



## Hartfield Park Master Plan Stage 2 - DRAFT



Dave Lanfear Consulting | City of Kalamunda  
|March 26, 2021



## Contents

Executive Summary.....	3
1. Introduction .....	5
1.1 The Hartfield Park Study Area.....	5
1.2 Recent Hartfield Park Club - Facility Development Requests .....	6
1.3 The Hartfield Master Plan Stage 2 Vision.....	6
1.4 Objectives.....	6
1.5 The Project Approach.....	8
2. Background Documentation Review.....	10
2.1 Kalamunda Advancing City of Kalamunda Strategic Community Plan .....	10
2.2 City of Kalamunda Strategies and Informing Documents .....	10
2.3 State/Federal Government and State Sporting Association Documents .....	13
2.4 Summary Conclusions.....	15
3. Demographic Influences.....	17
3.1 Current Population and Future Growth Projections .....	17
3.2 Community Profile.....	19
3.3 Summary Conclusions.....	22
4. Trends and Industry Benchmarking .....	24
4.1 Sport and Recreation Participation and Use .....	24
4.2 Sporting Trends and Influences .....	25
4.3 Industry Benchmarking – Co-Location .....	32
4.4 Trends and Benchmarking Overview .....	33
5. Visual Audit and Functionality Review.....	35
5.1 Facility Audit.....	35
5.2 Technical Assessments.....	42
5.2.1 Traffic Analysis .....	42
5.2.2 Stormwater Analysis .....	43
5.3 Site Constraints .....	45
5.4 Summary Considerations:.....	47
6. Consultation Outputs.....	48
6.1 Co-location Site 1: Cricket, Rugby League, Rugby Union and Scouts .....	48
6.2 Site 1: Forrestfield United Football Club .....	51
6.3 Co-location Site 2: Bowls, Tennis and Men's Shed .....	52
6.4 Co-location Site 3: AFL and Little Athletics .....	54



7. Demand Analysis .....	56
7.1 Operational Management Plans.....	66
7.2 Proposed Facility Accommodation Schedules.....	73
7.3 Car Parking Analysis.....	77
8. Recommended Implementation and Cost Estimates .....	80
9. Potential Funding Sources .....	83
Appendix A: Document Review .....	85
Appendix B: Co-location Benchmarks .....	100
Appendix C: Visual Audit .....	107
Appendix D: Consultation Outputs .....	122
Appendix E: Current Site Usage.....	145
Appendix F: Master Plans .....	147
Appendix G: Foothills Men's Shed Relocation Analysis .....	155
Appendix H: Stormwater Analysis .....	156



## Executive Summary

The principal aim of the Hartfield Park Master Plan (HPMP) Stage 2 is to build on a previous HPMP (Stage 1) of 2012 and provide a strategy to guide future development of the regional level reserve (in a sustainable manner to maximise opportunities for active and passive recreation for the community, in particular the co-location of sporting amenities).

The objectives of the study were to consider the viability, or otherwise, of co-locating the following:

- A combined Cricket, Rugby League, Rugby Union and Scouts Facility to potentially incorporate Forrestfield Cricket Club [(FCC) - Summer]; Kalamunda and Districts Rugby Union Club [(KDRUC) – Winter]; Kalamunda Bulldogs Rugby League Club [(KBRLC) – Winter] and 1<sup>st</sup> Forrestfield Scouts Group [(FSG) - All year].
- Forrestfield United Football Club (FUFC): to increase capacity of club infrastructure and incorporate gender diverse changing facilities are to be investigated.
- A combined Bowls, Tennis and Men's Shed Facility to potentially incorporate Forrestfield & Districts Bowling Club [(FDBC) - All year]; Forrestfield Tennis Club [(FTC) - All year]; Foothills Men's Shed [(FMS) - All year]; Forrestfield Weight Watchers Group [(FWWG) - All year] and Forrestfield Darts Group [(FDG) - All year].
- A combined AFL and Little Athletics Facility to potentially incorporate Forrestfield Football Club [(FFC) – Winter]; Forrestfield Little Athletics Club [(FLAC) – Summer] and other potential users.

Hartfield Park has many single purpose ageing pieces of infrastructure located within its boundary. Many of these facilities are not fully serviced, and there is demand to not only improve their capability but also respond to contemporary design and sporting users' expectations. A failure to respond to those needs will likely suppress participation rates and would be contrary to the aspirations set out in the City's Strategic Community Plan – Objectives 1.2, 2.2 and 3.2. The demographic assessment of the current community profile and projected population growth indicated an ever-increasing demand for quality provision which is likely to be required to service the immediate 5km catchment of the site.

Consultation outputs and an assessment of the capability of each facility within Hartfield Park highlighted a series of requirements from each sporting group. It became evident that the aspiration to co-locate the Forrestfield Men's Shed with tennis and bowls would not be feasible. This led to an approach to Kalamunda District Hockey Club (KDHC) to ascertain whether a potential alignment of the FMS with the current facility could be possible. KDHC were supportive of this approach. In addition, it became clear, the combination of rugby union and rugby league clubs within one building was unlikely to achieve a positive co-location solution due to competing seasons, resulting in the building and field infrastructure being required at similar times. As a result, the potential for the following developments to be undertaken together with the anticipated management arrangement were considered to be viable solutions:

- Co-location Site 1: Shared Cricket and Rugby Union Facility: Joint Tenant Lease agreement between the City and co-tenants KDRUC (Winter Tenant) and FCC (Summer Tenant) on a five plus five-year term as per the City's current Community Group Lease policy.
- Co-location Site 1: Shared Rugby League Facility: Seasonal Lease agreement between the City and KBRLC (Winter user) on a five plus five-year term as per the City's current Community Group Lease policy. Noting a suitable summer user may be identified by the City in the future. Access for FCC, LMCC and LMJCC is to be facilitated through an MOU between the City and each user.
- Co-location Site 2: Shared Bowls and Tennis Facility: Joint Tenant Lease agreement between the City and co-tenants FDBC and FTC (both year round tenants) on a five plus five-year term as per the City's current Community Group Lease policy. Users are to have priority and sole access to their designated club areas, however shared areas (changerooms, toilets, storage and first aid room) will need to be negotiated.
- Co-location Site 2: FMS: Lease agreement between the City and FMS (Year-round tenant) on a five plus five-year term as per the City's current Community Group Lease policy. Access to the hockey / tee-ball facility is to be facilitated through an MOU between KDHC and FMS.





- Co-location Site 3: Shared AFL and Little Athletics Facility: Joint Tenant Lease agreement between the City and co-tenants FFC (Winter Tenant) and FLAC (Summer Tenant) on a five plus five-year term as per the City's current Community Group Lease policy.

Forrestfield United Football Club Facility: The existing lease arrangements between the FUFC and City are to continue. An MOU is to be developed between the City and FUFC to formally facilitate access to the changing infrastructure located within the HPRC. The specification for each of these facilities is provided at Section 7.2 from page 75 to 79.

The 1st Forrestfield Scouts Group has recently ceased operating from the facility at Hartfield Park, which is leased by Scouts WA. The facility is nearing the end of its useful life due to its age and condition and as a result of the lack of usage, should be decommissioned. This will allow for the protection of the natural bush assets in the site. Scouts WA who require meeting space, can utilise any of the City's community facilities.

A traffic analysis and car parking assessment indicated a need to improve the number of available off-street car parking areas within the site. The assessment looked at a typical sporting use during winter where the use of sporting facilities is likely to be at its highest. Based on this assessment extensive parking re-alignments were proposed throughout the site. In addition an assessment of stormwater drainage to accommodate the increase in impervious areas, resulting from the proposed developments indicated the need to provide underground soakage and storage with overflow to the surrounding surfaces. Alternatively, consideration should be given to the use of either pit and pipe network or overland drainage swales, to convey stormwater to existing or new drainage basins. This aspect needs further consideration by the City during the detailed design process and an assessment undertaken on the capability of the Hartfield Park Aquifer Recharge project to accommodate the additional volumes.

The recommended implementation and cost estimations of the developments proposed for Hartfield Park is contained on page 83 and identifies 8 Stage 2 priority projects with a total cost of \$3,785,449. A medium to longer term (stage 3) priority development options included a further twelve projects at a total cost of \$9,522,002. This provides for a total combined cost of \$13,767,719 (exclusive GST). These figures are based on present day construction costs, square metre rate and inclusive of project management fees, the City's Percent for Public Art Policy and contingencies.



## 1. Introduction

The City of Kalamunda (City) have engaged Dave Lanfear Consulting to explore and develop Stage 2 of the Hartfield Park Master Plan (HPMP) which was originally produced in August 2010. The original HPMP is referenced in detail under the document review at Appendix A.

The principal aim of the HPMP Stage 2 is to provide a strategy to guide future development of the reserve in a sustainable manner to maximise opportunities for active and passive recreation for the community, in particular the co-location of sporting amenities. This section provides the context and vision for the HPMP Stage 2 iteration.

### 1.1 The Hartfield Park Study Area

Hartfield Park is a Regional Level Reserve located on Hale and Hartfield Roads in Forrestfield and is approximately 160ha in size. The site is also a known aboriginal heritage site of significance, as it was formerly known as Maamba Reserve, which was utilised as an Aboriginal camping site at the turn of the last century.

This is the City's largest sporting Reserve hosting numerous sports such as: AFL, Bowls, Cricket, Football (soccer), Hockey, Golf, Little Athletics, Tennis, Teeball, Rugby League and Rugby Union and a Car Club. The Reserve includes multiple playing fields, bowling greens, tennis courts with associated sporting clubrooms, the Hartfield Park Recreation Centre (HPRC), Federation Gardens and Hartfield Park Golf Club. The extent of the Hartfield Park sporting infrastructure, which is the subject of this study, is more particularly shown in the red boundary at Figure 1 below.

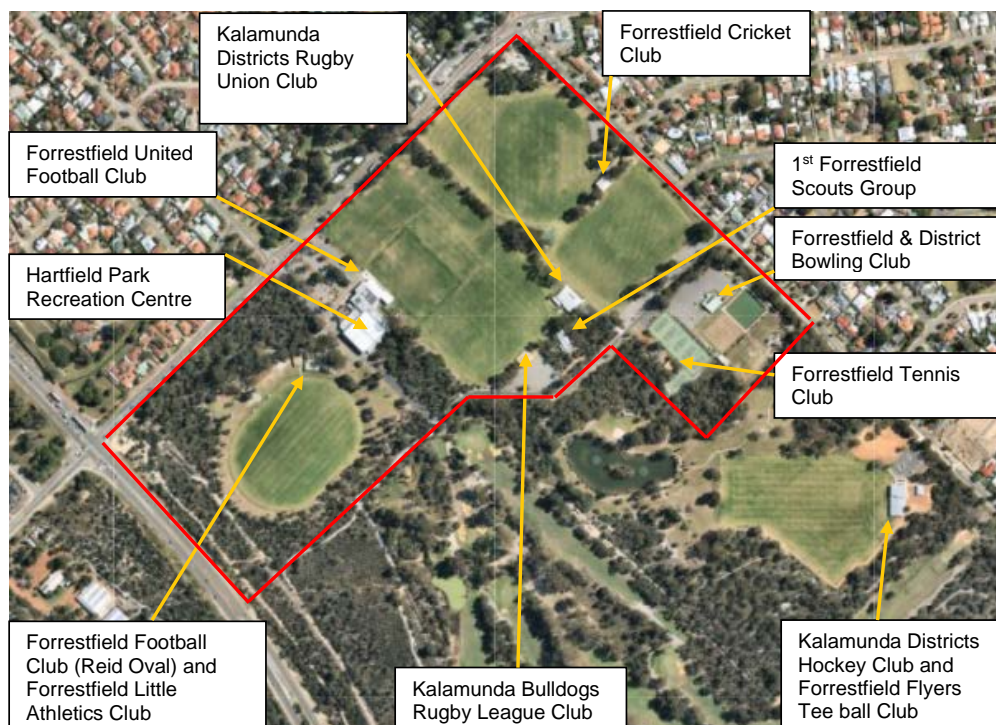


Figure 1: Aerial view of Hartfield Park

The sporting user groups and the facilities they use are identified for the purposes of providing a context for the study. The specific site areas, which refer to discrete components of the study and users, will be further referenced below. The study also consulted with clubs from outside of the study area being Kalamunda Districts Hockey Club (KDHC) and Forreestfield Flyers Tee ball Club (FFTBC). The study does



not include HPRC, although the adjoining changing facilities which support Forrestfield United Football Club (FUFC) are included.

In respect of the broader regional context, the site is located to the east of the Tonkin Highway at the junction with Hale Road. It is bordered to the North East by Hartfield Road and to the south of the study area is Hartfield Park Golf and Country Club. Access to Roe Highway off Tonkin Highway is approximately 1km to the north west of the site. Access to the site is obtained off Hale Road and Hartfield Road.

## 1.2 Recent Hartfield Park Club - Facility Development Requests

In 2018, the City received several significant financial requests from clubs at Hartfield Park through its Capital Grants Program. These requests were to address facility functionality issues, particularly in relation to unisex changeroom infrastructure, however, were not cognisant of the HPMP 2010, which identified the need for co-located sporting facilities. In addition, the proposals received from the clubs, were not supported by any evidence-based planning.

In early 2019, meetings were held with individual user groups to ascertain their appetite to co-locate with other sporting clubs at the site, to which all users were open to the idea.

In response to these requests, users initial support, the HPMP 2010, and to ensure a coordinated planning approach to the complex Hartfield Park site, the City commissioned the HPMP Stage 2 study.

## 1.3 The Hartfield Master Plan Stage 2 Vision

The previous HPMP highlighted issues associated with a number of single use buildings across the site which were not functional, did not meet contemporary design standards and were deemed not to be fit for purpose. HPMP indicated that as existing facilities come to the end of their useful life, they should be investigated to ascertain whether there is potential to co-locate users into multi-functional buildings. Since the original plan, this aspect has become more critical as the growth in women's participation, in traditionally male dominated sports, has led to the need to consider the development of unisex changing facilities.

HPMP Stage 2 was specifically focused on addressing this aspect and to provide surety for the long-term viability and sustainability of the facilities. This would require a strong engagement process with existing and potential future user groups and consideration of an operational management plan to support potential co-located infrastructure.

