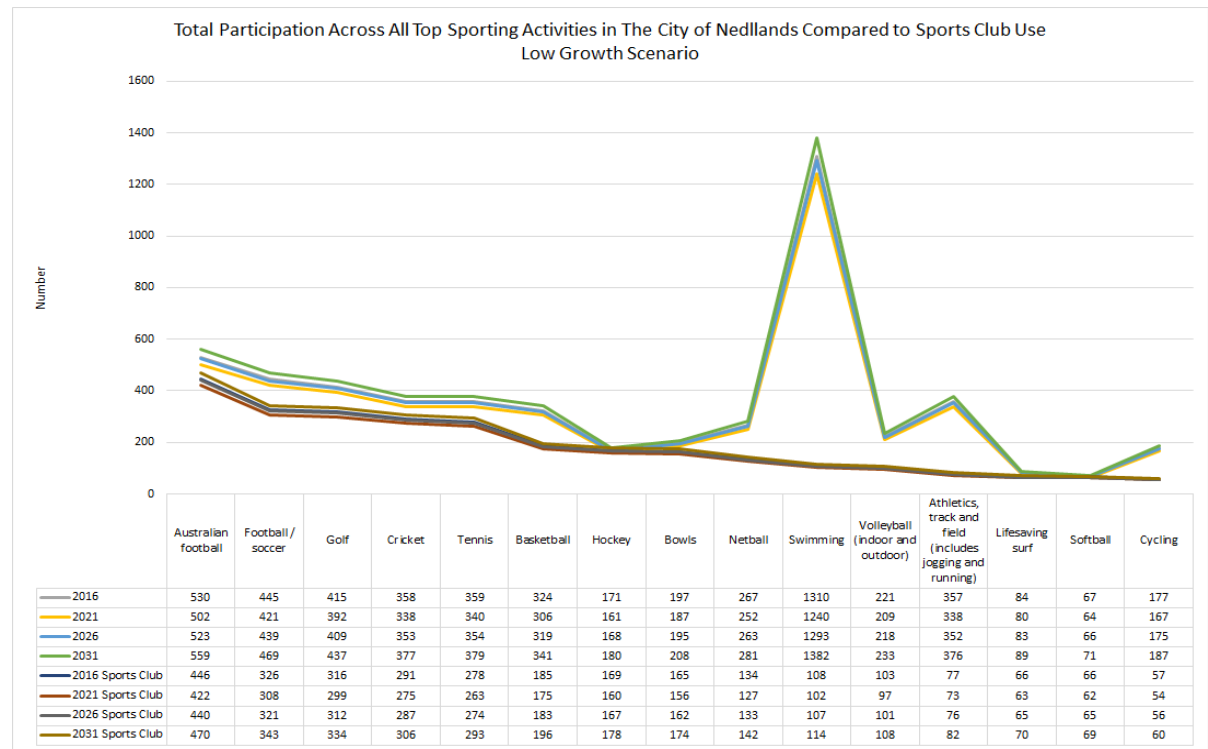


Figure 30: Top 10 Children's Participation by Sport within the City of Nedlands (Ages 0-14) - High Growth Rate

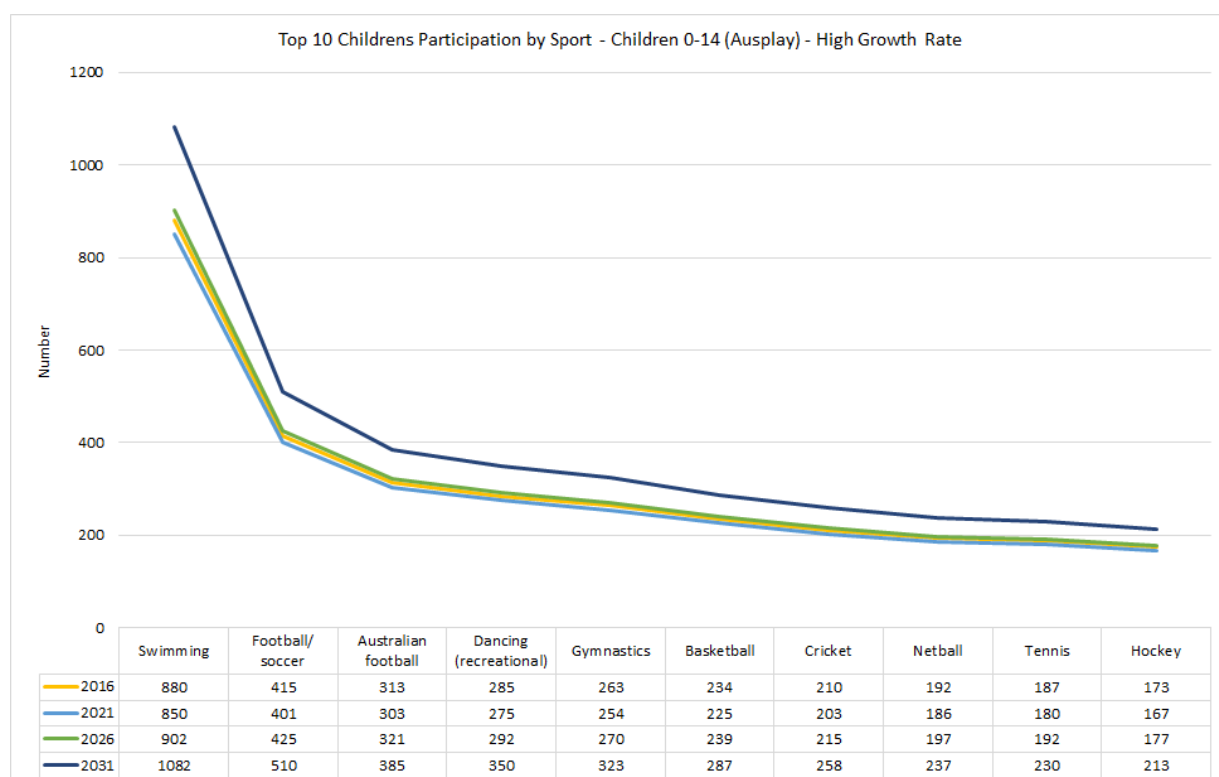


Figure 31: Top 10 Children's Participation by Sport within the City of Nedlands (Ages 0-14) – Low Growth Rate

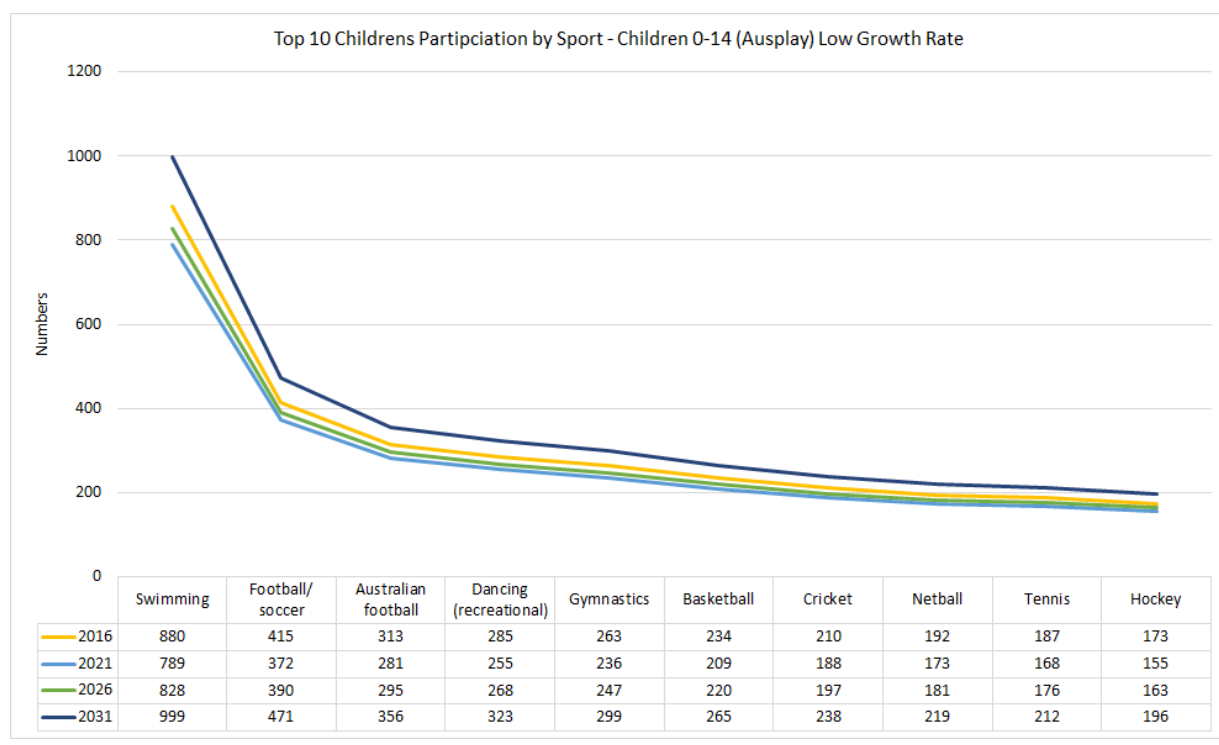


Figure 32: Top 15 Adults Participation by Sport within the City of Nedlands (Ages 15-54) – High Growth Rate