The overall vision therefore was to as a minimum:

*Rationalise existing built infrastructure to provide greater efficiencies and level of shared services which secures the ongoing viability of clubs / organisations and reduces the asset management obligations of the City, while increasing the level and quality of programs, competitions and services provided, therefore, enabling more community members to participate in sport and recreation activities.*

## 1.4 Objectives

The objectives of the study were to consider the viability, or otherwise, of co-locating the following:

### Co-location Site 1:

- A combined Cricket, Rugby League, Rugby Union and Scouts Facility to potentially incorporate Forrestfield Cricket Club [(FCC) - Summer]; Kalamunda and Districts Rugby Union Club [(KDRUC) – Winter]; Kalamunda Bulldogs Rugby League Club [(KBRLC) – Winter] and 1<sup>st</sup> Forrestfield Scouts Group [(FSG) - All year].
- Forrestfield United Football Club (FUFC): to increase capacity of club infrastructure and incorporate gender diverse changing facilities are to be investigated.

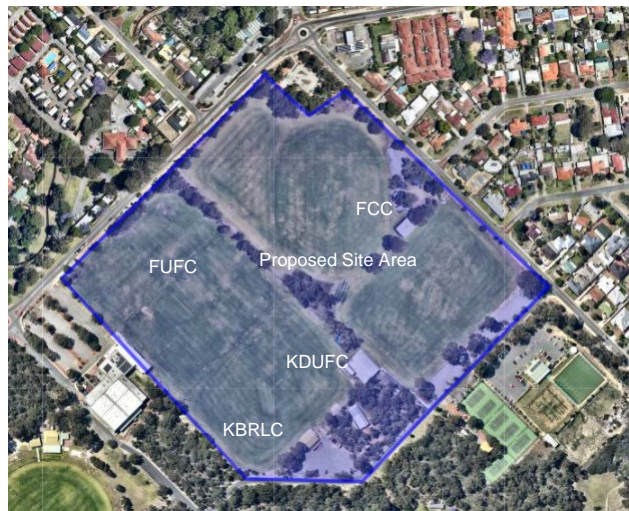


Figure 2: Potential site for a combined Cricket, Rugby League, Rugby Union and Scouts Facility

**Co-location Site 2:**

- A combined Bowls, Tennis and Men's Shed Facility to potentially incorporate Forrestfield & Districts Bowling Club [(FDBC) - All year]; Forrestfield Tennis Club [(FTC) - All year]; Foothills Men's Shed [(FMS) - All year]; Forrestfield Weight Watchers Group [(FWWG) - All year] and Forrestfield Darts Group [(FDG) - All year].



Figure 3: Potential combined Bowls, Tennis and Men's Shed Facility

**Co-location Site 3:**

- A combined AFL and Little Athletics Facility to potentially incorporate Forrestfield Football Club [(FFC) – Winter]; Forrestfield Little Athletics Club [(FLAC) – Summer] and other potential users.





Figure 4: Potential combined AFL and Little Athletics Facility

## 1.5 The Project Approach

The following was undertaken to ensure any rationale for development could be substantiated and all clubs and associated user groups requirements were suitably considered throughout the assessment process:

- A review of background documentation including the HPMP 2010, trends, demographic influences and industry benchmarks.
- A further review of the current sites and constraints and how they potentially impact on the desire to develop co-located infrastructure. This includes environmental considerations: water, power, declared rare flora, bush forever and the requirements of the Aboriginal Heritage Act 1972.
- To support the assessment process a separate traffic and parking study was undertaken by Cardno Pty Ltd and a Stormwater Management Assessment undertaken by Peritas Pty Ltd.
- A thorough consultation process with key stakeholders in the initial stages to ensure the subsequent concept plans and site master plan reflected their views.
- Identification of best practice designs for joint use sporting facilities to inform an operational management plan and governance models for any proposed new facilities.
- To identify the needs and demands of each user group.
- To develop an accommodation schedule to inform the functional brief for each site and master plan for each site area.
- Clarify the cost of each facility through a qualified Quantity Surveyor.
- Provide an Implementation Plan including staged development options.

Taking into account this requirement, the diagram below highlights the methodology in a staged approach to ensure the effective and efficient development of the HPMP Stage 2, Club Co-location Strategy. This report follows the below approach in the subsequent sections, starting with the current situation and review of existing documentation followed by a demographic analysis and audit of current infrastructure.

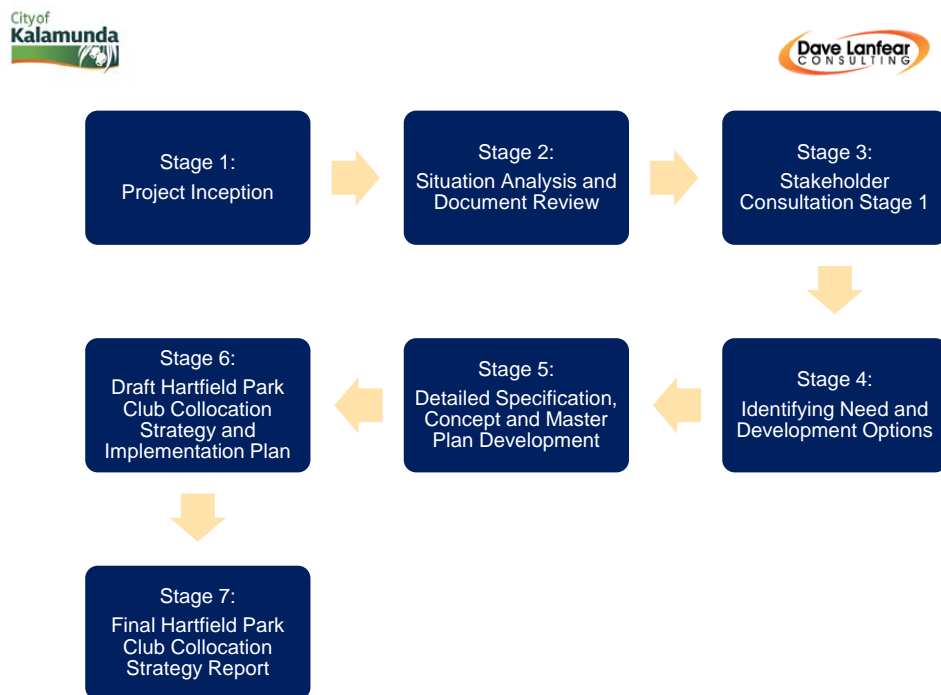


Figure 5: HPMP Stage 2 - Project Methodology



## 2. Background Documentation Review

A review of all documentation which impacts on the development of the HPMP Stage 2 is provided below. The detailed review of all relevant documentation is provided at Appendix A.

### 2.1 Kalamunda Advancing City of Kalamunda Strategic Community Plan

The Strategic Community Plan is the key planning document associated with the City's integrated planning and reporting framework. It sets out the values and 10-year priorities for the City identified through an extensive community consultation process. The vision states:

*"Connected Communities, Valuing Nature and Creating our Future Together"*

The key relevant strategies to the development of Hartfield Park include:

- **Priority 1: Kalamunda Cares and Interacts** - Looking after our people and providing our people with social and cultural enjoyment.
  - Objective 1.2: To provide safe and healthy environments for community to enjoy.
    - Strategy 1.2.2: Advocate and promote healthy lifestyle choices by encouraging the community to become more physically active.
    - Strategy 1.2.3: Provide high quality and accessible recreation and social spaces and facilities.
- **Priority 2: Kalamunda Clean and Green** - Delivering environmental sustainability and maintaining the integrity of the natural environment.
  - Objective 2.2: To achieve environmental sustainability through effective natural resource management effective natural resource management.
    - Strategy 2.2.2: Use technology to produce innovative solutions to reduce power and water usage.
- **Priority 3: Kalamunda Develops** - Supporting our local economy and using our land and assets sustainably, diversely and effectively.
  - Objective 3.2: To connect community to quality amenities.
    - Strategy 3.2.1: Optimal management of all assets.

### 2.2 City of Kalamunda Strategies and Informing Documents

Other key documents produced by the City of Kalamunda are referenced in Table 1. It is important to note that many of these documents provide a direction in respect of the investment in and development of sporting facilities and establish key development principles in seeking to manage limited investment efficiently:

*Table 1: Key City of Kalamunda supporting documents relevant to the development of Hartfield Park*

Document	Takeaways
Kalamunda Accountable: Long Term Financial Plan To 2023: A Plan to shape a financially sustainable future	The long-term financial plan expands on the Strategic Community Plan priorities by identifying future committed investment to deliver the plan. Models used are based on negative growth and conservative growth to ensure the City's finances are used effectively and efficiently. In all circumstances the following elements of the financial charter are relevant:



	<ul style="list-style-type: none"> <li>Capital Expenditure on Asset Renewal is given priority over new capital, so that existing infrastructure can be maintained at expected service levels.</li> <li>The City will pursue cost recovery for those services where there is a discernible private benefit gained from accessing that service.</li> <li>All community facilities will be subject to an assessment against the City's multi-criteria analysis for facilities optimisation.</li> <li>All facilities that do not meet the required assessment targets will be subject to rationalisation following community consultation.</li> </ul> <p>It does not specifically reference a financial commitment to the sporting clubs and organisations at Hartfield Park.</p>
Kalamunda Builds: Asset Management Strategy to 2023	The objective of this Asset Management Strategy is to develop a structured set of key actions to enable the City to improve its asset management practices in line with the City's Strategic Community Plan to 2023 and Asset Management Policy.
Hartfield Park Master Plan 2010	<p>The HPMP 2010 included a number of components which were identified for development which have been undertaken following further planning and grant assistance supplied through external funding sources (in addition to those provided by the City). These and other elements that have been completed include:</p> <ul style="list-style-type: none"> <li>The relocation of KDHC to a new facility on the former equine area (Darling Range Pony Club) within Hartfield Park. This now provides for both KDHC (Three grass pitches plus a training area) and the FFTBC (up to 5 diamonds).</li> <li>As a result of the relocation of KDHC, KBRLC has now moved into the old hockey club site. KBRLC had to be relocated from Pioneer Park due to land contamination and subsidence issues, as identified through the Pioneer Park Master Plan. Pioneer Park has now been decommissioned.</li> <li>Upgrades to the FUFC Facility including improvements to the changeroom facilities and a new grandstand for spectators.</li> <li>The development of expanded playing field space on Morrison Oval.</li> <li>Upgrades to power and new sports floodlighting for FFC, FUFC and KDRUC.</li> <li>Improvements to the FDBC including car parking upgrades, new synthetic bowling green (mid 2018) and upgraded toilets to improve accessibility (2019).</li> <li>Development of a new skate park in the northern corner of the site to replace the old skatepark and installation of public toilets.</li> <li>The resurfacing of the six tennis courts at FTC.</li> </ul> <p>The Report identified that the site consists of single use sporting facilities, and that at the time of the need to replace these facilities that any replacement considers potential co-location opportunities:</p> <ul style="list-style-type: none"> <li>Potential future co-located cricket / rugby clubrooms</li> <li>Potential future co-located lawn bowls / tennis clubrooms (and additional courts / greens).</li> </ul> <p>As a result of the implementation of the HPMP 2010 project and the consultation process with the South West Aboriginal Land Sea Council and Whadjuk Working Group an Aboriginal Cultural Heritage Management Plan (ACHMP) was developed for Hartfield Park. Initiatives undertaken as a result of the ACHMP included:</p>





	<ul style="list-style-type: none"> <li>• Test pitting of the proposed work area or monitoring of ground works with a suitability qualified archaeologist and Noongar heritage consultants;</li> <li>• Sporting clinics for Noongar sporting groups at Hartfield Park;</li> <li>• A sculptural 'Shrine' or memorial erected in a prominent place;</li> <li>• Culturally authorised artworks by local Noongar artists, elucidating the poignant historical and traditional connections to place and space;</li> <li>• A 'Kaleep' or fireplace is to be placed near the Hockey clubhouse for use by Whadjuk Noongar cultural groups.</li> <li>• Noongar Cultural Awareness Training for the City of Kalamunda and Hartfield Park sporting groups.</li> <li>• The City of Kalamunda to develop a Reconciliation Action Plan;</li> <li>• The City of Kalamunda to enter into and sign the Whadjuk Noongar Standard Heritage Agreement, if still applicable.</li> <li>• The City of Kalamunda to develop communications materials that document the aboriginal pre-history of Maamba and the broader area.</li> </ul> <p>The HPMP 2010 project concept is provided in Appendix A.</p>
Disability Access Audit: FUFC (January 2020)	The audit on the FUFC facilities identified a series of key recommended actions to meet disability access requirements are outlined in Appendix A.
Future of Hartfield Park Recreation Centre Study 2012	While the HPRC is not being considered as part of the co-location analysis, the level of provision contained within the facility and potential for duplication needs to be considered. The requirement to attract higher usage and participation rates were identified and in particular the role HPRC plays in the functionality of the Hartfield Park Reserve as a whole. Investment in the gym and foyer entry was considered but the preferred option was a fully upgraded and repaired facility. The long-term option for future expansion included a potential aquatic facility which may be constrained as a result of areas of Declared Rare Flora.
Aboriginal Heritage Survey Report: Proposed New Skate Park and Soccer Pitches Hartfield Park, Forrestfield January 2015	<p>The report was undertaken into the proposed clearance of 1.8 Ha of remnant bushland and ground disturbance necessary to construct a skate park and increase football pitches at Morrison Oval.</p> <p>It states the entire Hartfield Park Reserve is a Registered Aboriginal Site (ID 3773 Welshpool Reserve) under Section 5 and 39 of the WA Aboriginal Heritage Act 1972. Consultation with elders did not identify any areas of special importance and significance as defined under Section 5 and 39 of the Aboriginal Heritage Act 1972.</p>
Hartfield Park Environmentally Sensitive Areas Hartfield Park Cockatoo and Quenda Sites Declared Rare Fauna Sites (Source: City of Kalamunda)	<p>The documents identified the sites of rare fauna and flora within Hartfield Park (as per the site maps provided in Appendix A). It is to be noted that these are principally located around Reid Oval and located adjacent to the 1st Forrestfield Scouts Building:</p> <p>Environmentally Sensitive Areas (ESA's) are declared by the Minister for Environment under the Environmental Protection Act 1986 section 51B. Clearing exemptions do not apply to Environmentally Sensitive Area's under this Act nor in the associated Clearing of Native Vegetation Regulations 2004. ESA's have been applied to protect environmental values at state or national levels.</p>



## 2.3 State/Federal Government and State Sporting Association Documents

Table 2 highlights the key outcomes from State / Federal Government strategies and research, State Sporting Association facility strategies and Peak Body guidelines:

*Table 2: Relevant State / Federal Government and State Sporting Association / Peak Body documents*