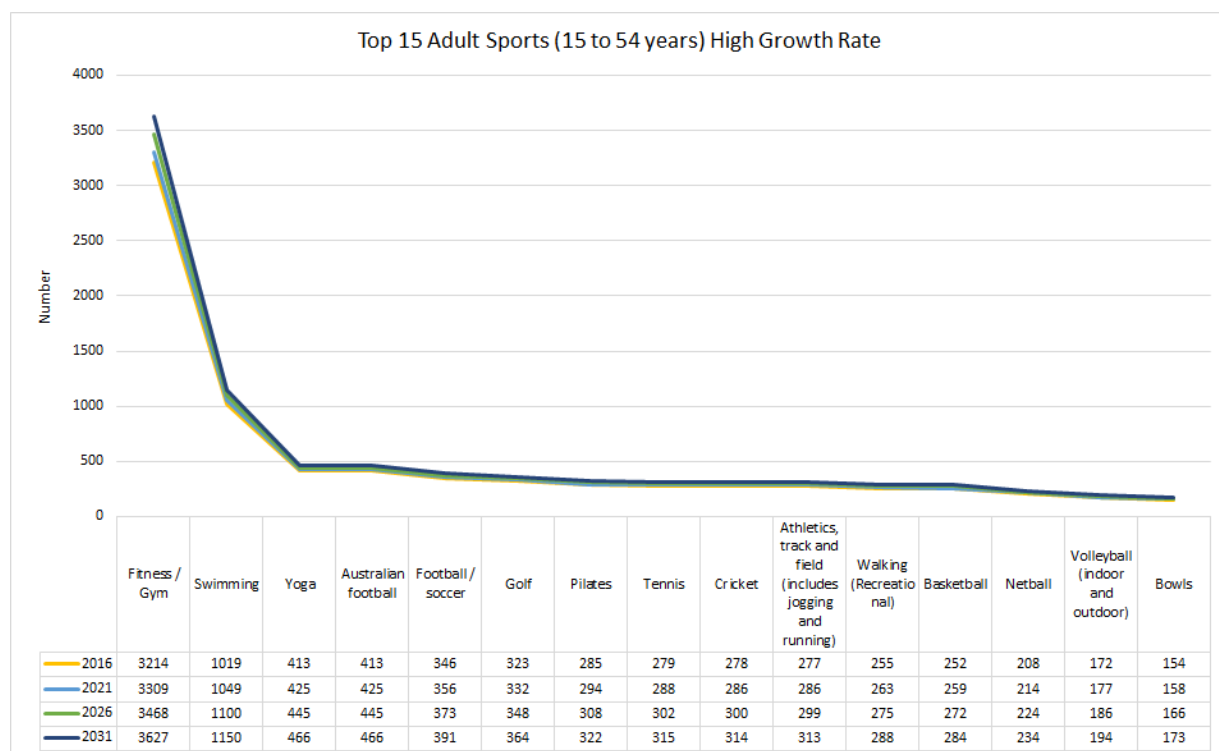


Figure 33: Top 15 Adults Participation by Sport within the City of Nedlands (Ages 15-54) – Low Growth Rate

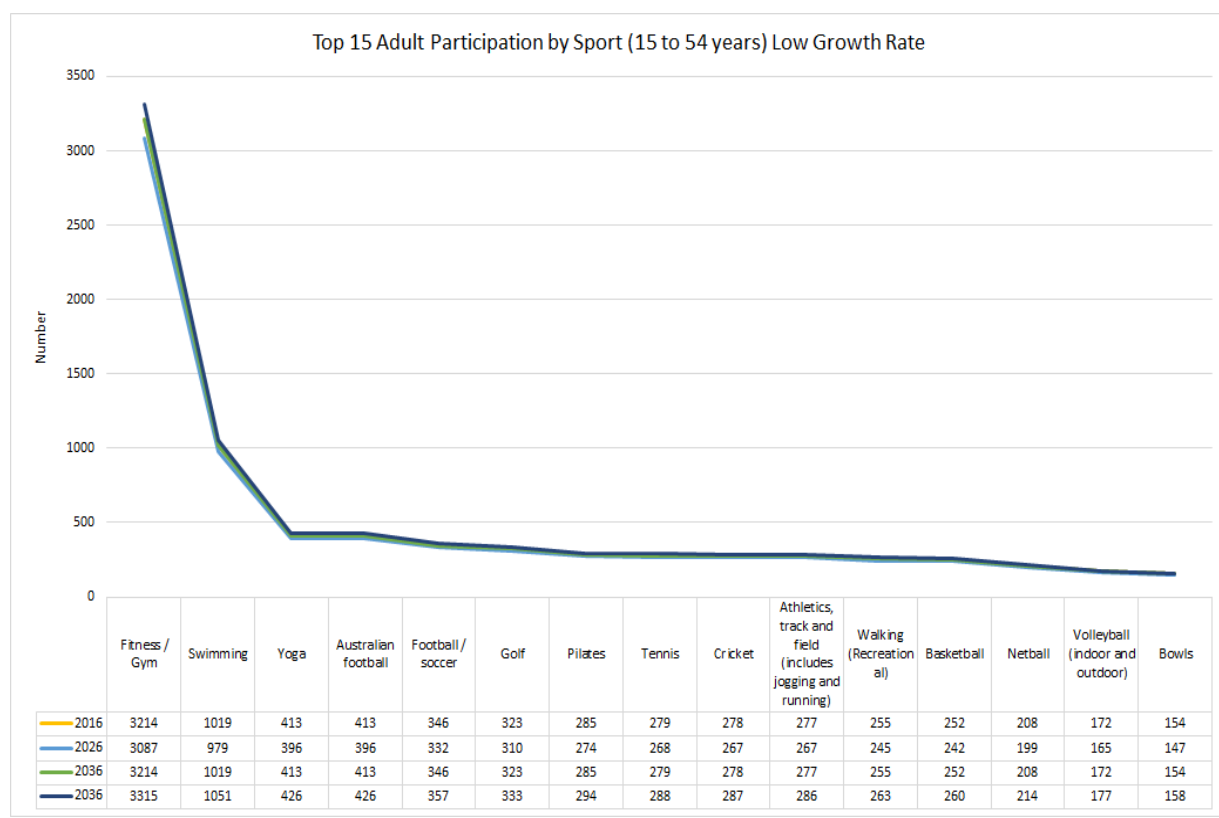


Figure 34: Top 15 Participatory Recreation Activities for Adults Aged 15 to 54 – High Growth (Source: AusPlay)

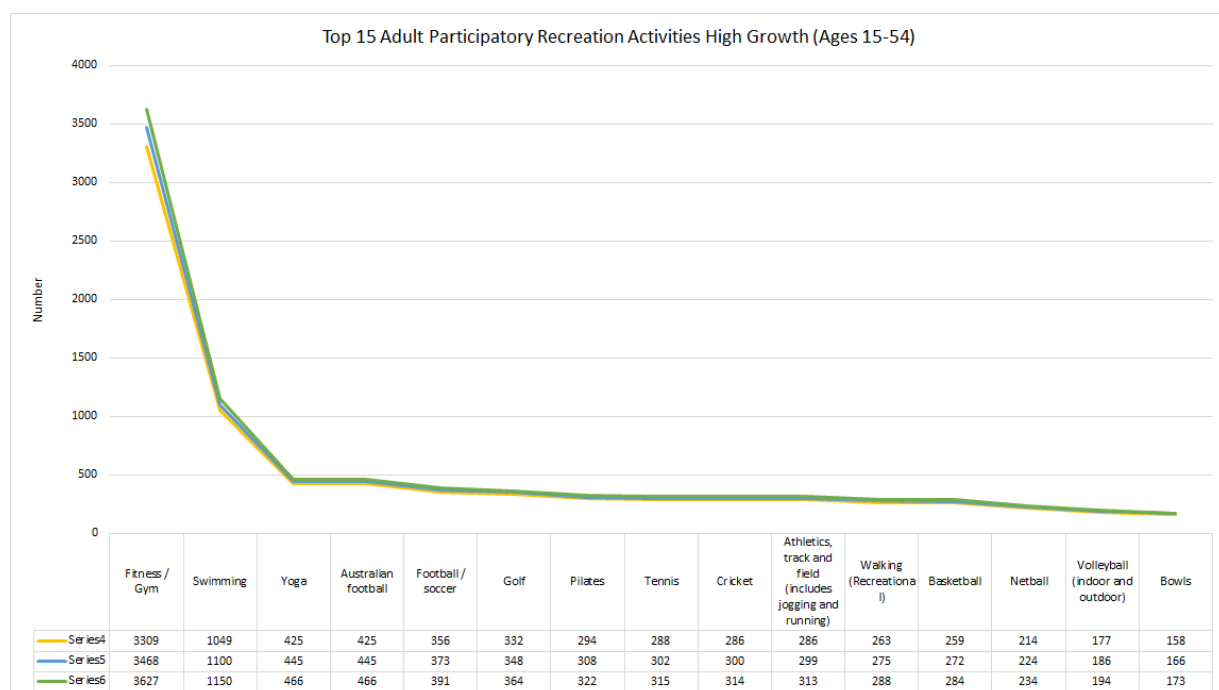
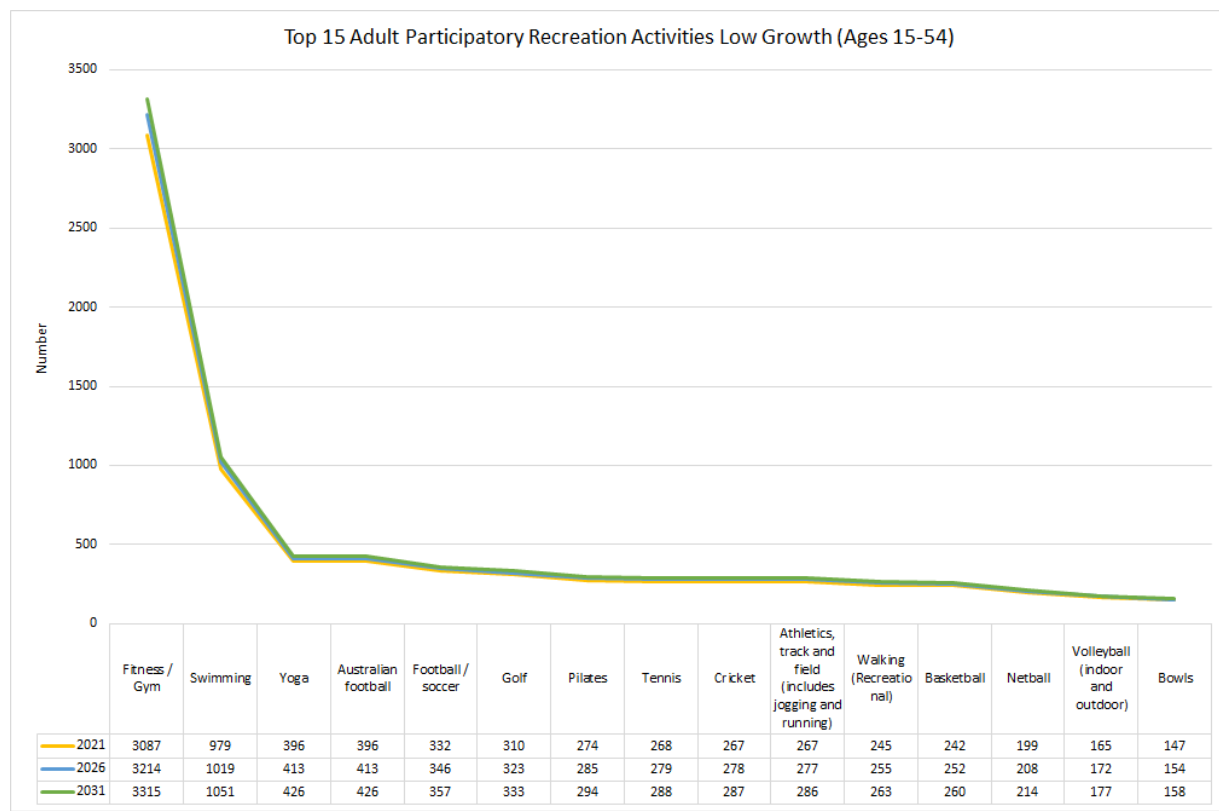