Document	Takeaways
<b>State / Federal Government</b>	
Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020 (Department of Sport and Recreation)	<p>The document provides vision and direction for Western Australia's Sport and Recreation Industry. Critical to the development at Hartfield Park is the need to provide public open space which meets the needs of communities into the future. To achieve this, we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.</p> <p>The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. This includes the potential; co-location and sharing of similar infrastructure to reduce ongoing operational and asset management costs.</p>
Strategic Priorities for Western Australian Sport (SportWest 2020)	SportWest is the independent peak industry body for sport in Western Australia which exists to promote, strengthen and advocate for the sports community of Western Australia. The document is for the period 2020 to 2024 and advocates building capability by developing people and organisations who support the industry through more effective governance structures and more effective support for volunteers.
Classification framework for public open space (Department of Sport and Recreation) 2012	<p>The guideline references District Open Space (DOS) which:</p> <ul style="list-style-type: none"> <li>Is usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space.</li> <li>Provides between 5ha to 15ha in size and within 2 km or a 5-minute drive.</li> </ul> <p>In referencing larger areas of Regional Open Space (ROS), they 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.</p> <p>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. Hartfield Park performs both a district and regional level function with many of the sports occupying the site serving a catchment at or beyond a 5km catchment.</p>
Intergenerational Review of Australian Sport 2017 - Boston Consulting on behalf of Australian Sports Commission (ASC)	<p>The document references some key challenges relevant to Hartfield Park that need to be met, in particular:</p> <ul style="list-style-type: none"> <li>Create thriving sports organisations that contribute to stronger, more inclusive communities.</li> <li>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.</li> </ul>
<b>State Sporting Association / Peak Body</b>	
Bowls WA Strategic Facilities Plan (2012)	The objective of the 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.
Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia (2014)	The Plan maps a vision and framework that will be used to guide the future development and growth of cycling in Western Australia. One of the key aims is to achieve a transport mode share of 5% by 2020. Connectivity to the Hartfield Park recreational and sporting precinct is an important component of this objective, particularly in reducing the heavy reliance on increased car parking areas.
Western Australian Cricket Infrastructure Strategy 2019-2028 (WACA)	The State infrastructure strategy for cricket highlights a number of facility deficiencies. Of critical concern, is the lack of gender diverse changing infrastructure, inadequate practice facilities and compliant floodlighting. These are high priorities for future investment. Appendix A provides a summary of the WACAs facility audit on the FCC's facilities from 2018.
Community Cricket Facility Guidelines (Cricket Australia 2015)	The guideline establishes a set of basic principles and design standards for the development of cricket infrastructure. These guidelines are to be used for benchmarking purposes to ensure an adequate level of infrastructure is provided for the needs of the sport across all potential user groups. In particular, the relationship between provision and accessibility is critical (i.e. facility orientation, need for viewing areas, size of changing facilities, accessibility compliance, storage and function / kitchen / kiosk requirements). All of these aspects have been raised as key issues with current infrastructure.
Western Australian Football Commission Strategic Facilities Plan (2020-2030)	<p>The State infrastructure plan for Football identifies the City of Kalamunda within the Metropolitan Perth Region (Swan Districts Catchment). Infrastructure priorities were identified as:</p> <ul style="list-style-type: none"> <li>• Provide minimum standard floodlighting for training at all club level venues.</li> <li>• Provide inclusive change rooms and amenities where all female football is played.</li> <li>• Increase the size of player change rooms and amenities to meet preferred guidelines.</li> </ul> <p>All are relevant to infrastructure at Hartfield Park.</p>
AFL Preferred Facility Guidelines (AFL 2019)	The guideline establishes spatial requirements and basic principles for the development of football infrastructure. As with cricket these guidelines are to be used for benchmarking purposes to ensure an adequate level of infrastructure is provided for the needs of the sport across all potential user groups. The guidelines provide the optimum space requirements which may not always be appropriate for a community club sharing resources with other sporting groups.
Tennis West Strategic Facilities Plan (2018)	<p>The State infrastructure plan for Tennis identifies the City of Kalamunda within the Central Zone where member to court ratio is 14:1 and member to lit court ratio is 38:1 (the optimum member to court level is 20:1 for unlit courts and 30:1 for floodlit courts). This indicates a high level of over provision of courts within the region but under-provision of floodlit courts.</p> <p>The City of Kalamunda benefits from four club-based tennis facilities providing 31 acrylic courts, four synthetic grass and seven synthetic clay of which 23 are floodlit. The level of current provision is, therefore, considered to be high within the City and well above neighbouring local governments per head of population. Therefore, the level of provision at Hartfield Park will need to be considerate of this information and other demographic trends, to ensure the sustainable development of tennis infrastructure into the future.</p>



Football Facility Guidelines - Football West (2020)	The guidelines highlight the project management outputs required in delivering quality outcomes for the club / sport. Reference is made to Football West's State Facility Plan, but this has yet to be developed with an announcement in November 2020 that Football West will be conducting a State-wide Facility Audit and Facility Plan.
Preferred Facility Guidelines for Grassroots Rugby League (2014).	The guideline which pre-dates recent initiatives related to gender diverse changing infrastructure incorporates: <ul style="list-style-type: none"> <li>• A facility hierarchy including state, regional and local facilities.</li> <li>• Facility components to support participation and competitions.</li> <li>• Guidelines for each level of the facility hierarchy including essential and non-essential items</li> <li>• Area schedules for each level of facility provision</li> </ul>
Rugby Australia National Facility Guideline (Rugby Union - Undated)	The guideline was developed to provide direction for the development of new facilities and/or those being considered for major refurbishment. It is not intended to be used as a basis for assessing the suitability of existing facilities but to inform future facility development. It references both local and regional level club provision and preferred spatial components for the internal layout of clubhouses and external pitch requirements.

## 2.4 Summary Conclusions

The outputs from the review of current documentation indicates the following:

- The extension, modernisation or complete redevelopment of sporting infrastructure at Hartfield Park should be seen in the context of a much broader outcome for the community than purely the benefit of single clubs. For investment to be considered viable it is essential that clubs / organisations are co-located. This is re-enforced within the City's Strategic Community Plan, State Sporting Association plans and State Government strategic directions.
- Critical to any investment is the provision of contemporary infrastructure i.e. addressing non-compliance with Australian Standards, compliance with accessibility audits and the introduction of gender diverse infrastructure. Wherever possible new changing infrastructure should meet industry guidelines and / or be reflective of the advice contained with emerging facility plans.
- In addition to the above, the need to ensure extended, modernised or complete redeveloped infrastructure enhances the financial viability and environmental sustainability of the site. Outcomes should seek to reduce ongoing operational costs (through shared services and reduction in energy and water use) and reduce the ongoing subsidy required to sustain the infrastructure on site and increase utilisation of assets through shared use.
- Wherever possible the impact on recognised areas of environmental significance should be avoided, or where unavoidable, should be minimised. Care will need to be taken to ensure the current environmental constraints are part of the planning process and no additional work is undertaken without referencing previous approvals. (This is particularly relevant in relation to approved clearances under the Environmental Protection Act 1986; Clearing of Native Vegetation Regulations 2004 and the Aboriginal Heritage approvals.)
- The key principles of the City's Long Term Financial Plan will need to be adhered to, particularly with regard to controlling investment. This includes:
  - Capital Expenditure on Asset Renewal is given priority over new capital.
  - The intention to assess investment against the City's multi-criteria analysis for facilities optimisation.
  - All facilities that do not meet the required assessment targets will be subject to rationalisation following community consultation.





- Any future investment should not undermine, nor duplicate, existing or potential future provision at Hartfield Park Recreation Centre.
- In accordance with the strategic direction for the industry, there is a need to optimise the value derived from public and private funding in tight fiscal circumstances. This is particularly important in ensuring all allocated grant funding opportunities are exhausted.
- Hartfield Park plays a pivotal role in providing both district level and regional level infrastructure for both the City of Kalamunda and neighbouring local government areas. Expenditure needs to strike a balance between these two hierarchical functions the sporting precinct provides for.
- The current state sporting facility plans focus on a number of key elements:
  - Financial viability of clubs / sporting organisations.
  - The need to ensure facility infrastructure is contemporary.
  - The importance of providing a minimum level of infrastructure which meets the needs of each sport.
  - The importance of meeting current and future need. This needs to be determined on a case-by-case basis.



### 3. Demographic Influences

This section references the core demographic considerations which influence the development of sporting infrastructure.

#### 3.1 Current Population and Future Growth Projections

To determine current and future need, a catchment analysis was undertaken with regard to a 2km and 5km catchment around the Hartfield Park site. A 2km catchment generally represents a 5-minute drive time, while a 5km catchment broadly a 10-minute drive time to the facilities.

It is recognised that for rugby union and rugby league, due to the limited number of similar facilities across Metropolitan Perth, the catchment may be broader, it does nevertheless provide a suitable benchmark against which usage / participation may be assessed. The drive time catchments are shown at Figure 6 below, with the inner 2km catchment covering Forrestfield and Wattle Grove, while the extended 5km catchment extends into High Wycombe, Maida Vale, a portion of the City's hills communities. This includes one the City of Kalamunda's key residential development areas being High Wycombe South. It also extends into the City of Canning and City of Gosnells, however major barriers exist for these communities being Tonkin Highway, Welshpool Road and Roe Highway.

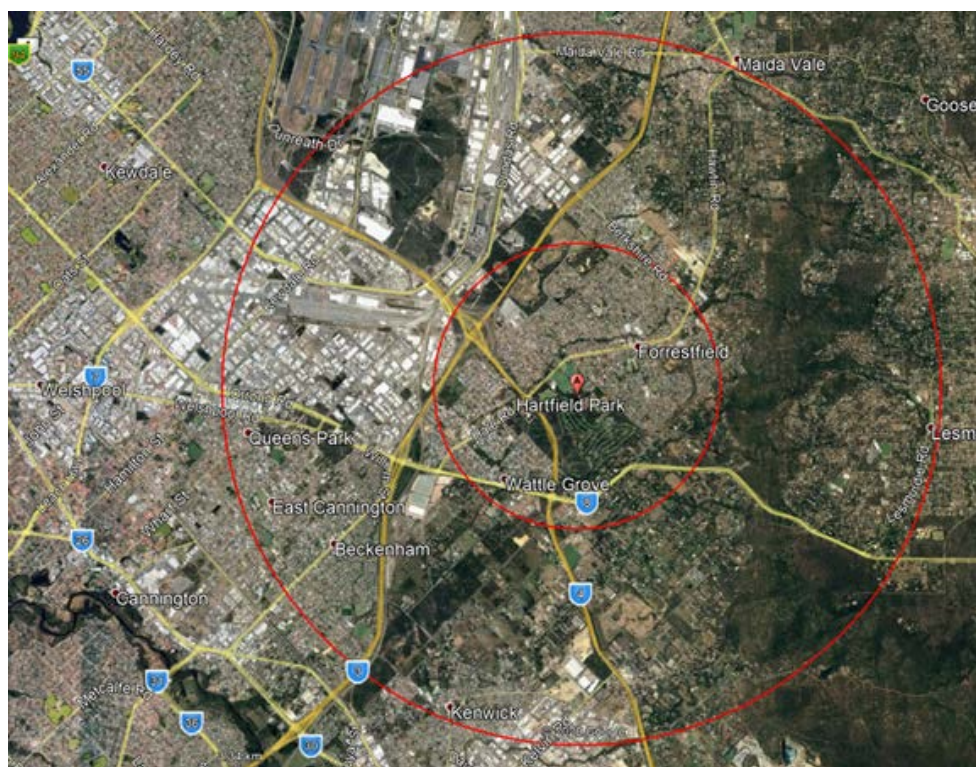


Figure 6: 2km and 5km Facility Catchments

The current population is based on the 2016 census data and Forecastid™ population growth projections. The 2016 output is the most reliable data, being the last available recognised census output from which future growth can be projected.

The overall population growth within the 5km catchment will see an increase from approximately 52,000 in 2020 to 67,298 by 2036 (29.4% increase). Within the 2km catchment the population growth will extend from approximately 18,000 in 2020 to 19,446 by 2036 (8% increase).



**The population projections for the 2km catchment indicates:**

- The growth in young families (with children aged 0-4) over the twenty-year period is marginal. The most significant growth is likely to be in older family units where children are aged between 10 and 19 and parents are aged between 40 to 54. This is the age demographic which typically requires access to sporting club infrastructure for competitive and developmental purposes.
- The area is also indicating a gradually 'ageing in place' demographic with a high level of growth in residents from the age of 70 plus. Typically, this age group will require access to recreational space / public open space and are attracted to the non-contact / more passive recreational pursuits. This includes both bowls (generally a membership age range of above 65 years) and tennis (which has a more diverse age profile but typically attracts physically active retiree's).
- This gradually maturing profile is also indicative of a stable community which is ageing in place as indicated in Figure 7. Given that the 2km catchment covers the established areas of Forrestfield and Wattle Grove, such a profile would be consistent with those areas gradually expanding with infill development.

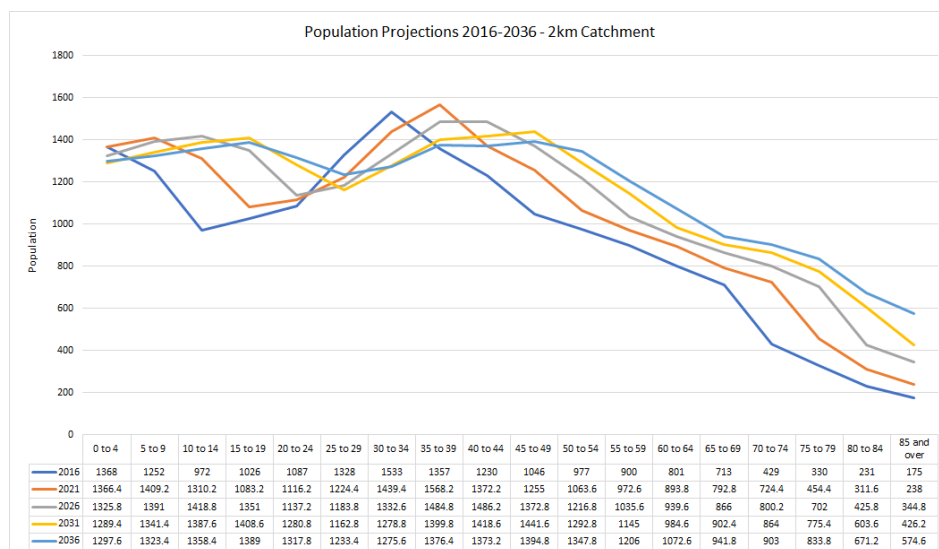


Figure 7: Population Projections – Hartfield Park 2km Catchment

**The population projections for the 5km catchment indicates:**

- Unlike the 2km catchment, the growth in young families (with children aged 0-4) over the twenty-year period is significant. The most significant growth is still likely to be in medium to older family units where children are aged between 0- 24 and parents are aged between 35- 54. The 5km catchment typically requires access to sporting club infrastructure for competitive and developmental purposes (with developmental activities for young children being more in demand than within the 2km catchment).
- The area is also indicating a gradually 'ageing in place' demographic with a consistently high level of growth in residents from the age of 65 plus years. Typically, this age group will require access to recreational space / public open space and are attracted to the non-contact / more passive recreational pursuits. This includes both bowls and tennis as referenced above.
- This growth across all ages, but more specifically at the younger age range, is indicative of a growing but stable community which indicates a potential high level of migration combined with an ageing in place profile. This is indicated in Figure 8. Given that the 2km catchment covers the established areas of Forrestfield and Wattle Grove, such a profile would be consistent with those areas gradually expanding with infill development and the impact of the Forrestfield North District Structure Plan (DSP) area which has a significant influence from 2026 onwards.