Figure 35: Top 15 Participatory Recreation Activities for Adults Aged 15 to 54 – Low Growth (Source: AusPlay)



Needs identification: City of Nedlands

Based on the analysis of AusPlay data, there are a number of key considerations for sport and active recreational pursuits which rank as the most popular within Western Australia. A summary of these is identified below:

- Swimming across all age ranges is in high demand. The increase in child participation from 2016 to 2031 is estimated to be between 119 and 202 (low and high growth rates) with the majority of these likely to participate in **Learn to Swim** and squad development programs.
- The increase in adult participation over the same period for swimming is less significant at between 32 to 119 additional users.
- There is likely to be sufficient capacity within current aquatic facilities positioned within neighbouring local government boundaries to accommodate the projected growth.

Children's Participation in Sport and Activities:

- Of the traditional outdoor pitch-based team sports, there would be increased demand particularly to service the needs of children aged between 0-14 across the City of Nedlands for soccer, Australian football, cricket and hockey. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is an increase in demand to service the needs of children aged between 0-14 across the City of Nedlands for basketball, netball and tennis.
- Other activities with increased demand are dancing, gymnastics and swimming.
- Dancing, netball and gymnastics are dominated by female participation while football / soccer, Australian rules and cricket are dominated by male participation. The remainder of the sports is relatively evenly split, although tennis indicates male participation is twice that of female participation.
- For analytical purposes, the overall total participation rates across age ranges is used to determine approximate court / pitch / hall usage. For dancing and gymnastics, access to a hall is important but in Metropolitan Perth much of this provision is undertaken on a commercial basis. This is in addition to some club-based activities. It is less likely that a truly reflected community need can be determined through projecting use for a more commercially-driven level of provision.
- For the rectangular / oval / court demand, analysis the following assumptions are made:
 - Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those children identified as participating in soccer will be part of a club / venue-based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining

Needs identification: City of Nedlands

20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week.

- Australian Football (Auskick – winter use): Teams consist of 9 playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue-based team. The sport invariably is undertaken within a structured club / venue-based setting. It is assumed 90% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 10% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week.
- Cricket (summer use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). For the most part, those children identified as participating in cricket will be part of a club / venue-based team. It is assumed 100% of participation will be through structured sport (clubs). Team numbers at junior level per team are relatively consistent and there is likely to be minimal non club-based casual play. Competition is undertaken at weekends and training two nights per week.
- Hockey (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 20 games per year (10 home and 10 away). Those children identified as participating in hockey will be part of an affiliated club / venue-based team. It is assumed 100% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with non club-based casual play. Competition is undertaken at weekends and training two nights per week.
- Basketball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of 6 playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of club / venue-based team. It is assumed 80% of participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space.
- Netball: Based on the Basketball Strategic Facilities Plan for WA, teams consist of 8 playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of club / venue-based team. It is assumed 80% of

Needs identification: City of Nedlands

participation will be through structured sport (clubs). Whilst numbers may vary at junior level per team, this provides a realistic basis for assessment with the remaining 20% of use being non club-based casual play. Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space.

- Tennis: For junior participation, court usage is generally split according to age and up to 12 juniors may be accommodated at one time on each full size adult court. The demand for court space is invariably driven by adult tennis with junior development programs (including Hot Shots) fitting in around that provision.

Adult Participation in Sport and Activities:

- Of the traditional outdoor pitch-based team sports, there would be high demand to service the needs of adults over 14 across the City of Nedlands for soccer, Australian football and cricket. Usage numbers projected need to be considered against a potential number of teams, training requirements and competition requirements.
- Of the traditional court sports, there is a relatively high demand to service the needs of adults over 14 across the City of Nedlands for basketball, netball, volleyball and tennis.
- Fitness / gym is the main sporting activity amongst adults which needs to be accommodated across the City with overall participation estimated at 28.9% across the population. This is over three times the next core activity of swimming (9.2%) and eight times that of other sporting activity. Females are more likely to demand such provision with a 33.9% participation rate compared to a 24% participation rate amongst males. This emphasises the potential need to expand fitness equipment and dual use footpath provision within existing park areas.
- Other high demand activities are yoga, golf, Pilates, athletics (including jogging), walking and bowls.
- Yoga, pilates, netball and swimming are dominated by female participation, while football / soccer, Australian rules, golf, basketball and cricket are dominated by male participation. The remainder of the sports and activities are either relatively low in participation across both sexes, or are relatively evenly split.
- For analytical purposes, the overall total participation rates across age ranges is used to determine approximate rectangular / oval / court usage.
- For this analysis, the following assumptions are made:
 - Fitness / Gym (all year use): Space is often difficult to determine as this will be based on additional commercial provision, with local government picking up any identified shortfall in the market. The critical components in respect of such usage is access to parks, open space, tracks and trails and outdoor fitness equipment.

Needs identification: City of Nedlands

- Swimming (all year use): Demand for adults is generally determined in accordance with lane hire (nominally 7 adults per lane within a 50m pool times by the number of lanes for an hour duration for each session). It is also assumed that for such purposes a pool is available seven hours a day throughout the week.
- Walking (all year use): The critical components in respect of such usage is access to parks, open space, tracks and trails.
- Yoga and Pilates (all year use): General accessibility to community hall space is required with such activities operated by small commercial operators / instructors. Demand and need are generally accommodated through providing access at agreed times within community buildings and therefore no demand analysis can provide a realistic determinant of need.
- Soccer (winter use): Teams consist of 14 (11 players and 3 substitutes) playing 26 games per year (13 home and 13 away). For the most part, those adults identified as participating in soccer will be part of a club / venue-based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week.
- Australian Football (Auskick – winter use): Teams consist of 22 (18 players and 4 substitutes) playing 26 games per year within existing oval provision. For the most part, those children identified as participating in soccer will be part of a venue-based team. The sport invariably is undertaken within a structured club / venue-based setting. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week.
- Cricket (summer use): Teams consist of 15 (11 players and 4 substitutes) playing 20 games per year (10 home and 10 away). Cricket participation will be part of a club / venue-based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week.
- Basketball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of 6 playing 30 games per year (15 home and 15 away). An assumed hourly court usage for competition (50 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). Players will be part of a club / venue-based team. It is assumed 100% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for basketball is generally for indoor court space.
- Netball (all year use): Based on the Basketball Strategic Facilities Plan for WA, teams consist of 8 playing 30 games per year (15 home and 15

Needs identification: City of Nedlands

away). An assumed hourly court usage for competition (45 mins weekly per team) and an assumed hourly court usage for training (30 mins weekly per team). For the most part, those children identified as participating in basketball will be part of a club / venue-based team. It is assumed 80% of participation will be through structured sport (clubs). Competition is undertaken at weekends and training two nights per week. Provision for netball is generally for outdoor court space.

- Volleyball (all year use): Due to the low participation levels, it is assumed the need and demand for specific volleyball infrastructure can either be accommodated through commercial provision or within a netball / basketball facility.
- Bowls (all year use): Generally provided for predominantly seniors use. The demand for a green with up to 8 available lanes is determined by a minimum number of members (nominally 180, with a synthetic green accommodating up to 360 members). All participation is through club / venue-based facilities.
- Tennis (all year use, although dominated by summer activities): For adult participation, 1 court provides for 4 members playing and 4 members waiting (8) – based on typical social tennis club nights. Use may be through short sets (best of 7 games) or standard one set with tie-breaker. This would be the core usage with competition / pennants operating at dedicated times at weekends. It is assumed, the maximum number of members wishing to play on any one club night would be 50% of the club membership base. To facilitate a membership level of say 250 wishing to play at the same time, would require 15.6 courts ($250/8/2 = 15.6$ courts). Tennis West indicates that social / book-a-court system is likely to be the future growth in the sport for adult tennis and not necessarily through affiliated club membership. Nevertheless, the demand for court space is focused on this usage and provision at this stage for membership-based use of 80% and a casual usage of 20%.
- It is to be noted that for children's participation, the sports of volleyball, rugby league and rugby union do not rate as high participation sports. Generally, the catchment of such sports operates at a sub-regional level and will operate outside of normal local government boundaries. This is the case for Rugby Union at Charles Court Reserve which provides for junior and competition activities well beyond the City of Nedlands boundary. These sports are not to be ignored, but the demand identified is in accordance with specific local circumstance which may give rise to a unique level of demand.
- Similarly, for adult participation the sports of rugby union, rugby league and hockey operate at a sub-regional level and will operate outside of normal local government boundaries. These sports are not to be ignored, but the demand identified is in accordance with specific local circumstance which may give rise to a unique level of demand.

Table 15 and 16 below identify the number of facilities across the City which indicatively are required to meet the current and projected population growth.

Needs identification: City of Nedlands

Subsequent pages provide summaries of the suburbs and high level considerations which influence the provision of infrastructure in each suburb.

Table 15: Demand for Pitch/Court Space for Children Based on High Growth Population Driven Assumptions

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)						Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/ Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	20 21	20 26	20 31	20 21	20 26	20 31	20 21	20 26	20 31	20 21	20 26	20 31	20 21	20 26	20 31
Football/ soccer	21	23	27	86	91	109	64	68	82	4	4	5			
Australian football	25	27	32	101	107	128	76	80	96	3	3	4			
Basketball	28	30	36	113	120	144	85	90	108	3	3	4			
Cricket	29	31	37	43	46	55	51	54	64	2	2	2			
Netball	17	19	22	70	74	89	52	56	67	2	2	2			
Tennis	30	32	38	45	48	57	53	56	67	2	2	3			
Hockey	6	6	8	36	38	46	24	25	30	1	2	2			

Table 16: Demand for Pitch/Court Space for Children Based on Low Growth Population Driven Assumptions

Top 10 Children's Participation by Sport - Children 0-14 (AusPlay)	Oval/Rectangular Pitch /Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/ Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Football/ soccer	20	21	25	80	84	101	60	63	76	4	4	5
Australian football	23	25	30	94	98	119	70	74	89	3	3	3
Basketball	26	27	33	105	110	133	78	82	99	3	3	3
Cricket	27	28	34	40	42	51	47	49	60	2	2	2
Netball	16	17	20	65	68	82	49	51	61	2	2	2
Tennis	28	29	35	42	44	53	49	51	62	2	2	2
Hockey	6	6	7	33	35	42	22	23	28	1	1	2

Table 17: Demand for Pitch/Court Space for Adults Based on Population Driven Assumptions – High Growth

Top 15 Adult Venue Based Participation Activities - AusPlay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Australian football	20	21	22	49	51	53	45	47	49	2	2	2
Football/soccer	19	20	20	56	59	61	47	49	51	3	3	3
Cricket	36	38	40	27	28	30	50	52	55	2	2	2
Tennis	16	17	18	43	45	47	60	62	65	2	2	2
Basketball	19	19	20	37	39	41	37	39	41	1	1	2
Hockey	10	10	11	19	20	21	19	20	21	1	1	1
Netball	54	56	59	27	28	29	67	70	74	2	2	2

Table 18: Demand for Pitch/Court Space for Adults Based on Population Driven Assumptions – Low Growth

Top 15 Adult Venue Based Participation Activities - AusPlay available data	Oval/Rectangular Pitch/Court Demand in hours per week (assuming home only for all sports except Netball and Basketball which play at the same venue)			Training Demand in hours per week (assuming home and half a pitch only)			Weekly Pitch and Court Demand in hours			Rectangular/Oval Pitch Demand - Rectangular pitch weekly carrying capacity is 16 hours and Oval is 26 hours		
	2021	2026	2031	2021	2026	2031	2021	2026	2031	2021	2026	2031
Australian football	19	20	20	45	47	49	42	43	45	2	2	2
Football/soccer	17	18	19	52	54	56	43	45	47	3	3	3
Cricket	34	35	36	25	26	27	46	48	50	2	2	2
Tennis	15	16	16	40	42	43	56	58	60	2	2	2
Basketball	17	18	19	35	36	37	35	36	37	1	1	1
Hockey	9	9	10	18	19	19	18	19	19	1	1	1
Netball	50	52	54	25	26	27	63	65	67	2	2	2

Based on the above assessment, it can be determined that the level of sporting provision within the City of Nedlands provided by the City and additional infrastructure provided by other organisations (and potential partners) is sufficient to meet the ongoing needs and likely demands for oval, rectangular and court provision. The critical consideration will be the quality and capacity of existing infrastructure and the need to manage and sustain a level of investment which provides sufficient resources to maintain the assets to an acceptable / contemporary level and/or replace infrastructure when it is reaching the end of its useful life. It will be important to consider the outcome of a number of strategic planning processes which have recently been completed or have been undertaken by the State Sporting Associations which seek to address identified shortfalls. Most notably, these processes are being

undertaken by the Western Australian Football Commission, Tennis West and Football West

In order to address a number of matters which were raised during the consultation process, further detailed analysis was undertaken on critical facility development considerations to provide additional guidance to the City. These included:

- The development of a synthetic turf pitch to support the future growth and development of Westside Wolves Hockey Club.
- The growth and development of cycling infrastructure within the City of Nedlands.
- The future consideration of public tennis courts and approach by the City in respect of charging for use and/or potential repurposing the facilities.
- The potential future viability and functionality of bowling club infrastructure.
- The expanded development of the School Sports Circuit.

These are individually referenced below, and the outcomes incorporated within the main body of the report.

Provision of Hockey Turf – Investment Rationale:

Hockey WA is the governing body for Hockey in Western Australia. They develop the sport through working with hockey clubs in the Metropolitan Area of Perth and in country areas with relevant associations. Hockey WA establishes and manages the competitions run in Perth Metropolitan area and establish the competitive fixtures on an annual basis. The process includes the distribution of games around the clubs on turf and grass.

The Hockey WA Senior Competition is divided into three leagues for men and women:

- Premier League: These leagues compete on turf at various times and venues throughout the weekend.
- Provisional League: Competes at various turf venues throughout the weekend, catering to a more social player.
- Metropolitan League: A grass competition for players seeking a regular weekly match on Saturdays at either 2:00 or 3:30pm.

In 2020, Hockey WA is introducing a linear structure with a promotion / relegation process. This is different from previous years which has also included promotion and relegation but not on a linear basis (i.e. based on two leagues feeding upwards into the single Premier League). There are currently 115 men's teams and 110 women's teams across Metropolitan Perth that operate within this structure.

The senior competition season runs from April to September each year. All developmental work and junior-based competition take place during this

period, although there is also a summer league which is operated on a number of turfs across a range of age groups throughout the metropolitan Perth area. Often during the summer period, the turf infrastructure is used lightly and may be utilised for a variety of fitness-based activities for non hockey-based programs. Grass is invariably utilised by summer sports where there are shared use arrangements and/or leasing agreements in place.

Beneath the leagues identified within the senior structure, lie the masters and junior competitions (male and female) which are split between age ranges and their focus on turf or grass. These include:

- Over 40, Over 50 and Over 60 Men
- Over 35 Midweek Women
- Junior 5/6, 7/8, 9/10, 11/12 boys
- Junior 5/6, 7/8, 9/10, 11/12 girls

Over the past five years, turfs have been developed at Whitfords (Joondalup), Guildford (City of Swan), Southern River (City of Gosnells) and Lakelands High School (City of Cockburn – relocation of Fremantle Hockey Club). In addition, there are other proposals being considered to develop a turf in South Perth (WASPs), Victoria Park (Victoria Park Xavier Hockey Club), Kalamunda (Kalamunda Hockey Club) and North Coast Raiders (Joondalup / Wanneroo). A second turf is also mooted at Southern River.

The main consideration with the proposed new turf developments and those recently developed is the fixturing. HWA is committed to supporting the viability of existing turfs by ensuring fixturing as many games as possible to meet what is considered to be a game viability target of 180. In the case of Southern River, this has not been practical and as a result the facility is considered to be a high risk. This would also be a consideration in the club pursuing a second turf which at present is unsustainable unless it incorporates a partnership with a school / college and/or other service provider that can share the risks. HWA has indicated, due to restrictions on the number of leagues, player and competitive games, it would be unlikely to be able to fixture the appropriate number of games for any new turf without the league expanding significantly. Currently there is no demand for the league to expand and is unlikely to be warranted within the next ten years.

Figure 36: Grass and Turf Usage Per Club (Source: Hockey WA)

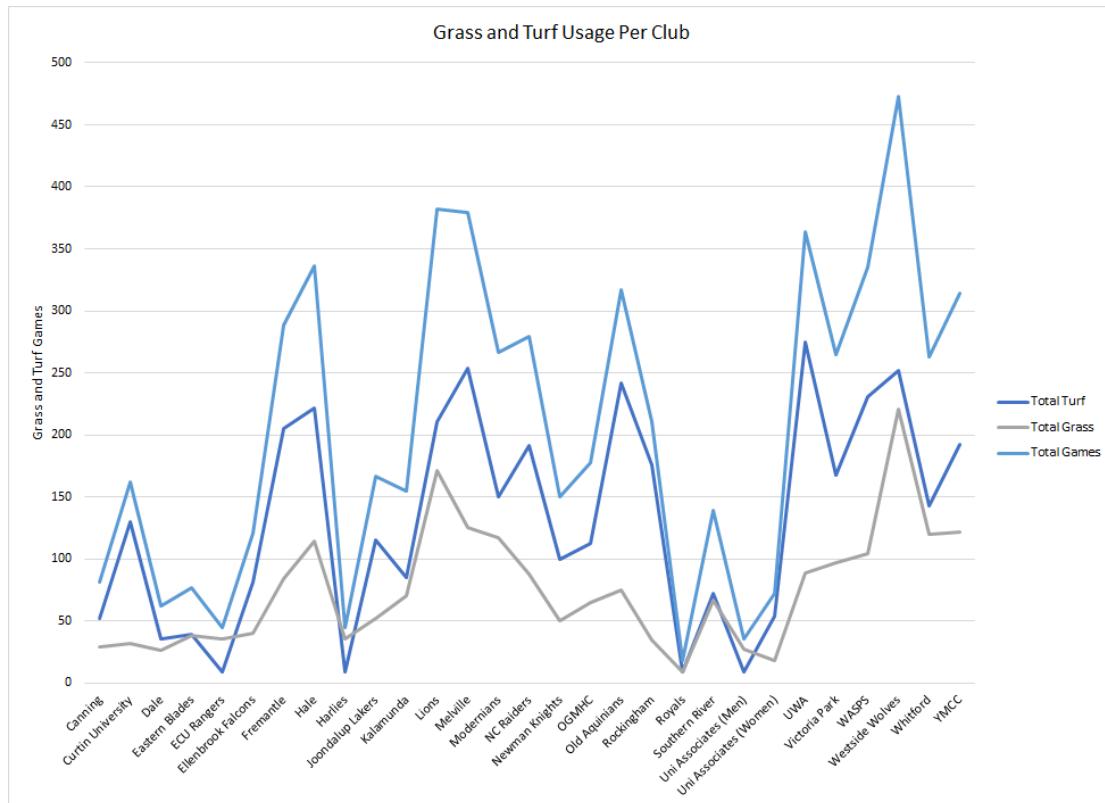


Figure 36 above highlights the split between grass and turf games associated with each club and emphasises those clubs that, due to current membership and competitive game generation levels, are potentially viable entities which have the capability of solely focusing on hockey generated activities. In addition to Westside Wolves, these include: Fremantle, Hale, Melville, North Coast Raiders (no current turf), Old Aquinians, UWA, Victoria Park Xavier (no current turf) WASPS (no current turf) and YMCC (no current turf). Whitfords, Southern River and Rockingham (that have their own dedicated turfs) are below the accepted standard and considered to be a higher risk if sufficient fixturing is not available. Added to this are the two turfs at PHS which provide for both the AIS and home turf base for Victoria Park Xavier, Curtin University and South Perth currently.