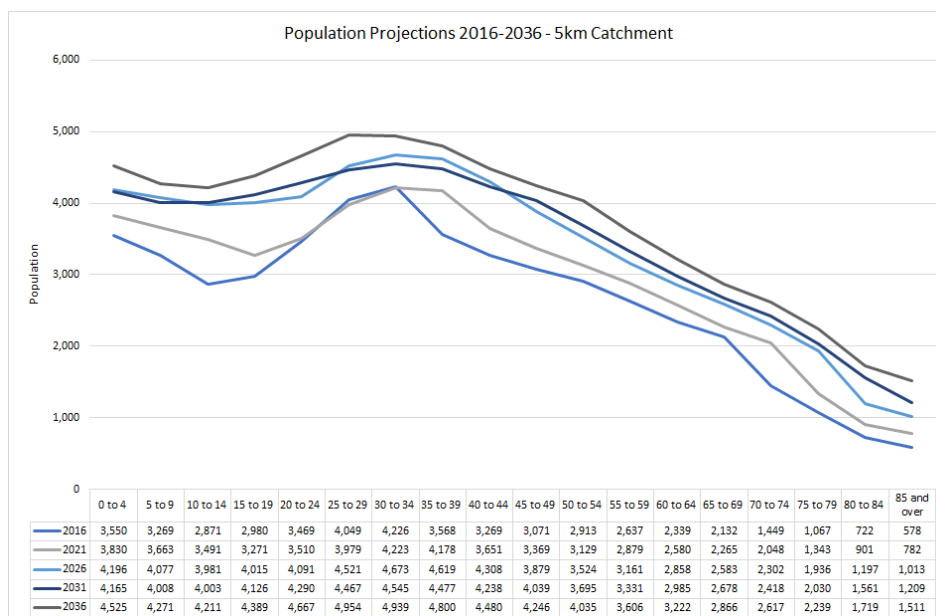


Figure 8: Population Projections – Hartfield Park 5km Catchment

## 3.2 Community Profile

To assist in understanding the likely implications of the catchment on the use of, and support for infrastructure, Profile id (Census data from 2016) was used as the basis for understanding the demographic profile of the immediate and broader catchment. In addition to age profiling, referenced above the key areas assessed were:

- Household Type;
- Employment Status;
- Individual Income; and
- Socio-Economic Indexes for Areas (SEIFA). These are Comparisons to understand the relative Index of socio-economic advantage and disadvantage of the catchment areas.

### Household Type:

The primary household type within both the 2km and 5km catchment is couples with children as indicated in Figures 9 and 10. When combined with one parent households there are 2,942 family units within the 2km catchment compared to 7,666 units within the larger 5km catchment. This indicates a likely higher demand for family-based sporting activities. It is however to be noted that couples without children and lone person households amount to 2,894 units within the 2km catchment and 7,527 units within the 5km catchment. This is indicative of the areas split between affordable housing for young professionals / young couples and the growing number of retirees who potentially are ageing in place in established communities.

The diverse community across both the 2km and 5km catchment will require a mixture of sporting-based infrastructure in addition to social meeting places. The projected future growth in the Forrestfield North DSP is likely to result in a further increase to the couple households with children and couples without children. The need for enhanced sporting infrastructure will therefore be likely to be increased.



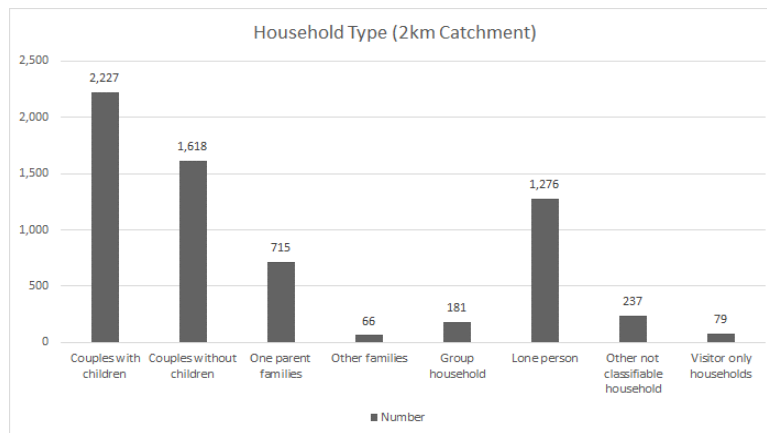


Figure 9: Household Type within the 2km catchment of Hartfield Park

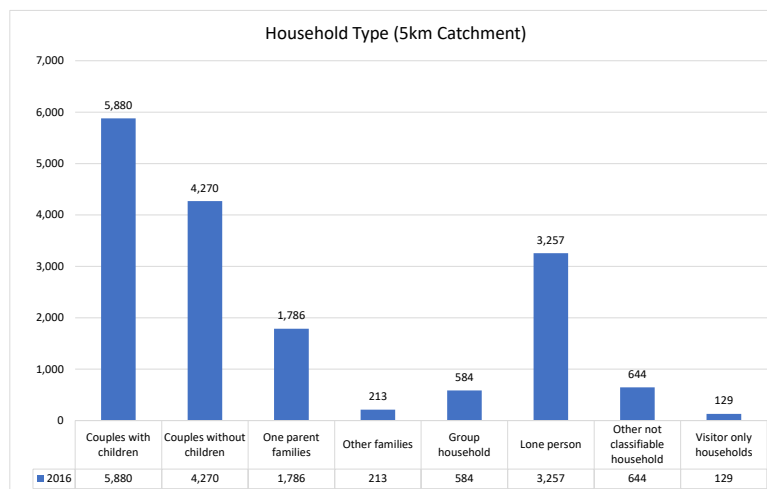


Figure 10: Household Type within the 5km catchment of Hartfield Park

#### Individual Income Levels and Relative Advantage / Disadvantage

In essence, the higher the individual's income level, generally means, the higher the level of disposable income to expend on leisure and recreational pursuits (including investment in membership of sporting clubs). It can be seen that within the immediate 2km catchment that individuals have a relatively medium to high level income. This is not the case in the wider 5km catchment which encompasses the City of Canning and Gosnells residents which indicate a higher number (comparatively) of individuals in the medium to lower income bands.

It is evident that the immediate catchment is likely to have a greater capability to expend on leisure-based pursuits. This however is predicated on relatively consistent individual debt, mortgage levels and loan payment obligations. When combining income levels with indicators such as the SEIFA assessment of relative advantage / disadvantage, it is evident that the City of Kalamunda is relatively advantaged in comparison to those in the neighbouring local government communities. The City of Gosnells indicates a higher level of disadvantage while Canning is relatively advantaged in comparison. While these assessments are undertaken on a local government basis and not specific to the suburbs it is nevertheless an indicator of a person's ability to travel and actively participate in membership-based club activities.

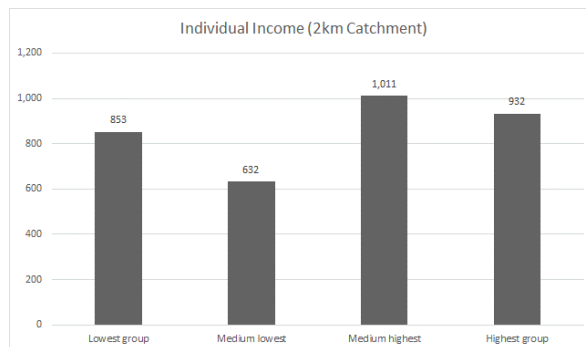


Figure 11: Individual Income for those residents within 2km of Hartfield Park

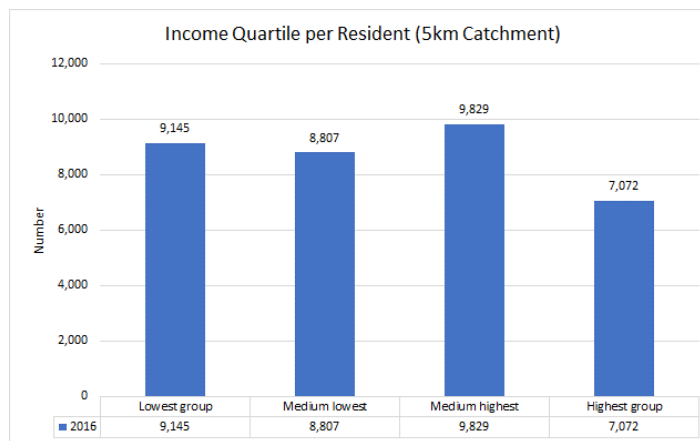


Figure 12: Individual Income for those residents within 5km of Hartfield Park

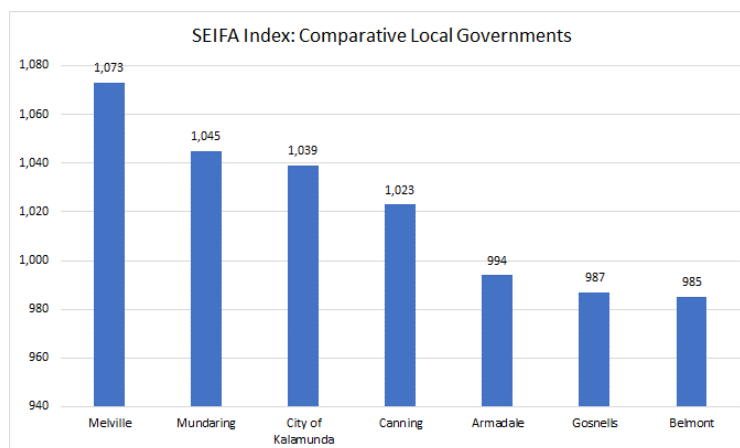


Figure 13: SEIFA Index for Relative Advantage and Disadvantage and Comparable Local Governments

#### Employment Status

Employment status is a further indicator of a community's ability to expend and participate in club-based activities. The lower the level of employment, the less propensity there is to participate. Within the 2km



catchment it is evident that of those within the labour force, 92.7% are in employment with 65% of those within full time employment. In the wider 5km catchment 91.8% of the total labour force are employed, of which 62.8% are in full time employment. While these figures may be marginally different today, with the on-set of the Covid-19 pandemic, it is nevertheless indicating that the catchment community has a higher level of stable employment and potential ability to expend disposable income on sport and recreation pursuits.

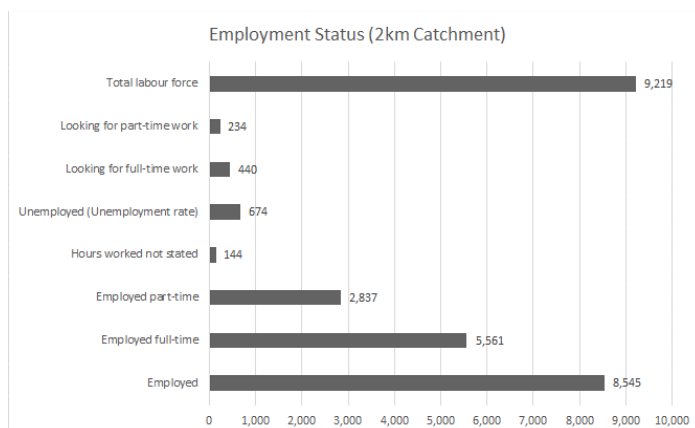


Figure 14: Employment Status 2km Catchment of Hartfield Park

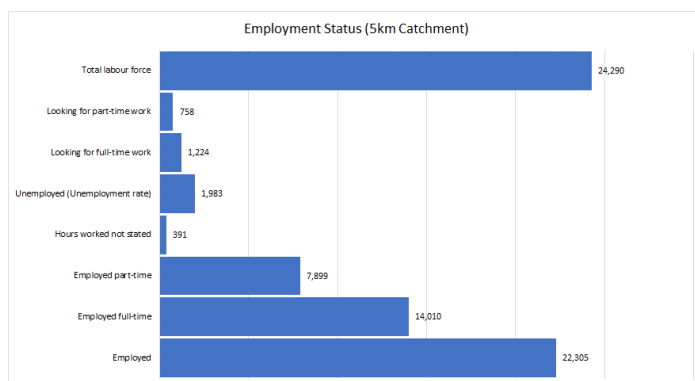


Figure 15: Employment Status 5km Catchment of Hartfield Park

### 3.3 Summary Conclusions

While the demographic indicators are not necessarily fixed indicators of likely use and demand for sporting infrastructure, they do indicate an ever-increasing demand for quality provision which is likely to be required to service the population growth. The critical consideration is the ability of the local community within the neighbourhood and wider district to assist in supporting the services provided by investing in membership and volunteering. It is evident that within the immediate catchment the demand and ability to pay will continue to be high. Within the broader 5km catchment the demand for increased access to sporting infrastructure becomes more important with the more significant projected population growth anticipated. It is however to be noted that the potential level of disposable income available to those residents is likely to diminish as the catchment increases. Care needs to be taken to ensure that sporting infrastructure is responsive to need while also scaled to ensure it is affordable to the broader community user groups.