Figure 37 highlights the likely turf game allocation should all the turfs identified above be developed (minus North Coast Raiders, Kalamunda Hockey Club, YMCC and a second turf at Southern River). Without these developments, the position of Westside Wolves in sustaining a turf is strong on the grounds of their current membership base, teams and level of competition within which the club participates. The potential turfs, which are not incorporated within the table, are however located in areas where there is likely to be significant population growth, and if that occurs, are likely to be in a more viable position to generate a business case for investment. In the case of Westside Wolves (and also Suburban Lions Hockey Club), the extent of turf within the Western Suburbs of Metropolitan Perth is extensive and it is recognised there is a need

to diversify and increase accessibility to turf in other areas where there is limited access.

The best option for Westside Wolves, in the absence of sufficient land to sustain a turf and two grass pitches on one site (which is likely to be required to support a business case) is to relocate elsewhere, rather than be led by the current strength of the club.

In light of the above and in the absence of a review of the strategic facilities plan by Hockey WA, which assesses the future direction for turf provision, the allocation of land and development of a turf for Westside Wolves would be a high risk and premature.

Figure 49: Capability of Providing a Turf Facility to Meet the Needs of Westside Wolves (turfs in top header and game allocation in the vertical bar)

CLUB	PHS-1 #	PHS-2 #	UWA- #	UWA- #	LEM #	MELV #	HALE #	WHIT #	GUILD #	AQUI #	ROCK #	JOON #	SR #	FREO #	WASP #	VPX #	WW #	TOTAL TURF	TOTAL GRASS
Canning	5												42			5		52	29
Curtin University	79	51																130	32
Dale													36					36	26
Eastern Blades	8	9							22									39	38
ECU Rangers		9																9	36
Ellenbrook Falcons	16	19						46										81	40
Fremantle														205				205	84
Hale							222											222	114
Harlies		9																9	36
Joondalup Lakers	9											106						115	52
Kalamunda									48				34			3		85	70
Lions	3	3		40	165													211	171
Melville						250										4		254	125
Modernians	73	77																150	117
NC Raiders	16	15						160										191	88
Newman Knights	16	14					70											100	50
OGMHC									113									113	65
Old Aquinians										210			13			19		242	75
Rockingham											176							176	35
Royals		9																9	9
Southern River													72					72	67
Uni Associates (Men)			7	2														9	27
Uni Associates (Women)			42	12														54	18
UWA			214	61														275	89
Victoria Park	5	2														161		168	97
WASPS	6	3													222			231	104
Westside Wolves	3	3		20													226	252	221
Whitford								127				16						143	120
YMCC	3	3		37	151													194	120
TOTALS	242	226	263	172	316	250	292	287	229	210	176	122	197	205	222	192	226	3827	2155

Provision of Cycling Infrastructure within the City of Nedlands:

Consideration has been given to the provision of cycling infrastructure within and around the City of Nedlands which has received a positive response from a local cycling group which has formed as a result of the development of a cycle plan by the Town of Cambridge. The plan identifies a series of cycling initiatives and potentially the development of a cycle sport precinct adjacent to the quarry within the Town of Cambridge.

The strategic cycling facilities review undertaken by Westcycle (the state's Peak Sporting body for cycling) indicates a lack of quality infrastructure across a range of cycling needs. This includes road racing, BMX and mountain biking. When developing cycling networks, consideration should be given to cyclists who have not developed their road sense (e.g. children and

inexperienced adults) through the provision of adequate off-road facilities and safe road crossing facilities (particularly around schools and sporting venues). Wayfinding signage along walking and cycle path networks is essential infrastructure to encourage regular use, in addition to end-of-trip facilities and cycle repair stations.

No demand has been evidenced currently for additional bespoke cycling facilities within the City. Nevertheless, it is recognised that as a recreational pursuit, cycling across the Western Suburbs is in high demand and the provision of an expanded dual purpose path network providing accessibility to active sporting reserves and the coast will need to be considered in all future planning.

Provision of Tennis Infrastructure within the City of Nedlands:

Currently, the City of Nedlands has an excessive number of tennis courts for the population base. For floodlit tennis courts, the optimum level of provision would be one court per 30 members (hard court provision). For unlit courts, this would go down to one court for 20 members. Therefore the court provision for a club membership base of 200 members would be seven floodlit hard courts or ten unlit courts. While Tennis West is focused on their affiliated clubs, it also considers the optimum resident-to-court ratio as being one court per 2,000 residents. If that were to be considered for the City of Nedlands, the resident-to-court ratio would require between 10 and 12 courts to be provided.

Given that the current club-based infrastructure provides in excess of 70 courts (49 grass, 15 acrylic, 2 synthetic, 2 clay and 4 cushioned acrylic, 17 of which are floodlit) across three club sites, the need to provide additional court space is not justified. The option to rationalise and reduce the grass court infrastructure would be more appropriate with other public tennis courts being converted into multi-functional games / youth spaces. Given the level of tennis court provision, there are opportunities to enter into agreement with the clubs to provide access to the wider community and non-affiliated users / schools. Consideration should be given to address this anomaly and possibly the introduction of multi-marked surfaces in appropriate locations. On public hard courts, the option to provide unfettered community access should be considered, and to be offered at no cost to encourage use and diversity of activity.

The Provision of Lawn Bowls Infrastructure:

The Bowls WA Annual Report 2019 highlights a number of focus areas for the sport. These include:

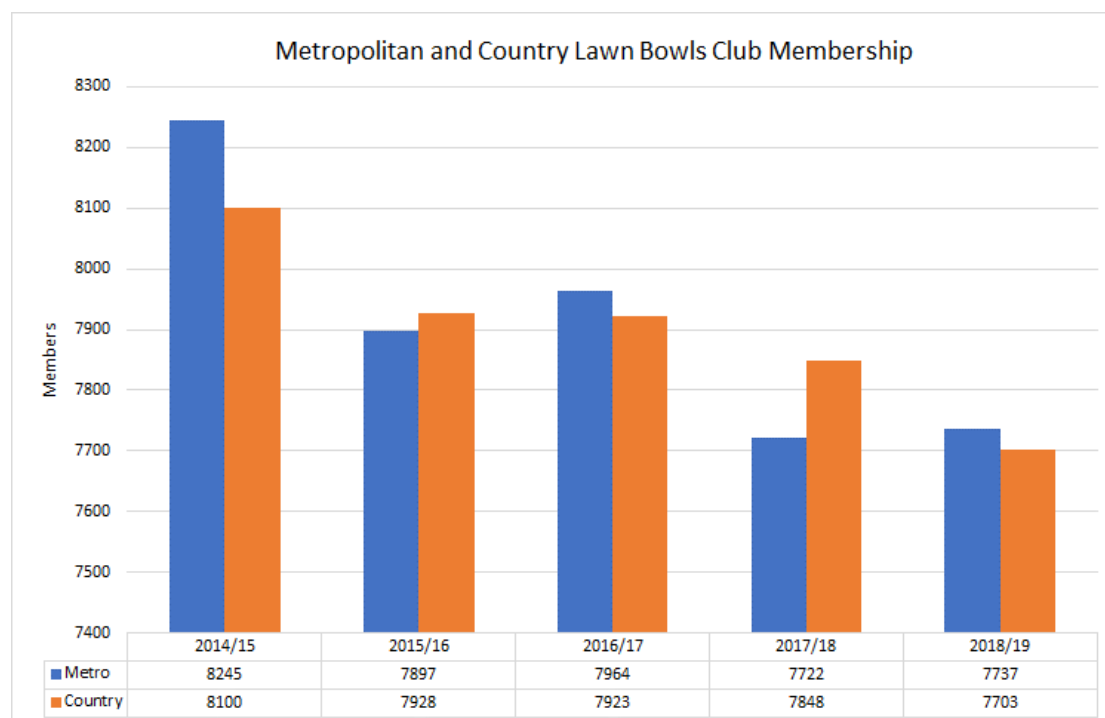
- Governance of affiliated clubs – which has been a focus for the past 12 months.
- Financial viability, sound and accountable financial management which is supported by a web-based club resource guide and implementation of the Top Club Plan. The formulation of a Club Development

Committee as one of the Bowls WA Boards compulsory standing committees was specifically designed to address this and other issues.

- The ability to attract a new generation of members to the clubs in the 35 to 55 age range. This is supported by the 'Gotta Love Bowlo' campaign which is a \$100k investment in promoting the sport.
- The need to open up the definition of a bowler to incorporate social players, corporate players and barefoot players.

It is clear that the sport is having a number of challenges, not least the decline in the playing membership base across a number of clubs in both Metropolitan Perth (6.5% decline over 5 years) and Regional WA (5.1% decline over 5 years). Figure 38 below identifies the current membership as it is tracking for lawn bowls clubs across the state.

Figure 37: Metropolitan and Country Lawn Bowls Club Memberships (source: Bowls WA)



The gradual decline in playing membership of lawn bowls clubs in country areas has been consistent while in metropolitan Perth, it is gradually trending downwards but not so consistently. In respect of the membership of the clubs within the City, the following points are noted:

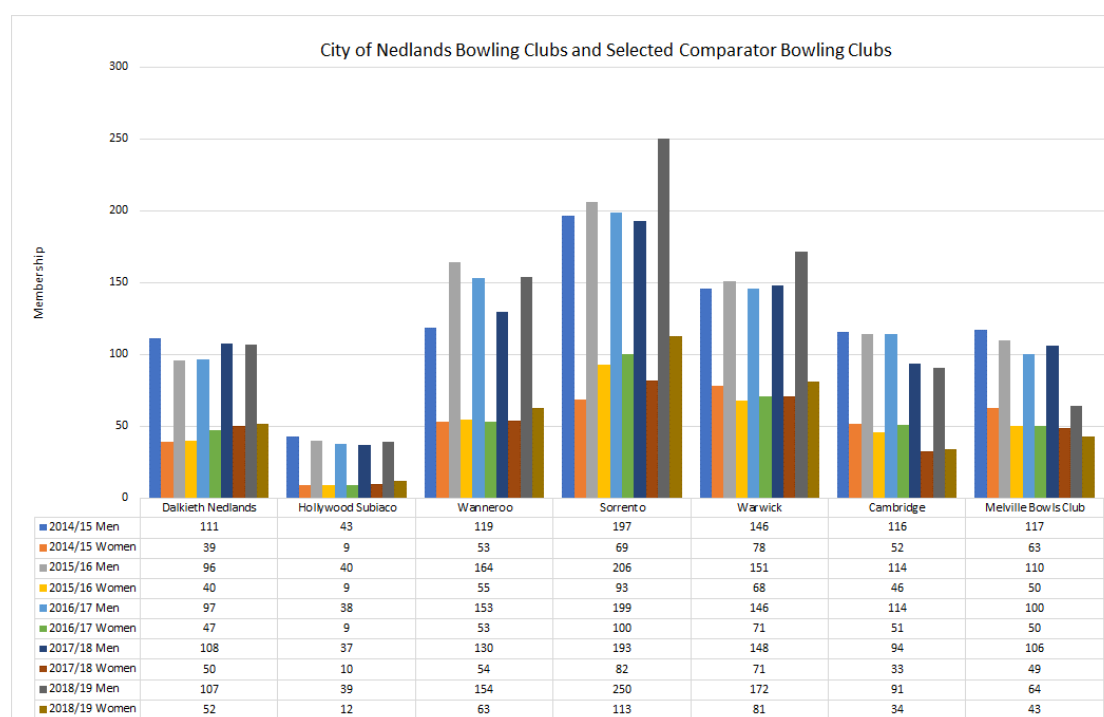
- Dalkeith Nedlands Bowls Club has seen its membership oscillate from 136 to approximately 159 (since 2014/2015 the club has shown an overall membership increase to 2019 of 5%).
- Hollywood Subiaco Bowls Club has an extremely low membership base which has maintained a steady level of around 50 annually. This would identify the club as being of high risk and is reliant on the social

membership and corporate / social bowls to offset any financial deficits resulting from the ongoing maintenance and operational costs of the facility.

For comparator facilities, the following can be seen:

- Warwick (City of Joondalup) has more recently seen a spike in growth having remained relatively stable for the previous four years.
- Sorrento (City of Joondalup) similarly had remained relatively static with female participation offsetting a gradual decline in male bowlers. However, in 2018/2019, the membership base increased from 275 to 363, an increase of 32%.
- Wanneroo Bowls Club (City of Wanneroo) has seen its membership oscillate from 172 to approximately 220 (since 2014/2015 the club has, however, shown an overall membership increase to 2019 of 21%).

Figure 38: City of Nedlands and Selected Comparator Membership Levels for Bowls Clubs 2014 to 2019 (Source: Bowls WA)



- Cambridge Bowls Club (Town of Cambridge) has seen a decline over the five-year period from a membership of 168 to a current membership of 125.
- Melville Bowling Club (City of Melville) has seen a dramatic decline over the five-year period with the membership declining from 180 to 107. This may have been due to the uncertainty associated with the bowling club being relocated and/or amalgamated with one another. It does, however, highlight the serious decline occurring in the sport over the period.

All the clubs are of a relatively large size with them having access to between three and five greens.

In 2017 a National Census Report (Bowls Australia 2018) was produced. The following are the key outputs of the report which related to the issues bowling clubs are facing:

- Decreases in formal membership of bowls clubs have been offset by growth in social, corporate and other participation in bowls.
- There were 671,316 participants in Australian bowls in 2017. Of these:
 - 204,524 pennant and competition participants (30.4%)
 - 417,072 participants in regular social bowls (62.1%)
 - 38,964 participants in school programs (5.8%)
 - 10,756 participants in Jack Attack programs (1.6%)
- Social bowls is now established as, by far, the largest participation segment in bowls. Pennant and other competition participation declined by 2.9% in total in the past year, while participation in social bowls (including schools and Jack Attack) increased by 10.3%.
- Over the period 2010 to 2017, regular bowls participation increased at an average annual rate of 3.9%.

A further study by Bowls Australia, National Facilities and Retirement Lifestyle Villages (RLV) Strategy (Final Report: August 2017) provided a framework for Bowls Australia to understand and prioritise its facility needs both now and in the future. 219 bowls facilities within WA are identified. The number of RLV with a bowls facility in WA is identified as 12.

The national snapshot identified:

- One bowls facility per 1,707 persons aged over 65. Within the City of Nedlands, there is currently an estimated 3,085 people over the age of 65 and by 2031 this may reach 3,895 (low growth) and 4,395 (high growth). This would indicate that the bowls facilities within the City more than meet current and future requirements (given there are a minimum of seven greens available).
- There are 176,594 bowls-playing members nationwide.
- The property value of bowling facilities is \$5.4 billion.
- There has been a 10% annual growth in RLVs indicating that they are emerging as a key piece of social infrastructure.
- 45% of clubs are in good financial health; the remainder are either breaking even or running at a deficit and potentially under threat from closure.

The document advocates the need to ensure a mix of traditional, social and retirement / lifestyle village venues that create opportunities for everyone to play lawn bowls all year round. The future direction for bowling club facilities is

likely to be a mixture of lifestyle village developments where there is a captive market, and membership levels can be sustained due to the clientele being immediately on the doorstep.

Based on the analysis and population growth within the City there may be a need to rationalise current bowling infrastructure to ensure the clubs remain financially viable. This may also include looking at alternative uses of their current green infrastructure, particularly in the case of Dalkeith Nedlands, which have five greens to manage.

The limited membership level at Hollywood Subiaco Bowls Club, however, indicates that the club is likely to become insolvent if they are unable to attract new memberships and raise revenue through alternative events, leasing of infrastructure to raise regular income and generate significant levels of social activities and bar sales / meals. The building is of a poor standard and is lacking in functionality. The option to redevelop and invest in a viable alternative provision is limited by current infrastructure which is poorly placed and dysfunctional. In order to address these issues, consideration should be given to a redevelopment of the current grounds in partnership with alternative service providers and/or potential redevelopment in conjunction with the City, if the relocation of the city administration offices is to be considered as a way of generating revenue from the disposal of City assets.

APPENDIX G: Consultation Outputs

APPENDIX H: Order of Probable Costs

Tables 19 to 24 relate to the recommendations contained within the report and in particular the proposed investments related to the suggested master plans for the proposed investments at six out of the eight precincts upon which this strategy has been focused. The exceptions include Allen Park and David Cruickshank which have been the subject of separate and recent master planning processes.

Table 19: College Park Precinct Order of Probable Costs

NEDL AND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Item 2 - Allowance for Multi-Use Pavilion	400	m2	3,500	1,400,000
1.02	Item 11 - Allowance for alterations existing pavilion	1,000	m2	500	500,000
					-
	TOTAL BUILDING COST	1,400	m2	1,367	1,900,000
2.00	External Works & Landscaping				
2.01	Allowance for Site Clearance	6,130	m2	5	30,650
2.02	Allowance for demolition of buildings / structures	1	Sum	100,000	100,000
2.03	Allowance for demolition / removal of handstandings			50,000	50,000
2.04	Allowance for general cut and fill	1	Sum	50,000	50,000
2.05	Allowance for car parking complete	1,500	m2	17.5	262,500
2.06	Allowance for roads complete	400	m2	17.5	70,000
2.07	Allowance for cross overs complete	1	No	5,000	5,000
2.08	Item 1 - Allowance for new 3 court tennis including fencing etc	2,250	m2	12.5	281,250
2.09	Item 1 - Allowance for new basketball surface	186	m2	150	27,900
2.10	Item 1 - Allowance for hit up wall	1	Sum	25,000	25,000
2.11	Item 3 - Allowance for new pump track	1	Sum	250,000	250,000
2.12	Item 3 - Allowance for remedial work to old pump track	1	Sum	30,000	30,000
2.13	Item 4 - Allowance for new bunding, 1.5m high	525	m3	7.5	39,375
2.14	Item 5 - Allowance for archery fields		Note		No work
2.15	Item 6 - Allowance for retaining walls		Note		No work
2.16	Item 7 - Allowance for Line marking and minor alterations to pitches	1	Sum	25,000	25,000
2.17	Item 8 - Allowance for new cricket pitch	1	Sum	50,000	50,000
2.18	Item 8 - Allowance for line marking and minor alterations to pitch	1	Sum	25,000	25,000
2.19	Item 9 - Optional AFL - Line markings only	1	Sum	7,500	7,500
2.20	Item 10 - Allowance for New wicket and line markings	1	Sum	75,000	75,000
2.21	Item 2 - Allowance for shade structures / canopies	200	m2	750	150,000
2.22	Item 11 - Allowance for shade structures / canopies	200	m2	750	150,000
2.23	Allowance for hard landscaping / pavements generally	1	Sum	50,000	50,000
2.24	Allowance for soft landscaping / shrubs generally	1	Sum	25,000	25,000
2.25	Allowance for fittings; bins, seats, furniture	1	Sum	25,000	25,000
2.26	Allowance for signage	1	Sum	25,000	25,000
2.27	Allowance for fencing		Note		Excluded
	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	1,828,275	146,262
	External Works & Landscaping Sub Total				1,674,637
3.00	Site Services				
3.01	External Stormwater Drainage	1	Sum	25,000	25,000
3.02	External Sewer Drainage	1	Sum	30,000	30,000
3.03	External Water Supply	1	Sum	30,000	30,000
3.04	External Gas	1	Sum	15,000	15,000
3.05	External Fire Protection	1	Sum	25,000	25,000
3.06	External Electric Light and Power	1	Sum	150,000	150,000
3.07	External Electric Light and Power - Sports Lighting	1	Sum	30,000	30,000
3.08	External Communications	1	Sum	25,000	25,000
3.09	External Special Services	1	Sum	50,000	50,000
3.10	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	350,000	28,000
	External Services Sub Total				660,000
	TOTAL CONSTRUCTION COSTS				4,224,637
4.01	Design Contingencies	5.00%			211,227
4.02	Construction Contingencies	5.00%			221,788
4.03	Headworks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			46,576
4.06	Land Costs (if applicable)		Note		Excluded
4.07	Other Costs - PPE		Note		See Cost Below
4.08	Other Costs - ICT		Note		See Cost Below
4.09	Professional Fees	10.00%			470,413
	On-Costs - Sub Total				660,003
	GROSS PROJECT COST				5,174,640
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				5,174,640
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				5,174,640
Notes:					
Excludes GST					
Specific exclusions as above					
Excludes abnormal ground conditions / contamination etc					
Excludes major services diversions					
Excludes major utility upgrades / contributions & headworks					
Excludes works to any conservation areas					
Excludes fences to grassed pitches					
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					
Costs assume Competitive Tender process with local builders using basic selection of materials					
Notes:					
OPC based on presentation provided 31 July 2020					
All scope, quantities and rates are provisional therefore subject to adjustment					