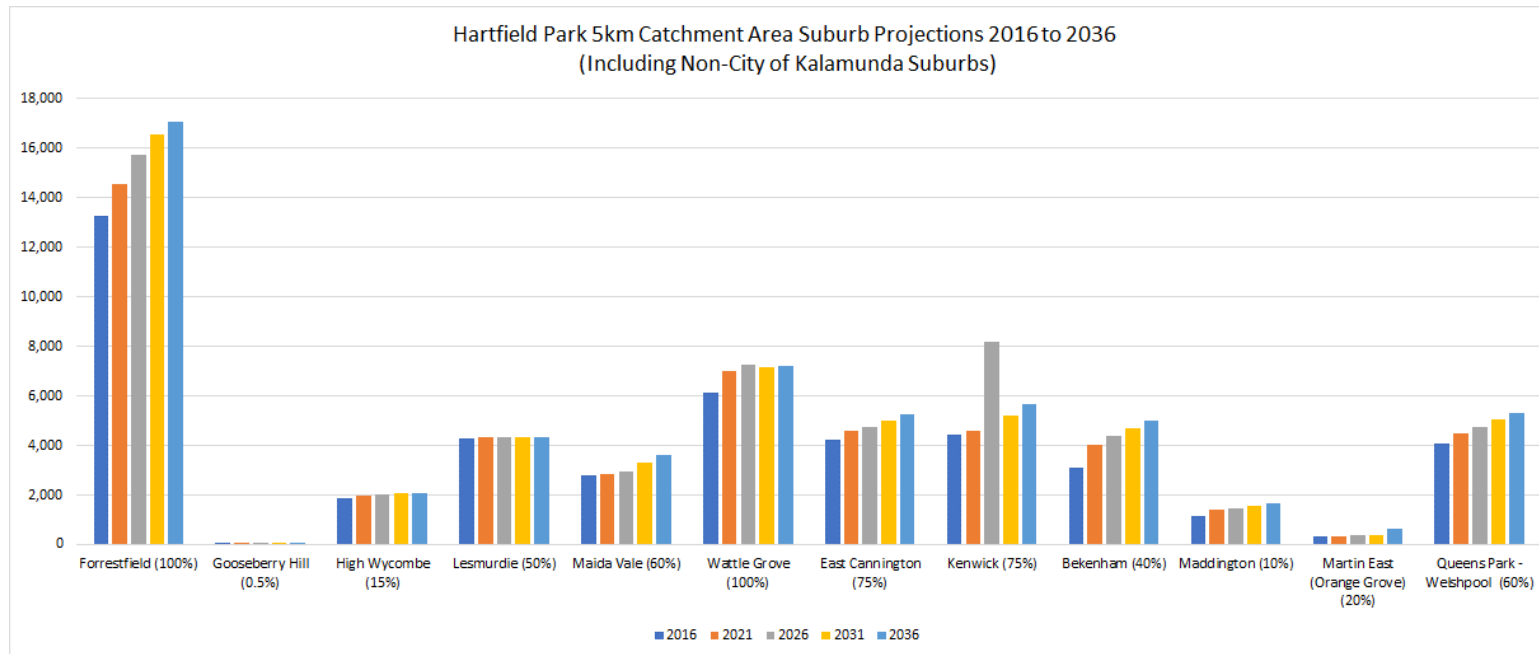


Figure 16: Hartfield Park 5km Catchment Area Suburb Projections 2016 to 2036 (including Non-City of Kalamunda Suburbs). Percentage figures relate to the extent of the population from within the suburb which is located within the 5km catchment



## 4. Trends and Industry Benchmarking

This section identifies trends in sport and recreation provision and their relevance to the development of HPMP Stage 2. These trends are taken from a variety of research papers and industry benchmarking.

### 4.1 Sport and Recreation Participation and Use

In respect of participation in Western Australia, the most accurate and consistent information is supplied by Sport Australia via the Ausplay Survey results which are broken down by each State, with the latest details published in October 2020. 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 highlights several key trends and can be summarised as:

- Top activities for participation in physical activity for both children and adults 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 compared to 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.

The above trends are particularly concerning in respect of the dropout rates at later teenage years and the importance of ensuring that sporting infrastructure remains contemporary and seeks to respond to the significant growth in female participation in typically male dominated sports.

The Top 10 organised children's activities and top 10 activities for adults highlight the importance of swimming, general fitness and recreational activities. Table 3 below references these:

*Table 3: Top 10 Organised Activities for Children and Top 10 Adults Activities in WA (Source: Ausplay)*

Top 10 Children's Activities	Participation Rate (%)	Top 10 Adult Activities	Participation Rate (%)
Swimming	27.2%	Walking (Recreational)	40.9%
Netball	10.6%	Fitness/Gym	37.8%
Football/soccer	10.4%	Swimming	16.3%
Gymnastics	9.7%	Athletics, track and field (includes jogging and running)	16.3%
Australian football	9.4%	Cycling	13.3%
Basketball	8.7%	Yoga	5.5%





Top 10 Children's Activities	Participation Rate (%)	Top 10 Adult Activities	Participation Rate (%)
Dancing (recreational)	8.0%	Bush walking	5.3%
Tennis	6.1%	Football/soccer	4.9%
Cricket	3.8%	Basketball	4.3%
Karate	3.4%	Australian football	3.8%

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.

Table 4: Top 10 venue-based activities in WA

Top 10 Venue Based Activities in WA	Participation Rate (%)
Fitness / Gym	30.7%
Swimming	9.8%
Yoga	4.7%
Athletics	4%
Football / Soccer	3.6%
Netball	3.3%

## 4.2 Sporting Trends and Influences

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

This section identifies the trends which are specifically related to development at Hartfield Park and re-enforce the conclusions reached from the previous master planning, but also identify new and emerging trends which were not considered at that time.



Table 5: Trends in Development of Facilities on Sport and Recreation Reserves and Implications for the HPMP Stage 2

Theme	Descriptor	Implication
<b>Development of sporting hubs and co-location of diverse activities</b>	<p>There is a greater focus on financial viability of all sport and recreation infrastructure and potential rationalisation to ensure a greater return on investment.</p> <p>Providing a range of activity areas at the one site and within one multi-functional clubroom / 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 of the HPMP Stage 2 is to maximise the number of sports that can be co-located which can share resources on the existing reserves. Duplication of provision should be minimised, including excessive gym, fitness and function spaces which often do not provide a positive return on investment. At Hartfield Park, these elements also have the potential to conflict with the business objectives of the Recreation Centre.</p> <p>Multiple building developments placed in an ad hoc manner are to be avoided.</p>
<b>Shared Use / Multipurpose Facilities</b>	<p>Strong emphasis is now placed on the best practice principles of joint use facilities and co-location at all levels of government. As government are a primary funding body for sporting infrastructure, this emphasis provides significant financial incentive to local governments and community groups to pursue shared facilities opportunities, to maximise funding opportunities.</p> <p>The Department of Local Government, Sport and Cultural Industries (DLGSCI) also advocates for joint use facility provision in the Facility Planning Guide, Sport and Recreation Facilities, March 2007. The document encourages less facility duplication, community hub approach to ensure capital costs are shared and ongoing operational efficiencies are achieved.</p>	<p>Shared use, co-location and multipurpose facilities are now generally a funding criterion to access State and Federal Government grant funding. In particular, the DLGSCI grant program known as the Community Sporting and Recreation Facilities Fund (CSRFF) clearly states, that priority will be given to projects that lead to facility sharing and rationalisation. Therefore, in order to access external funding opportunities, shared use and co-location opportunities must be identified.</p>
<b>The move from structured sport to non-structured sport and recreation</b>	<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 is captured through Ausplay data 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>Both structured and non-structured sport and recreation pursuits are likely to be a continuing demand, particularly in a regional settings where their value as a focal point for social connectivity is recognised. Measures have been introduced to ensure current structured sporting practices remain relevant to the emerging youth and adult population.</p> <p>In addition to community connectivity, clubs are important for providing a competitive structure and to foster personal development. A balance needs to</p>



Theme	Descriptor	Implication
	Clubs are important to maintain a competitive structure and for the development of social hubs and community gathering points for both children and adults.	be struck between structured and non-structured sport and recreational pursuits. The focus of HPMP stage 2 is based upon the need for facility colocation of structured sports, rather than addressing the needs of non-structured sports and recreation.
<b>Ageing Infrastructure and Asset Management Obligations</b>	Similar to many local governments, the City has 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 fundamental purpose of the HPMP Stage 2 is to improve asset management efficiency and effectiveness and ensure the future investment and potential lifecycle costs are properly addressed in future planning.	The City has adopted Asset Management Plans for community buildings including sporting clubrooms. The City is developing Asset Improvement Plans. These however do not take into account the functionality of a facility. There is a need to do more to improve the efficiency, flexibility and functionality of all assets subject to availability of funding. In particular, the current deficiencies and single purpose use of many facilities need to be addressed and will require significant investment going forward.
<b>Provision of contemporary sport and recreational needs</b>	<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"> <li>• 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.</li> <li>• Sports Floodlighting: Lighting has now moved towards LED lighting installations for sports playing fields and 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 level of 50 lux for recreational sporting activities. Large ball sports are now advocating for 100 lux, while small ball sports a minimum of 250 lux. This has, in many Local</li> </ul>	<p>All of the current facilities have issues in relation to availability of storage, building accessibility requirements, lack of gender diverse infrastructure and need for additional or improved floodlighting.</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 and should be incorporated within any new proposed facility.</p> <p>There is a need to review sport and recreation facilities regularly to ensure they can respond to contemporary sporting needs and user expectations. The requirement to re-enforce the multi-functional use and co-location obligations is</p>



Theme	Descriptor	Implication
	<p>Governments, resulted in an uplift to programmed replacement of floodlights, in line with relevant sports facility planning guidelines.</p> <ul style="list-style-type: none"> <li>Use of information technology, such as smart meters, remote building management systems and passive surveillance apps. These assist in helping to manage servicing, control bookings and also increase security.</li> <li>Incorporating Crime Prevention Through Environmental Design (CPTED) principles to increase security and people's perception of enhanced personal safety.</li> </ul>	critical if any external grant assistance is to be accessed.
<b>Increased female sports participation</b>	As referenced above, in relation to gender diverse changing infrastructure, significant growth has occurred in women's competitive sport. This has been particularly noticeable in the 'non-traditional' sports including cricket and AFL, where new competitions have emerged and are 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.	As a minimum, a focus should be on upgrading / modifying changing infrastructure within all clubrooms. However, this will need to be cognisant of the need at Hartfield Park to co-locate sport users to ensure the best long-term approach to facility development. This aligns strongly to current government funding programs which support the transformation of previously male dominated design solutions.
<b>Ability for clubs and user groups to generate income to sustain infrastructure</b>	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.	Commercial opportunities are unlikely to be realised at Hartfield Park as it would detract from adjacent commercial areas and local businesses which need to be supported. The main income generating opportunities for clubs 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.
<b>A declining volunteer base</b>	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.	<p>Support needs to be provided to sporting clubs and organisations to assist in succession planning and facilitate gradual growth and enhanced capability.</p> <p>Where new facilities are developed and there are co-location synergies, the opportunity to share volunteer resources can be a positive outcome. It is</p>



Theme	Descriptor	Implication
		important that this is agreed to through the development process.
<b>Cost barriers</b>	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 (i.e. by combining both senior and junior teams operating for the same sport). Where split sites exist, they potentially impact on the financial viability of clubs and succession planning. Wherever possible the co-location of similar sporting activities should be sought.
<b>Provide equality of access to all members of the community</b>	<p>There is a need to incorporate connectivity objectives as part of the development of public open space and associated recreational infrastructure. This has the benefit of enhancing the community service offering and facilitating 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, particularly when servicing a regional and rural community.</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. Any development should seek to maximise connectivity links within and off-site. This includes with neighbouring residential areas and across sporting facilities. Wherever possible conflict between vehicular movement and pedestrian / cycle activity should be minimised. In the case of Hartfield Park, the vehicular movement around the site should be minimised and car parking enhanced in specific allocated hardstand areas, rather than on playing surfaces.</p>





Theme	Descriptor	Implication
<b>Ensuring that the value of any investment is justified</b>	<p>The value of sport and recreation infrastructure which incorporate a variety of sporting activities in providing a social and community resource which directly impacts on improved:</p> <ul style="list-style-type: none"> <li>• Mental health and wellbeing</li> <li>• Physical health</li> <li>• Social connectivity</li> </ul> <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>	<p>There is a requirement to put in place an effective monitoring and evaluation process which can be 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.</p>
<b>Responding to a gradually ageing community</b>	<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> <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"> <li>• There should be continued expansion of the range of affordable recreational, cultural and creative pursuits available through discounts linked to the WA Seniors Card.</li> <li>• There should also be continued support for seniors' participation in sport and recreation activities designed to meet the unique needs of seniors.</li> </ul>	<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. This is particularly relevant for Bowls, Tennis and the Men's Shed, who have an older age demographic.</p>
<b>Sports Field Capacity</b>	<p>There is an ongoing need to manage access to and control the amount of playing time on sports turf to prevent overuse. The need to spread training loads / sessions from high use areas (goal mouths, wickets and central kick-off / bounce areas) to fringe areas with appropriate infrastructure to support training needs is critical. Maximising the playing capability of rectangular pitches / diamonds / ovals / wickets assists in reducing the demand for</p>	<p>The infrastructure at Hartfield Park provides for a variety of winter and summer sporting training and competition use. The future configuration needs to take into account how the use of the current playing surfaces may be maximised, and wear and tear minimised by judicious use of space for training.</p>



Theme	Descriptor	Implication
	acquiring additional space. Adequate training lighting is required to assist this process and direct people to areas where damage to playing surfaces is minimised.	
<b>Changing game requirements and format of competition</b>	<p>Over the past decade there have been significant game format changes across all sports with the introduction of shorter versions of the game and greater diversity to accommodate an expanded program which meets the changing needs of users. This has resulted in the trend for sports to be played more often at night to increase flexibility and respond to constraints on participant's time.</p> <p>Match lighting requirements for large ball sports is emerging as a higher priority for clubs wishing to expand their competition base across all ages and genders. This has resulted in the need to expand into evening use and State Sporting Associations are similarly seeking to increase competitions outside of the typical weekend daytime uses.</p>	<p>The demand for increasing the extent of floodlit sporting grounds is unlikely to diminish. Local governments would typically consider 50 lux provision for recreational use relating to large ball sports. An increase to 100 lux will need to be considered as more and more sports are seeking access to full pitch competition use during weekday evenings to accommodate the expansion in the women's game.</p> <p>Increasing the floodlighting in strategic training areas will be a consideration at Hartfield Park. This lighting should also be adaptable for competition use.</p>
<b>Environmental Sustainability</b>	Local governments are continually seeking to minimise the environmental impact of sporting infrastructure through the introduction of initiatives to reduce the carbon footprint, respond to global warming and address issues associated with the heat island effect. Initiatives include water re-use, the introduction of energy saving options (i.e. solar panels, building management systems etc.) and greater use of native plant / tree species which are tolerant to low water use.	Consideration of environmentally sustainable design initiatives should be considered in the design and development of new buildings. Much of this can be achieved by increasing the buildings functionality, orientation and adoption of a building management system which instinctively responds to lack of occupancy.
<b>Financial Viability</b>	The importance of ensuring a club or organisations financial viability is becoming a more critical consideration for local governments who are responsible for managing sporting grounds and associated assets. It is essential that the clubs / user groups have the capability to manage the sport and access to infrastructure effectively. This inevitably requires clubs to compromise and work in partnership with other user groups. This generally centres on increasing access to facilities, sharing profits from bar takings / fundraising initiatives and good governance structures, which guarantee a high level of financial integrity, sound long term strategic planning and fair and equitable decision-making processes.	Priority should be given to those sporting organisations which demonstrate a high level of financial propriety and good governance. It is essential when seeking financial support that sporting organisations / user groups demonstrate a capability and willingness to work in partnership to maximise the return from investment through public funding.