Table 20: Charles Court Park Precinct Order of Probable Costs

NEDLAND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Item 1 - Allow ance to extend existing rugby club for female change (Area to be confirmed)	75	m2	3,500	262,500
			m2		-
	TOTAL BUILDING COST	75	m2	3,500	262,500
2.00	External Works & Landscaping				
2.01	Allow ance for Site Clearance	825	m2	5	4,125
2.02	Allow ance for demolition of buildings / structures	1	Sum	50,000	50,000
2.03	Allow ance for demolition / removal of hardstandings	75	m2	100	7,500
2.04	Allow ance for general cut and fill	75	m2	25	1,875
2.05	Allow ance for car parking complete		m2	175	Excluded
2.06	Allow ance for roads complete		m2	175	Excluded
2.07	Allow ance for cross overs complete		Note		Excluded
2.08	Item 2 - Allow ance for treatment to stormw ater sump area	1	Sum	100,000	100,000
2.09	Item 5 - Allow ance for removing river w all and associated items	2	No	500,000	1,000,000
2.10	Item 6 - Allow ance for foreshore restoration (PROVISIONAL SUM)	2	No	1,000,000	2,000,000
2.11	Item 7 - Allow ance for line marking and minor alterations to pitches	1	Sum	50,000	50,000
2.12	Item 8 - Allow ance for line marking and minor alterations to pitches	1	Sum	50,000	50,000
2.13	Item 9 - Allow ance for new pavement	750	m2	150	112,500
2.14	Item 10 - Allow ance for line marking and minor alterations to pitch	1	Sum	50,000	50,000
2.15	Item 11 - Allow ance for car parking / accessibility	1	Sum		Excluded
2.16	Allow ance for shade structures / canopies	1	Sum	100,000	100,000
2.17	Allow ance for hard landscaping / pavements generally		Note		Excluded
2.18	Allow ance for soft landscaping / shrubs generally		Note		Excluded
2.19	Allow ance for fitments; bins, seats, furniture	1	Sum	25,000	25,000
2.20	Allow ance for signage	1	Sum	25,000	25,000
2.21	Allow ance for fencing		Note		Excluded
2.22	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	3,576,000	286,080
	External Works & Landscaping Sub Total				3,862,080
3.00	Site Services				
3.01	External Stormw ater Drainage	1	Sum	5,000	5,000
3.02	External Sew er Drainage	1	Sum	20,000	20,000
3.03	External Water Supply	1	Sum	10,000	10,000
3.04	External Gas		Note		Excluded
3.05	External Fire Protection	1	Sum	25,000	Excluded
3.06	External Electric Light and Pow er	1	Sum	50,000	50,000
3.07	External Electric Light and Pow er - Sports Lighting	3	No	100,000	300,000
3.08	External Communications	1	Sum	2,500	2,500
3.09	External Special Services	1	Sum	2,500	2,500
3.10	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	390,000	31,200
	External Services Sub Total				390,000
	TOTAL CONSTRUCTION COSTS				4,514,580
4.01	Design Contingencies	5.00%			225,729
4.02	Construction Contingencies	5.00%			237,015
4.03	Headw orks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			49,773
4.06	Land Costs (if applicable)				Excluded
4.07	Other Costs - FFE		Note		See Cost Below
4.08	Other Costs - ICT		Note		See Cost Below
4.09	Professional Fees	10.00%			502,710
	On-Costs - Sub Total				1,015,227
	GROSS PROJECT COST				5,529,807
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction at				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				5,529,807
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				5,529,807
	Notes:				
	Excludes GST				
	Specific exclusions as above				
	Excludes abnormal ground conditions / contamination etc				
	Excludes major services diversions				
	Excludes major utility upgrades / contributions & headworks				
	Excludes works to any conservation areas				
	Excludes fences to grassed pitches				
	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				
	Costs assume Competitive Tender process with local builders using basic selection of materials				
	Notes :				
	OPC based on presentation provided 31 July 2020				
	All scope, quantities and rates are provisional therefore subject to adjustment				

Table 21: Melvista Park Precinct Order of Probable Costs

NEDLAND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Item 1 - Allowance to repurpose to Early Childhood Facility	500	m2	3,500	1,750,000
1.02	Item 1 - Works to retained buildings		Note		Excluded
1.03	Item 3 - Allowance to repurpose Primary School building		Note		Excluded
1.04	Item 4 - Allowance for Multi-Functional Community Facility	750	m2	3,500	2,625,000
1.05	Item 10 - Allowance to extend existing pavillion	250	m2	4,000	1,000,000
	TOTAL BUILDING COST	1,500	m2	3,583	5,375,000
2.00	External Works & Landscaping				
2.01	Allowance for Site Clearance	3,850	m2	5	19,250
2.02	Allowance for demolition of buildings / structures	950	m2	250	237,500
2.03	Allowance for demolition / removal of hardstandings	500	m2	25	12,500
2.04	Allowance for general cut and fill	5,000	m2	25	125,000
2.05	Allowance for car parking complete	2,100	m2	175	367,500
2.06	Allowance for roads complete	750	m2	175	131,250
2.07	Allowance for traffic calming only	1	Sum	25,000	25,000
2.08	Item 1 - Allowance for shade structure / canopies to Childhood facility	250	m2	750	187,500
2.09	Item 1 - Allowance for shade structure / canopies to Primary School building	250	m2	750	187,500
2.10	Item 4 - Allowance for shade structure / canopies to Multi-Functional Community Facility	500	m2	750	375,000
2.11	Item 10 - Allowance for shade structure / canopies to extended pavillion	200	m2	750	150,000
2.12	Item 5 - Allowance for landscaping	5,500	m2	75	412,500
2.13	Item 6 - Allowance for reconfiguration to tennis courts	900	m2	150	135,000
2.14	Item 6 - Allowance for minor works to retained tennis courts	23	No	5,000	115,000
2.15	Item 9 - Allowance for surface works only	2,750	m2	50	Excluded
2.16	Item 10 - Allowance for car park / road works	1	Sum	250,000	250,000
2.17	Item 11- Allowance for line marking and minor alterations to pitches	1	Sum	50,000	50,000
2.18	Item 12 - Retain existing surfaces		Note		Excluded
2.19	Item 8 - Allowance for line marking and minor alterations to pitches	1	Sum	50,000	50,000
2.20	Allowance for hard landscaping / pavements generally	1	Sum	100,000	100,000
2.21	Allowance for soft landscaping / shrubs generally	1	Sum	50,000	50,000
2.22	Allowance for fitments; bins, seats, furniture	1	Sum	25,000	25,000
2.23	Allowance for signage	1	Sum	25,000	25,000
2.24	Allowance for fencing		Note		Excluded
2.25	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	3,030,500	242,440
	External Works & Landscaping Sub Total				3,272,940
3.00	Site Services				
3.01	External Stormwater Drainage	1	Sum	20,000	20,000
3.02	External Sewer Drainage	1	Sum	50,000	50,000
3.03	External Water Supply	1	Sum	50,000	50,000
3.04	External Gas		Note		Excluded
3.05	External Fire Protection	1	Sum	75,000	Excluded
3.06	External Electric Light and Power	1	Sum	250,000	250,000
3.07	External Electric Light and Power - Sports Lighting		Note		Excluded
3.08	External Communications	1	Sum	15,000	15,000
3.09	External Special Services	1	Sum	15,000	15,000
3.10	Allowance for Main Contractors Preliminaries and Margin	8%	Sum	400,000	32,000
	External Services Sub Total				400,000
	TOTAL CONSTRUCTION COSTS				9,047,940
4.01	Design Contingencies	5.00%			452,397
4.02	Construction Contingencies	5.00%			475,017
4.03	Headworks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			99,754
4.06	Land Costs (if applicable)				Excluded
4.07	Other Costs - FFE		Note		See Agency Cost Below
4.08	Other Costs - ICT		Note		See Agency Cost Below
4.09	Professional Fees	10.00%			1,007,511
	On-Costs - Sub Total				2,034,678
	GROSS PROJECT COST				11,082,618
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction at				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				11,082,618
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				11,082,618
	Notes:				
	Excludes GST				
	Specific exclusions as above				
	Excludes abnormal ground conditions / contamination etc				
	Excludes major services diversions				
	Excludes major utility upgrades / contributions & headworks				
	Excludes works to any conservation areas				
	Excludes fences to grassed pitches				
	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				
	Costs assume Competitive Tender process with local builders using basic selection of materials				
	Notes :				
	OPC based on presentation provided 31 July 2020				
	All scope, quantities and rates are provisional therefore subject to adjustment				