### 4.3 Industry Benchmarking – Co-Location

Appendix B provides an overview of a range of co-location benchmarks that are considered best practice and the approach taken by local governments within Western Australia. These include:

- Centennial Park Sporting Precinct Management Framework, City of Albany.
- Success Sub-Regional Facility, City of Cockburn.
- Manning Community Hub, City of South Perth.
- Ernest Johnson Reserve, City of South Perth.
- Mundaring indoor Sports Facility, Shire of Mundaring.
- Yanchep District Open Space, City of Wanneroo.

All of the infrastructure referenced above has been developed within the last decade with the aim of maximising the community use and financial viability of community sport and recreation infrastructure. All have sought to develop co-located infrastructure where a number of sporting organisations and / or other community user groups utilise and manage shared spaces. Some of the critical outputs from the analysis are:

- The co-location and multi-use of sporting and community facilities are given preference over and above single purpose uses, from a planning and grant funding perspective.
- A key focus has been on the maintenance of facilities and ensuring the local government minimise their risks in relation to ongoing capital and operational costs associated with the assets.
- A greater focus is provided on clubs / organisations contributing to an asset maintenance fund.
- Flexibility of space is built into the designs to ensure that core infrastructure such as storage and changing infrastructure can be managed independently by sporting groups.
- Organisations / Clubs are encouraged to work in partnership to achieve a viable management solution. This is often facilitated by local government partners.
- The overall benefits to the clubs are often only realised where the clubs have an open, pragmatic and positive approach to co-location and are prepared to negotiate a solution which involves compromise. Without this approach it is unlikely that investment would have been secured for many of the developments undertaken.
- The approach has, in many circumstances, been forced upon local governments as the realisation of the cost of upgrading and / or replacing assets become evident. With limited available budgets, it is no longer an option to re-invest in failing single purpose infrastructure, that is no longer fit for purpose.
- It is often easier to achieve co-location where there are no established clubs. This however should not mean that current inequity and poor planning should be re-enforced. In the case of Centennial Park in Albany, and Ernest Johnson Reserve in South Perth, it became evident that clubs / organisations would cease to exist without the replacement of existing infrastructure and a new management approach. This is replicated within many local governments in Metropolitan Perth where the ability to manage current building stock is becoming more difficult with limited financial budget available.

#### **Men's Shed Developments**

In addition, research was undertaken into Men's shed developments as these have been an emerging community need which has presented itself to local government within the past decade. They are often located on sporting reserves due to the usage hours (which predominantly occurs during the weekday between the hours of 8am and 1pm). They generally compliment sporting activity which predominantly occurs at weekends or during evenings and provide added security through their presence and passive surveillance offered during the day.



Appendix B contains reference to a variety of Men's shed developments which have been located adjacent to sporting ovals. The minimum considerations in relation to their location are:

- Noise can be controlled more effectively.
- Visually they are less intrusive.
- There is often space available for external secure storage which is relatively unconstrained.
- Invariably the Men's Shed use is not aligned to the sporting use other than through the sharing of an access, car parking and services.

The costs of developing a Men's Shed varies significantly which is generally associated with the structure being considered relative to the planning standards required within each local government as a result of the proximity to residential properties. For example, the Town of Cambridge development was estimated at \$1.65m for a building of 450m<sup>2</sup> (inclusive of noise attenuation measures, spray booth, machinery and dust suppression infrastructure. compared to the Kalamunda Men's Shed's recent extension which cost \$298k.

With the potential relocation of the Foothills Men's Shed to Hartfield Park it is important to be aware of the potential constraints and costs associated with the development. Currently, as referenced in the visual audit in the next section, they operate from a substandard facility with limited, if any, noise attenuation and dust suppression controls.

## 4.4 Trends and Benchmarking Overview

The critical considerations for the development of co-located infrastructure at Hartfield Park are:

- A general trend across organised sport is that membership levels are in decline according to national and state-based research. This is not necessarily the case across the board and in many circumstances the sporting codes at Hartfield Park have experienced growth since the HPMP 2010 however have been limited by the poor quality of infrastructure from which they operate (with some notable exceptions, following recent investment).
- Hartfield Park caters for several nationally recognised high participation sports including: AFL, soccer, tennis, athletics and cricket. Whilst lower in sport participation rankings in Western Australia, the sports of rugby union and league are based at Hartfield Park and cater to a broad catchment area, which has resulted in both codes being popular in the local and surrounding area. It is likely that growth will occur in these sports in accordance with population growth, with the likelihood that the site will need to provide access to the emerging family-based population in Forrestfield North DSP in due course.
- The site has many single purpose ageing pieces of infrastructure located within its boundary. Many of these facilities are not fully serviced, and as a result there is likely to be an increased demand to not only improve their capability but also respond to contemporary design and sporting users' expectations. A failure to respond to those needs will likely suppress participation rates and would be contrary to the aspirations set out in the City's Strategic Community Plan.
- It is important in addressing any future facility needs that accessibility compliance is addressed. The following section identifies several compliance issues associated with existing infrastructure. Where there are proposed to be material changes to the built form of any clubroom / ancillary sports building there is a legislative obligation on the City to address these aspects.
- The financial viability of clubs is a critical consideration. The case studies and evolution of many ageing sporting and community facilities within many local government areas have focused the mind on addressing current deficiencies by co-locating infrastructure / user groups to ensure more effective long term budget planning and asset management commitments. A failure to co-locate and minimise ongoing costs will inevitably put a strain on limited financial budgets long term which will likely have a detrimental effect on other programs and services.
- The need for clubs to occupy a single space without compromising on bar sales, kiosk sales and use of function space and storage is not an option. If clubs are to maintain their currency and be viable entities in the future a more pragmatic approach to the use of public resources is essential.



This will be an ongoing requirement as public expenditure becomes more constrained during and post the Covid-19 pandemic.

- The design of sporting infrastructure has changed significantly in the past decade with a growth in the women's game as well as the need for more efficient use of space, greater energy efficiency and a strong focus on sustainable water management. All new designs include reference to:
  - Gender diverse changing infrastructure (including the removal of urinals, provision of individual shower units and changing areas).
  - Energy efficiency components such as solar panels, sensor lighting, controlled building management systems and introduction of LED lighting throughout.
  - Water re-use and selected water management of playing surfaces only.
  - Externally facing changing facilities and storage areas.
  - Co-locating service areas within a consolidated built form (including shared toilets, internal and external storage).
- The development of Men's Shed facilities has emerged over the past decade or more and groups have often been required to occupy facilities which are either not fit for purpose or are converted industrial / storage units. It is important to ensure where a new men's shed development is provided, it complies with Australian standards and has sufficient noise attenuation and dust suppression measures incorporated. While they are for use by groups utilising heavy machinery, they are not necessarily bad neighbour developments if designed appropriately.





## 5. Visual Audit and Functionality Review

To determine the appropriateness, or otherwise, of future investment at Hartfield Park, it is important to ascertain the current level of facility provision and the level of infrastructure and how it meets the current needs of user groups. This involved a visual audit of the infrastructure and then an assessment of current club proposals to determine how the aspirations may align with the potential funding capability and in particular co-located use.

### 5.1 Facility Audit

An overview of the visual audit is provided in Table 6 below and in more detail at Appendix C.

Table 6: Facility Audit overview

Facility	Commentary
<p><b><u>Forrestfield &amp; Districts Bowling Club Building:</u></b></p> <p>The clubroom is a traditional brick and colourbond roof construction with extensive solar panelling on the northwest portion of the apex roof. Key considerations are:</p> <ul style="list-style-type: none"> <li>• All external windows have protective grids with the central part of the building providing a covered entry point.</li> <li>• The car park provides an extensive area serving the club but is compromised by the positioning of a sea container in the northern corner which is used for storage (indicating internal storage issues within the clubroom building).</li> <li>• An extensive function area is provided in the building with a bar and kitchen servery. Recent improvements now incorporate a Universally Accessible Toilet (UAT) which complies with disability access requirements.</li> <li>• The facility does not provide any player changing or shower amenities.</li> <li>• The bar, large cool room and refrigerated units are in need of replacement / reconfiguration to increase functionality. The cooking equipment appeared to be relatively new, however the cupboard and refrigeration space is dated, although functional.</li> <li>• An outdoor garden and covered patio provides a good spectator viewing area.</li> <li>• Both the grass and synthetic greens are floodlit.</li> </ul>	<p>The bowls facility is ageing and has recently received some investment which has enhanced the accessibility of the facility. There are however a number of aspects which will need to be addressed if further funding is to be secured to enhance the service offer. This includes:</p> <ul style="list-style-type: none"> <li>• Providing for a more diverse user group than purely bowls.</li> <li>• The alignment with the Foothills Men's Shed may be considered appropriate due to the age demographic associated with users but there clearly will be a potentially issue with the two facilities operating at the same time.</li> <li>• The alignment with tennis is stronger and there is clearly the potential to share common infrastructure and the uses are likely to be operational at complimentary times. The tennis club membership is not high, and the most important aspect is social and recreational use.</li> </ul>



Facility	Commentary
<ul style="list-style-type: none"> <li>A storage shed which houses maintenance equipment is located in the southern corner of the site adjacent to the extended grassland.</li> <li>Water tanks are located between the synthetic turf and car park on raised land.</li> <li>There are obvious storage issues experienced by the club with an office space being used for overflow storage of mats and wheelchairs (which are a requirement for the club's membership demographic).</li> </ul>	<ul style="list-style-type: none"> <li>Outdoor viewing area and building are structurally sound and while the tennis buildings are similarly sound, they will both need investment within a 10-year period. This is unlikely to be forthcoming given their current single use operations. A consolidated central bowls and tennis hub would therefore be preferable to achieve greater efficiencies related to a potentially expanded car parking area, consolidated function facility, kiosk and increased usage.</li> </ul>
<p><b><u>Forrestfield Tennis Club Building:</u></b></p> <p>The club provides six synthetic courts which had recently been resurfaced at the time of the audit and were in good order with the occasional bubbling of the overlaid surface which was due for repair. Key Considerations are:</p> <ul style="list-style-type: none"> <li>The fencing surrounding the courts is damaged in part, due to the close proximity of the bush and root system. The courts were clean and did not show signs of damage or moss growth.</li> <li>The site includes a children's swing, brick BBQ, detached brick toilet block, shaded areas with seating underneath, gated car park, brick and colourbond storage shed and detached brick clubroom.</li> <li>Shade structures were located adjacent to the building.</li> <li>All courts were floodlit.</li> <li>The sixth court sits in isolation at a different level to the five main courts but relatively easily accessed from the clubroom.</li> <li>The clubroom internally provides a social meeting area with servery and kitchen with basic household appliances.</li> <li>The facility does not provide any player changing or shower amenities.</li> <li>The toilet block contains a padlocked security gate at the entry and is well maintained although ageing infrastructure.</li> <li>Behind the clubroom is a brick and colourbond storage shed.</li> </ul>	<p>The tennis club as referenced above is reasonably well maintained but is not an efficient use of resources. Co-location with bowls will enable the fragmented buildings to be consolidated and informal car parking to be expanded.</p> <p>Current membership does not generate sufficient income to suggest the club could manage the asset long term and justify an increase the court numbers. This however could be monitored on an ongoing basis and subject to a gradual increase in membership which is proven to be sustainable, court infrastructure could be expanded.</p> <p>The current buildings have been developed in an ad hoc manner and while currently in a reasonable order although aesthetically dated, would benefit from relocating to improve the functionality for the club and the site. This would also potentially enhance site security.</p>
<p><b><u>Forrestfield Cricket Club Building:</u></b></p>	<p>The cricket club building is in need of replacement. The changing infrastructure is substandard and well below</p>



Facility	Commentary
<p>The club occupies a two-storey brick and weatherboard-built building between the two ovals in the north east portion of Hartfield Park. Key Considerations are:</p> <ul style="list-style-type: none"> <li>• The club benefits from having access to three fields with synthetic cricket wickets and three practice nets.</li> <li>• The clubroom building is located adjacent to an area with mature trees and a single access car park off Hartfield Road.</li> <li>• The changing infrastructure is located on the ground floor with access to the main clubroom by stairs which are on the north east side of the building (caged and gated for security purposes). The changing rooms are extremely poor and do not meet contemporary design standards. The structure is sound but the facility is not fit for purpose.</li> <li>• The first-floor clubroom includes a servery, social area and elevated balcony which provides an excellent viewing deck over the main oval infrastructure to the northwest and southeast.</li> <li>• Storage is reasonable but the clubroom facility though not fit for purpose.</li> <li>• Overall, the building from an access perspective is non-compliant in a number of areas, lacking a UAT, lift, door opening of insufficient door width and trip hazards throughout.</li> </ul>	<p>contemporary design requirements. The accessibility non-compliance is a major consideration and prevents the use of the building by a diverse user group and highlights its need for replacement.</p> <p>It is evident that the viewing platform which the club currently benefits from should be replicated, through elevating the building, if possible, in any replacement building. The redevelopment in combination with a winter sport is to be explored as this will offer the best outcome from an asset management perspective. The realignment of the car parking area could be achieved and secure additional bays.</p> <p>Care will need to be taken to ensure the impact on the mature tree cover adjacent to the building should be minimised. It will also be important to retain the cricket nets within close proximity of the building and potentially floodlit.</p>
<p><b><u>Kalamunda Bulldogs Rugby League Club Building:</u></b></p> <p>The building is a traditional brick construction with a colourbond roof which is showing signs of corrosion / damage due to weathering and graffiti. Key considerations are:</p> <ul style="list-style-type: none"> <li>• It lies adjacent to the rugby field area to the south east of the FUFC building and the soccer pitches.</li> <li>• To the rear of the building is a car park area with access off Morrison Road.</li> <li>• The pitch surface currently provides for the Little Athletics running track, and there is also a sand long jumping pit and grassed run up.</li> <li>• The clubroom building is shared currently with Little Athletics who store equipment inside the main social area during their season. It provides a relatively modest, but dated function area with toilets, kitchen, offices and storage off to the side. Storage is a significant issue with a lack of available space, thus restricting its functionality.</li> <li>• The servery area is constrained, and kitchen consists of a range of old cupboards, refrigeration units, freezer and food heating equipment.</li> </ul>	<p>The rugby league clubroom building is lacking functionality and has significant accessibility non-compliance issues which need to be resolved. Notwithstanding the accessibility concerns, the building has significant operational deficiencies internally with substandard changing room space, kitchen and storage. Its current location relates well to the rugby league pitches and therefore its location is seen as a reasonable position to service the club's current needs. The only concern is the viewing position which is orientated to look into the setting sun.</p> <p>Of all of the buildings within Hartfield Park, the rugby league clubhouse is the least functional and potentially within the top two facility priorities for redevelopment.</p> <p>The building is also accessed in summer by the FCC, Lesmurdie Mazonod Cricket Club (LMCC) and Lesmurdie</p>



Facility	Commentary
<ul style="list-style-type: none"> <li>The toilets and changing facilities are extremely cramped and of poor quality with urinals, toilet pan and open showers. They do not meet contemporary standards for gender diverse use and a significantly below minimum standards for club changing and ablutions.</li> <li>The building while structurally sound is functionally extremely poor for a sporting user group and will require modernisation due to non-compliance accessibility issues throughout, such as a lack of UAT, door widths, handles and openings, and trip hazards.</li> </ul>	<p>Mazenod Junior Cricket Club (LMJCC), who utilise the playing field space. Access is primarily for the toilets and changerooms.</p>
<p><b><u>Kalamunda &amp; District Rugby Union Club Building:</u></b></p> <p>The clubroom is located at the junction between the rugby league pitches and cricket ovals to the north with a separate access and car parking off Morrison Road. The clubroom services two rugby pitches on the north-eastern oval. The clubroom was built in 1978 and is a brick and colourbond construction, however, was further extended in 1993. Key considerations are:</p> <ul style="list-style-type: none"> <li>The building has a large, shaded overhang for spectators to view the pitches to the northeast. Each entry position on the building is covered by roller shutters.</li> <li>It is showing signs of damage to the roof with measures required to repoint the brickwork.</li> <li>The clubroom social room and servery area is of a reasonable size with an adjacent cool room and kitchen area. All infrastructure is showing significant signs of wear and tear.</li> <li>The adjacent toilets are dated and lacking compliance with a number of access requirements, in particular the lack of compliance with a number of access requirements (door widths, rails, trip hazards and associated infrastructure at incorrect floor heights).</li> <li>Access off the function room leads into a narrow corridor which provides office space, small storage and a utility room (in addition to the toilets). Lack of storage is an issue, particularly for merchandise and administration materials. Further playing equipment and BBQ was stored in hallways, restricting usage.</li> <li>One of the changing room areas has been converted by the club into a gym and storage area which has compromised the change room space available.</li> <li>The changing and toilet infrastructure is poor and does not comply with contemporary standards aimed at encouraging a growth in the women's game.</li> <li>The kiosk and associated kitchen area includes: a range of reasonable quality commercial equipment and a good food preparation area.</li> </ul>	<p>The rugby union clubroom building has been extended over the last 40 years and as a result the changes have impacted on its functionality. As with other buildings within the site, accessibility issues are a serious concern with a number of non-compliant aspects and trip hazards throughout. The conversion of a changing room into a gym has further compromised the buildings capability and functionality.</p> <p>While the building is structurally sound due to the changes and age, it is in need of replacement, as it is no longer fit for purpose. To retrofit would merely re-enforce the building inadequacies and not address current day compliance requirements for gender diverse changing infrastructure use.</p> <p>The rugby club is clearly one of the strongest clubs based at the site but has undertaken work to the current infrastructure in an ad hoc manner and as a result there are numerous compliance issues that have not been adequately addressed. As a single purpose user which focusses on winter-based sports it is not an efficient use of City resources and should be considered for co-location with a summer user, ideally cricket given current field configurations. The development of a gym space needs to be carefully considered to ensure it does not compromise the provision within Hartfield Park Recreation Centre.</p>



Facility	Commentary
<ul style="list-style-type: none"> <li>• Adjacent to the car parking area are two sea containers which are utilised for overflow storage for games, training and maintenance equipment.</li> <li>• The car parking area is of rough gravel surrounded by trees.</li> <li>• The oval on which the rugby union pitches are located are floodlit.</li> </ul> <p>Further to the audit the club were undertaking a project to provide a transportable unisex changeroom, universally accessible toilet and umpires room at the rear the clubroom building. The gravel access road and parking area has also been identified to be upgraded including designated disabled car parking bays and compliant access ramps to the building.</p>	
<p><b><u>Forrestfield United Football Club Building:</u></b></p> <p>The FUFC currently occupy an extensive area of the playing field space which is constrained by the other winter sports which utilise the oval. The FUFC's buildings is incorporated into the HPRC. Key considerations are:</p> <ul style="list-style-type: none"> <li>• The grandstand is of a modern construction which extends from the HPRC (two storey).</li> <li>• The main pitch which is fenced during the soccer season with a 1m high chain link fence placed in sleeves. The main pitch is also serviced by high quality lighting believed to be up to 300 lux. The club further operates across multiple figures adjacent to the main pitch and on Morrison Oval.</li> <li>• The grandstand is accessed direct from the pitch or via a lift which leads up to the first-floor clubroom / social room and kitchen.</li> <li>• The kitchen is cramped and lacks suitable storage. Toilets are located adjacent to the kitchen and bar area for public use but lack a UAT compliant toilet. Two cool rooms service the bar and kitchen.</li> <li>• The social space and associated kitchen / toilet / servery area is compromised by the location of the squash court within the HPRC. Between the squash court and the grandstand seating area is a narrow strip which provides for an office and store beyond. These can only be accessed internally.</li> <li>• The first home changeroom area is accessed off the main car park area and provides a small changing room with pan, urinal and open showers. Access is provided through to a medical / strapping room and storage area and long corridor to the second larger changing facility.</li> </ul>	<p>FUFC have benefitted from a significant amount of investment recently with improvements to the grandstand, changerooms and pitch infrastructure. There is still however a need to consider both the function area and office space and ancillary changing facilities which do not meet contemporary standards of provision for club-based infrastructure. Changing infrastructure in particular does not comply with gender diverse requirements and as such there is limited provision to serve the growth in the women's game.</p> <p>The access to the away changing infrastructure is detached from the main building and accessed independently. This may give rise to security issues. It is however not possible to address these without wholesale changes to the current building and potential extension to the grandstand area. It is important therefore to consider a cost-effective retrofit which does not render the current building infrastructure redundant.</p> <p>While the kitchen and kiosk area is cramped, it is more important to increase the functional space and open up the storage area for greater use than is currently the case.</p>





Facility	Commentary
<ul style="list-style-type: none"> <li>• HPRC provides the FUFC with two away changerooms, located on the eastern side of the clubroom. These changing facilities are accessed externally and provide long narrow changing infrastructure, which is considered to be small, non-unisex compliant and outdated.</li> <li>• To the south east of the grandstand is a fenced storage area which houses goal posts and various other game day / training infrastructure. The extended grandstand area to the south east also provides additional storage which is fully utilised.</li> </ul>	
<p><b><u>Forrestfield Football Club Building:</u></b></p> <p>Reid Oval is a dedicated football (AFL) facility with access by vehicles permitted on the ovals grassed banks. The elevated bowl provides an excellent viewing area. Surrounding the oval is dense bushland, some of which is identified as being of high conservation value. Adjacent to the clubroom and oval is a playground which while functional is ageing and in need of replacement to meet contemporary playground requirements. Key considerations are:</p> <ul style="list-style-type: none"> <li>• The clubroom provides a reasonable social area for club activities with a separate kitchen / kiosk area at the front facing the oval.</li> <li>• The kitchen / kiosk while functional is dated and lacks adequate storage and size.</li> <li>• The outdoor BBQ and heaters are stored in the clubroom for security purposes and is accessible during game days through the lifting of two large roller shutter doors.</li> <li>• The social area is an average size including club memorabilia and trophies placed around the room on the walls as well.</li> <li>• The clubroom toilet infrastructure is basic but functional however is not disability access compliant.</li> <li>• The external viewing area provides a terraced area under a substantial shade structure with bars to comply with required disability / wheelchair constraints.</li> <li>• The external storage is small with limited width and depth.</li> <li>• The external changing facilities are located within a detached block adjacent to the clubroom and are accessed independently. The facilities are ageing with a brick construct and colourbond roof. The changing facilities include a toilet pan, wash basins and urinal. They do not comply with contemporary changing room requirements and do not promote gender diverse use. It is also noted that they are currently not appropriately sized for Senior competition.</li> </ul>	<p>The clubroom building does have some deficiencies being: generally dated, not considerate of modern facility designs, accessibility requirements or room size requirements. There are a number of accessibility compliance issues, but the building generally is adequate to service the immediate needs of the club. The clubroom is also located in the forward pocket of Reid Oval, which doesn't offer great viewing. Modern facilities would generally be located on the side of the oval, to offer the best viewing opportunities.</p> <p>The main issues relate to storage provision and the inadequate changing facilities which do not meet contemporary standards and have a number of compliance issues which are required to be resolved.</p> <p>The changing infrastructure is deficient in many areas such that its redevelopment in situ would not be practical nor cost effective, resulting in it being required to be replaced. It is one of the highest priorities within the site to resolve if the growth of the club is not to be compromised.</p> <p>The potential relocation of Little Athletics to the site would offer an opportunity to co-locate complimentary winter and summer uses on an oval space which is not currently utilised to capacity and offers a good location for athletics infrastructure off the main playing field areas at Hartfield Park. It also takes the pressure off the current pitch infrastructure servicing rugby league and soccer.</p>



Facility	Commentary
<ul style="list-style-type: none"> <li>A number of tiles in the changerooms were cracked or falling away and the general cleanliness acceptable but showing signs of staining and degradation.</li> </ul>	
<p><b><u>Foothills Men's Shed:</u></b></p> <p>The Foothills Men's Shed have been seeking to upgrade their facilities for several years. They are currently located on Reserve 19500, 24 Anderson Road, which is State Government land that is managed by the City through a Management Order, as the site is identified for Community Purposes. This site is now known at the Anderson Road Community Centre. The site is located adjacent to the Peter Anderton Lodge Adult Day Care Centre.</p> <p>The Men's Shed benefit from access to the community centre for meeting purposes, refreshments and to socialise. The area to the rear of the community centre is occupied by a series of prefabricated sheds which houses the main machinery but lacks any noise attenuation or dust suppression units within the structure.</p> <p>The machinery areas have been developed in an ad hoc manner within the previously underutilised spaces of the community centre, thus resulting in an overall lack of functionality and cohesiveness. The machinery spaces are notably small which, severely limits the number of attendees that the men's shed can operate with at any one time, thus restricting their growth. Materials and machinery is stored in the open, which is not ideal.</p> <p>The site has capacity to expand and the buildings and associated storage infrastructure which the men's shed occupy are in poor order, not fit for purpose and in need of replacement.</p> <p>The original Management Order incorporated a revocation clause that the FMS could be removed from the site, within 3 months' notice, as the land may be repurposed. Following a request from the City, a new Management Order was issued which revoked the clause and enabled the City to consider longer term lease options.</p> <p>The Anderson Road Site is further compromised by the Municipal Heritage Listing of the Technical Education Centre at 24 Anderson Road which was formerly the Forrestfield Primary School and rated as a Category 2 listing. The building was originally constructed in 1927 as a primary school until its relocation in 1965 and then the site was used for Technical and Further Education (TAFE) instruction. The level of integrity in the building is rated as high and level of significance as considerable. Conservation of the building is considered highly desirable and any future development on site is to reinforce the significance of the site. The building does currently contain asbestos.</p>	<p>The buildings in which the Men's Shed are housed are currently in an extremely poor condition and do not comply with Australian Standards due to age, design and structure. In addition, an area of the facilities are heritage listed, thus resulting in any future amendments likely being difficult, expensive and requiring similar aesthetics to the current amenities. Whilst the land tenure issues around the revocation clause have been removed from the Management Order, the site is still State Government land and future proposals may arise from the State. In the long term, it isn't considered viable for the Men's Shed to continue to use the site.</p> <p>The relocation of the facility to Hartfield Park would be beneficial if it could be located in an area with complimentary user groups. Men Shed development on sporting reserves is a common occurrence, given the potential for further activation of the site.</p>



## 5.2 Technical Assessments

Two Technical Assessments were required to be undertaken in respect of the site traffic management and stormwater drainage strategies. An overview of the outputs are contained below.

### 5.2.1 Traffic Analysis

Cardno Pty Ltd were requested to undertake an initial analysis of the current traffic situation within and around the site to determine the extent of any improvements necessary to improve traffic flow and / or car parking provision.

Advice was obtained on traffic related information from Main Roads WA and City of Kalamunda and a high-level assessment of existing traffic and safety related issues in the vicinity of the Hartfield Park precinct site was undertaken. It was recommended the following be taken into consideration in the development of facilities within the precinct:

- Access to the existing facilities which are the subject of the HPMP Stage 2 is predominantly along Morrison Road. The opportunity to rationalise the number of entry points to facilities and parking areas should be considered during the development of the site.
- Access points should ideally be located opposite one another and staggered accesses should be avoided as far as possible.
- Potential safety concerns, particularly for the John Reid Oval site with regard to a blind corner as illustrated in the diagram below. The City of Kalamunda have indicated that pathway renewal works are expected to take place along Morrison Road as marked on Figure 17 below.