Table 22: Highview Park Precinct Order of Probable Costs

NEDLAND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Item 3 - Allow ance for Multi-Use Pavilion	1,200	m2	3,500	4,200,000
1.02	Item 11 - Allow ance for alterations existing pavillion	1,000	m2	500	500,000
					-
	TOTAL BUILDING COST	2,200	m 2	2,136	4,700,000
2.00	External Works & Landscaping				
2.01	Allow ance for Site Clearance	6,130	m2	5	30,650
2.02	Allow ance for demolition of buildings / structures	1	Sum	150,000	150,000
2.03	Allow ance for demolition / removal of hardstandings	4,400	m2	25	110,000
2.04	Allow ance for general cut and fill	1	Sum	50,000	50,000
2.05	Allow ance for car parking complete (Item 5)	2,500	m2	125	312,500
2.06	Allow ance for roads complete (Item 12)	1	Sum	250,000	250,000
2.07	Allow ance for cross overs complete	1	No	5,000	5,000
2.08	Item 4 - Allow ance for sand volley ball courts	1,600	m2	80	128,000
2.09	Item 6 - No w orks		Note		No w ork
2.10	Item 7 - No w orks	1	Sum	25,000	25,000
2.11	Item 8 - Allow ance for refurbishment of building (no areas)	300	m2	750	225,000
2.12	Item 8 - Allow ance for line marking and minor alterations to pitch	1	Sum	25,000	25,000
2.13	Item 9 - Line markings only	1	Sum	7,500	7,500
2.14	Item 10 - No w orks	1	Sum	75,000	75,000
2.15	Item 2 - Allow ance for shade structures / canopies	200	m2	750	150,000
2.16	Item 11 - Allow ance for reveleped playground	1	Sum	250,000	250,000
2.17	Item 12 - Works to hedge and access points	1	Sum	75,000	75,000
2.18	Allow ance for hard landscaping / pavements generally	1	Sum	50,000	50,000
2.19	Allow ance for soft landscaping / shrubs generally	1	Sum	50,000	50,000
2.20	Allow ance for fitments; bins, seats, furniture	1	Sum	25,000	25,000
2.21	Allow ance for signage	1	Sum	25,000	25,000
2.22	Allow ance for fencing		Note		Excluded
2.23	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	2,018,650	161,492
	External Works & Landscaping Sub Total				2,180,142
3.00	Site Services				
3.01	External Stormw ater Drainage	1	Sum	15,000	15,000
3.02	External Sew er Drainage	1	Sum	25,000	25,000
3.03	External Water Supply	1	Sum	20,000	20,000
3.04	External Gas	1	Sum	15,000	15,000
3.05	External Fire Protection	1	Sum	25,000	25,000
3.06	External Electric Light and Pow er	1	Sum	50,000	50,000
3.07	External Electric Light and Pow er - Sports Lighting - upgrade lights only	7	No	20,000	140,000
3.08	External Communications	1	Sum	25,000	25,000
3.09	External Special Services	1	Sum	25,000	25,000
3.10	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	340,000	27,200
	External Services Sub Total				340,000
	TOTAL CONSTRUCTION COSTS				7,220,142
4.01	Design Contingencies	5.00%			361,007
4.02	Construction Contingencies	5.00%			379,057
4.03	Headw orks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			79,602
4.06	Land Costs (if applicable)				Excluded
4.07	Other Costs - FFE		Note		See Cost Below
4.08	Other Costs - ICT		Note		See Cost Below
4.09	Professional Fees	10.00%			803,981
	On-Costs - Sub Total				1,623,647
	GROSS PROJECT COST				8,843,789
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				8,843,789
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				8,843,789
	Notes:				
	Excludes GST				
	Specific exclusions as above				
	Excludes abnormal ground conditions / contamination etc				
	Excludes major services diversions				
	Excludes major utility upgrades / contributions & headworks				
	Excludes works to any conservation areas				
	Excludes fences to grassed pitches				
	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				
	Costs assume Competitive Tender process with local builders using basic selection of materials				
	Notes :				
	OPC based on presentation provided 31 July 2020				
	All scope, quantities and rates are provisional therefore subject to adjustment				

Table 23: David Cruickshank Precinct Order of Probable Costs

NEDLAND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Allow ance for Changing Facility	100	m2	3,500	350,000
	TOTAL BUILDING COST	100	m2	3,500	350,000
2.00	External Works & Landscaping				
2.01	Allow ance for Site Clearance	100	m2	5	500
2.02	Allow ance for demolition of buildings / structures		Note		Excluded
2.03	Allow ance for demolition / removal of hardstandings	100	m2	25	2,500
2.04	Allow ance for general cut and fill	1	Sum	10,000	10,000
2.05	Allow ance for car parking complete		Note		Excluded
2.06	Allow ance for roads complete		Note		Excluded
2.07	Allow ance for cross overs complete		Note		Excluded
2.08	Allow ance for hockey surfaces - synth		m2	200	Excluded
2.09	Allow ance for hockey surfaces - grass		m2	75	Excluded
2.10	Allow ance for tennis courts		m2	200	Excluded
2.11	Allow ance for hard landscaping / pavements generally		m2	60	Excluded
2.12	Allow ance for soft landscaping / shrubs generally		m2	25	Excluded
2.13	Allow ance for fitments; bins, seats, furniture		Note		Excluded
2.14	Allow ance for signage		Note		Excluded
2.15	Allow ance for fencing		Note		Excluded
2.16	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	13,000	1,040
	External Works & Landscaping Sub Total				14,040
3.00	Site Services				
3.01	External Stormw ater Drainage	1	Sum	15,000	15,000
3.02	External Sew er Drainage	1	Sum	25,000	25,000
3.03	External Water Supply	1	Sum	20,000	20,000
3.04	External Gas	1	Sum	15,000	15,000
3.05	External Fire Protection	1	Sum	25,000	25,000
3.06	External Electric Light and Pow er	1	Sum	50,000	50,000
3.07	External Electric Light and Pow er - Sports Lighting	-	No	80,000	Excluded
3.08	External Communications	1	Sum	5,000	5,000
3.09	External Special Services	1	Sum	5,000	5,000
3.10	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	160,000	12,800
	External Services Sub Total				160,000
	TOTAL CONSTRUCTION COSTS				524,040
4.01	Design Contingencies	5.00%			26,202
4.02	Construction Contingencies	5.00%			27,512
4.03	Headw orks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			5,778
4.06	Land Costs (if applicable)				Excluded
4.07	Other Costs - FFE		Note		See Cost Below
4.08	Other Costs - ICT		Note		See Cost Below
4.09	Professional Fees	10.00%			58,353
	On-Costs - Sub Total				117,845
	GROSS PROJECT COST				641,885
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				641,885
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				641,885
	Notes:				
	Excludes GST				
	Specific exclusions as above				
	Excludes abnormal ground conditions / contamination etc				
	Excludes major services diversions				
	Excludes major utility upgrades / contributions & headworks				
	Excludes works to any conservation areas				
	Excludes fences to grassed pitches				
	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				
	Costs assume Competitive Tender process with local builders using basic selection of materials				
	Notes :				
	OPC based on presentation provided 31 July 2020				
	All scope, quantities and rates are provisional therefore subject to adjustment				

Table 24: Mount Claremont Precinct Order of Probable Costs

NEDLAND SPORTS STRATEGY					
Item	Description	Quantity	Unit	Rate (\$)	Total (\$)
1.00	BUILDINGS				
1.01	Allow ance for Changing Facility	100	m2	3,500	350,000
	TOTAL BUILDING COST	100	m 2	3,500	350,000
2.00	External Works & Landscaping				
2.01	Allow ance for Site Clearance	100	m2	5	500
2.02	Allow ance for demolition of buildings / structures		m2	200	Excluded
2.03	Allow ance for demolition / removal of hardstandings	100	m2	25	2,500
2.04	Allow ance for general cut and fill	1	Sum	10,000	10,000
2.05	Allow ance for car parking complete		Note		Excluded
2.06	Allow ance for roads complete		Note		Excluded
2.07	Allow ance for cross overs complete		Note		Excluded
2.08	Allow ance for hard landscaping / pavements generally		m2	60	Excluded
2.09	Allow ance for soft landscaping / shrubs generally		m2	25	Excluded
2.10	Allow ance for fitments; bins, seats, furniture		Note		Excluded
2.11	Allow ance for signage		Note		Excluded
2.12	Allow ance for fencing		Note		Excluded
2.13	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	13,000	1,040
	External Works & Landscaping Sub Total				14,040
3.00	Site Services				
3.01	External Stormw ater Drainage	1	Sum	15,000	15,000
3.02	External Sew er Drainage	1	Sum	25,000	25,000
3.03	External Water Supply	1	Sum	20,000	20,000
3.04	External Gas	1	Sum	15,000	15,000
3.05	External Fire Protection	1	Sum	25,000	25,000
3.06	External Electric Light and Pow er	1	Sum	50,000	50,000
3.07	External Electric Light and Pow er - Sports Lighting	-	Note	80,000	Excluded
3.08	External Communications	1	Sum	5,000	5,000
3.09	External Special Services	1	Sum	5,000	5,000
3.10	Allow ance for Main Contractors Preliminaries and Margin	8%	Sum	160,000	12,800
	External Services Sub Total				160,000
	TOTAL CONSTRUCTION COSTS				524,040
4.01	Design Contingencies	5.00%			26,202
4.02	Construction Contingencies	5.00%			27,512
4.03	Headw orks and Statutory Charges		Note		Excluded
4.04	Building Act Compliance		Note		Excluded
4.05	Percent for Public Art	1.00%			5,778
4.06	Land Costs (if applicable)				Excluded
4.07	Other Costs - FFE		Note		See Cost Below
4.08	Other Costs - ICT		Note		See Cost Below
4.09	Professional Fees	10.00%			58,353
	On-Costs - Sub Total				117,845
	GROSS PROJECT COST				641,885
5.00	Escalation				
5.01	Base date of pricing - August 2020	177.00			
5.02	Escalation to Start of Construction				Excluded
	Escalation - Sub Total				-
	ESCALATED NET PROJECT COST				641,885
6.00	Local Authority Managed Costs				
6.01	Special Client Agency Provisions		Note		Excluded
6.02	Client Agency Project Director / Professional Fees		Note		Excluded
6.03	Client Agency Administration Fees		Note		Excluded
6.04	Client Agency Commissioning, Relocation Costs and Disbursements		Note		Excluded
6.05	Client Agency Land Acquisition & Native Title Compensation (if applicable)		Note		Excluded
6.06	Client Agency Loose Furniture and Equipment		Note		Excluded
6.07	Client Agency Computing Equipment and Services		Note		Excluded
6.08	Client Agency Site Master Planning		Note		Excluded
6.09	Other Client Agency Provisions		Note		Excluded
	Total Client Agency Managed Costs (NOT managed by BMW)				-
	ESTIMATED GROSS PROJECT (COMMITMENT) TOTAL COST				641,885
	Notes:				
	Excludes GST				
	Specific exclusions as above				
	Excludes abnormal ground conditions / contamination etc				
	Excludes major services diversions				
	Excludes major utility upgrades / contributions & headworks				
	Excludes works to any conservation areas				
	Excludes fences to grassed pitches				
	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				
	Costs assume Competitive Tender process with local builders using basic selection of materials				
	Notes :				
	OPC based on presentation provided 31 July 2020				
	All scope, quantities and rates are provisional therefore subject to adjustment				

APPENDIX I: Indicative Master Plans

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