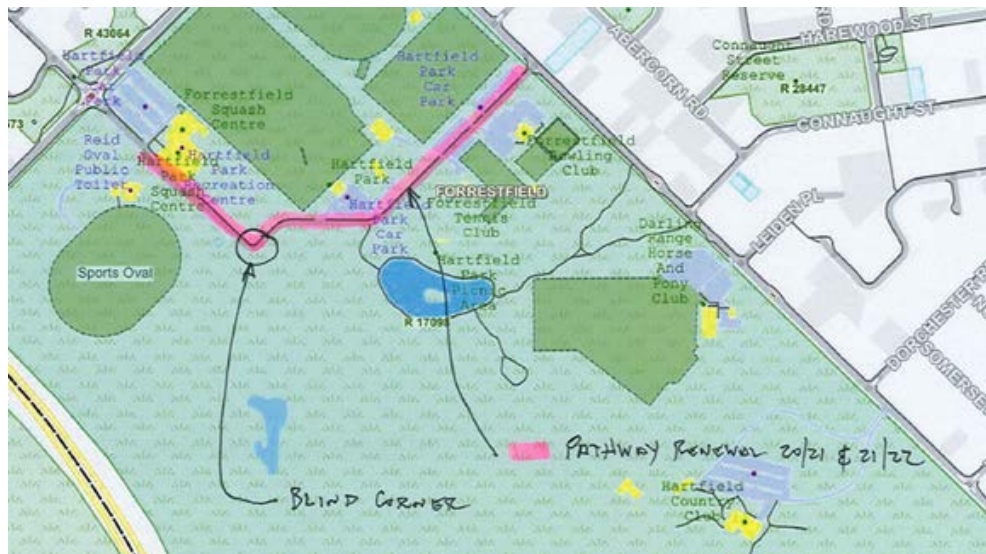


Figure 17: Proposed pathway renewal works (2020/2021 and 2021/2022)

A search of the *Main Roads Western Australia (MRWA) Reporting Centre* for crash data was undertaken. This search covered all recorded traffic accidents between 1 January 2014 and 31 December 2018 for surrounding roads in the vicinity of the subject Site. A total of:

- 178 and 140 crashes respectively were recorded at the Tonkin Highway / Welshpool Road East and Tonkin Highway / Hale Road intersections.
- 20 crashes were recorded at the Hale Road / Reynolds Road / Morrison Road intersection.
- 19 midblock and intersection crashes were recorded along Hartfield Road.



It should be noted that future upgrades are proposed at the Tonkin Highway / Hale Road and Tonkin Highway / Welshpool Road East intersections which would potentially reduce the crashes at these intersections. The timing of these upgrades are unknown at this stage.

Based on the Transperth website, four bus services operate along Hale Road during the normal weekday. Bus frequencies are not very regular and operate at between 32- and 38-minute intervals during the weekday. Similarly, two services operate on Hale Road during Saturdays at between 60 minute and 120-minute intervals and one service on Sundays at 120-minute intervals. Given the limited public transport services in this area it is anticipated that majority of trips to the Hartfield Park precinct would be undertaken primarily by private vehicle.

Consideration should be given to engaging with Public Transport Authority on improving public transport services and frequencies to Hartfield Park.

The link capacity of surrounding roads was determined by comparing the functional traffic volume for its classification of road with its existing traffic volumes. The functional traffic volume is determined by reference to "Liveable Neighbourhoods" 2015 draft by Western Australian Planning Commission and the MRWA road type descriptions and criteria. Tonkin Highway is classified a Primary Distributor, Hale Road and Welshpool Road East is a *Distributor A*, while Hartfield Road and Lewis Road is classified as *Local Distributors* according to the Main Roads WA Road Hierarchy. In "Liveable Neighbourhoods", an *Integrator A* with 4 lanes in centres has a projected traffic volume of 10,000-25,000 vehicles per day. The MRWA road type descriptions and criteria indicate that the Local Distributor maximum desirable volume should not exceed 6,000 vehicles per day. It is also assumed that the AM and PM peak hour volumes are typically of the order of 10% of the daily volumes. Based on these values a high-level capacity analysis was undertaken and the results for a normal weekday and weekend are tabulated in Tables 7 and 8 below:

Table 7: Traffic Generation Assessments - Weekday

Year	Road Name	Daily Road Capacity	Peak hour Road Capacity	Weekday					Existing Daily Spare Capacity
				AM Peak Hour Demand	PM Peak Hour Demand	Daily Demand	AM Peak Hour Spare Capacity	PM Peak Hour Spare Capacity	
2019	Hale Road	25000	2500	976	1490	14141	1524	1010	10859
	Tonkin Hwy	35000	3500	3434	3578	47527	66	-78	-12527
	Hartfield Rd	6000	600	271	375	4024	329	225	1976
	Lewis Rd	6000	600	632	664	6474	-32	-64	-474
	Welshpool Rd East	25000	2500	1448	1469	15231	1052	1031	9769

Table 8: Traffic Generation Assessments - Weekends

Year	Road Name	Daily Road Capacity	Peak hour Road Capacity	Weekend					Existing Daily Spare Capacity
				AM Peak Hour Demand	PM Peak Hour Demand	Daily Demand	AM Peak Hour Spare Capacity	PM Peak Hour Spare Capacity	
2019	Hale Road	25000	2500	1408	1448	13881	1092	1052	11119
	Tonkin Hwy	35000	3500	2259	2199	33094	1241	1301	1906
	Hartfield Rd	6000	600	312	313	3639	288	287	2361
	Lewis Rd	6000	600	507	550	5665	93	50	335
	Welshpool Rd East	25000	2500	1213	1206	13961	1287	1294	11039

The initial traffic movement data indicates that the road infrastructure surrounding the site is in some parts close to or at capacity (particularly Tonkin Highway and Lewis Road). This is likely to affect the wider community rather than the sporting infrastructure which will be more commonly utilised outside of peak traffic times. The initial investigation considered the option of reducing access positions on the perimeter of the site to increase safety for users and manage the flow of traffic more effectively and efficiently. It was determined that alterations to the access points would have no beneficial outcome and within the site there were natural traffic calming measures which controlled the speed and flow of traffic through to each sporting destination. A car parking analysis has been undertaken in section 7.3 of this report.

## 5.2.2 Stormwater Analysis

Peritas Consulting Pty Ltd was commissioned to undertake an assessment of the existing stormwater regime across Hartfield Park and to assist in the formulation of the main characteristics of a stormwater





disposal strategy for the site. Figure 18 below illustrates the approximate water catchment boundaries at Hartfield Park, which were considered as part of the potential development options for Hartfield Park.



*Figure 18: Indicative map highlighting the four catchments associated with land at Hartfield Park*

The findings of the analysis between existing and proposed impervious areas as identified in Appendix H, predominantly suggests stormwater on site could be managed through the provision of underground soakage and storage for stormwater drainage with overflow to the surrounding surfaces. This relies on the shallow sub surface conditions beneath the proposed development sites to comprise permeable sandy conditions. This was confirmed in the available desktop information and visual audit, though site specific geotechnical field investigations should be carried out during the detailed design phase.

Alternatively, consideration should be given to the use of either pit and pipe network or overland drainage swales, to convey stormwater to existing or new drainage basins.


Development of underground soakage and storage for stormwater drainage will need to be further considered by the City as part of a cost benefit analysis in the detailed design process. A primary consideration of this cost benefit is the intended usage of the stormwater runoff by the City, of which the City has advised a usage has not currently been identified given the Hartfield Park Aquifer Recharge project provides sufficient water to the site.



### 5.3 Site Constraints

During the initial planning for HPMP Stage 2 there were a number of critical constraints which were identified. These are referenced in Table 9 below:

Table 9: Known Site Approvals / Constraints and Current Position

Site Approvals / Constraints	Current Position
<b>Environmentally Sensitive Areas (Flora and Fauna)</b>	<p>Hartfield Park is classified as Bush Forever site and has a high conservation priority.</p> <p>A Natural Area Holdings report by Natural Area Consulting Management and Services confirmed that in respect of the redeveloped area for hockey the vast majority of the vegetation condition was degraded with only small areas of excellent / very good (southeast portion of the site and northern corner) and good (south western area outside of the playing field and eastern corner – east of the maintenance area and maintenance shed) areas of vegetation.</p> <p>Further investigation by the Department of Park and Wildlife was required to determine if this vegetation type is the Threatened Ecological Community Type. The site has now been largely cleared of this vegetation.</p> <p>Under the Environmentally Sensitive Areas, Environmental Protection Act 1986 where rare flora is identified within 50m of a developable area or an area covered by a threatened ecological community, approval will need to be sought for clearance.</p> <p>The area behind the Rugby Union facility and Scouts area both contain Declared Rare Flora (DRF) and are considered to be in very good condition and should be considered worthy of conservation. Both areas contain a Threatened Ecological Community. All other areas surrounding Morrison Oval are in poorer condition and either degraded or completely degraded.</p> <p>Environmentally sensitive areas lie round Reid Oval, Hartfield Park Recreation Centre and other areas as shown highlighted in orange on the plan below.</p> 
<b>Hartfield Park - Aboriginal Heritage Significance and Approvals</b>	<p>Hartfield Park is of Aboriginal cultural significance and contains within its bounds a scar tree site. The site was formerly known as Maamba Reserve and was used as an Aboriginal camping site at the turn of the last century. Aboriginal Heritage approvals were granted for the development of sporting infrastructure on the site as part of the implementation of the HPMP 2010. All new projects will require Aboriginal Heritage assessment and approval, with the exception of any development on the new hockey / teeball site.</p> <p>The Department of Planning, Lands and Heritage recently released the new draft Aboriginal Heritage Act 2020 (AHA 2020), which will eventually replace the Aboriginal Heritage Act 1972 (AHA 1972). The State is intending to introduce the new AHA 2020 to parliament in late 2020 or early 2021. Information pertinent to the HPMP Stage 2 project from the new AHA 2020 includes:</p>





	<ul style="list-style-type: none"> <li>- A transition period of up to 12 months between the old AHA 1972 and new AHA 2020. During this period the Old AHA 1972 will continue to be in effect until the new AHA 2020 is implemented and the new Aboriginal Cultural Heritage Council and Local Aboriginal Heritage Services are established.</li> <li>- A tiered Approval Process, that streamlines the assessment of projects based on their level of impact to the site. The development of new buildings on the site, is likely to be classified in the Medium to High Impact categories, meaning a more detailed approval process including potential Ministerial Approval is required.</li> <li>- A new Aboriginal Cultural Heritage Council and Local Aboriginal Heritage Services will be established.</li> </ul> <p>Furthermore, the South West Aboriginal Land and Sea Council (SWALAC), who currently are part of the existing Aboriginal Approval process have now introduced new processes including signing of a Noongar Standard Heritage Agreement. It is understood that the Western Australian Local Government Association (WALGA) have taken carriage of development and roll out of a template agreement that can be used by Councils however this is still in the formative stages.</p>
<b>Hartfield Park - Class A Reserve</b>	The Land Administration Act 1997 (LAA) is Western Australia's primary legislation dealing with the management of Crown land. The LAA is administered by the Minister for Lands (Minister), assisted by the DPLH. The Minister may require a management body (the City of Kalamunda) to prepare and submit for approval a suitable management plan in relation to reserved land. Such a plan should consider and detail any conservation, environmental or heritage issues relevant to the development, management or use of the reserve.
<b>A sewage sensitive area being 1km from a protected wetland (Federation Gardens).</b>	<p>The Government Sewerage Policy (2019) sets the State Government's position on how sewerage services are to be provided in Western Australia through the planning and development of land. There is a requirement to connect to reticulated sewerage where the impact of on-site sewage disposal is deemed likely to have a detrimental impact on the water quality of a public drinking water source area, sewage sensitive area or other waterway or wetland. Hartfield Park contains Federation Gardens which is assessed as a wetland area.</p> <p>The discharge point of the on-site sewage system should be at least 1.5 metres above the highest groundwater level in sewage sensitive areas. Secondary treatment systems with nutrient removal will generally be required in public drinking water source areas and sewage sensitive areas. The Department of Water and Environmental Regulation is identified as being the relevant body to provide advice / guidance on the approach to be used.</p>
<b>Car parking</b>	Car parking pressures which occur across the site, particularly at weekends during peak usage. One of the key pressure areas is around the Hartfield Park Recreation Centre and FUFC area.
<b>Sports Floodlighting</b>	<p>Sports floodlighting across Hartfield Park has been progressively upgraded over the last 10 years, however, there remains large portions of the playing field space still requiring adequate lighting to Australian Standard. As a result, the various existing winter sporting codes are limited to using the areas that are well lit, which has resulted in some overuse issues occurring.</p> <p>The two key areas requiring a sporting floodlighting upgrade are Morrison Oval and the rugby league / soccer fields. Further investment will reduce overuse issues and aid in meeting the club's future growth projections.</p>



## 5.4 Summary Considerations:

The facility audit, constraints and technical assessments have identified a number of key considerations which will influence the development of co-located infrastructure within the three development sites. These include:

- The majority of infrastructure is substandard and doesn't meet contemporary sporting guidelines across all sports.
- While many of the buildings are not functional for current day sporting user groups, they are structurally sound and provide a level of amenity which is reasonable and will permit the ongoing use of the site for sport and recreational pursuits. The major issue relates to the ability to attract and retain new members, particularly females, where opportunities exist to participate elsewhere with access to higher quality provision.
- The introduction of the Men's Shed on site is potentially introducing a complimentary use which will add to the daytime presence and enhance passive surveillance on site.
- The extent of sporting surface provision is largely dictated by the known environmental constraints which should be avoided. There are however potential opportunities to increase the playing capacity of the reserve / pitch infrastructure.
- The extent of duplication of infrastructure is evident. This includes independent function rooms, public toilets / changing room provision, kitchens, gym and meeting rooms. The fact that clubs have benefited from such infrastructure which has fundamentally serviced a single use historically is likely to raise concerns with user groups if that space is to be reduced.
- The presence of mature trees within and on the boundary of the site will need to be carefully treated and any loss minimised. The clearances which occurred during the development to facilitate the HPMP 2010 has increased functionality, but there are remnant areas which will still need to be addressed, in particular the lighting of ovals to increase their hours of use and assist with meeting future growth demands.
- One of the major considerations is the extent of non-compliance from an accessibility perspective which is evident within the majority of sporting club buildings. If any material change occurs to existing infrastructure it is a requirement that the non-compliance issues are addressed which builds in additional costs which may render modernisation of existing infrastructure, cost prohibitive. It is unlikely that minor building works will address current building inadequacies.
- For co-location to be of value to the clubs, it is important to demonstrate they will be no worse off than their current position. Conversely, however, the lack of alignment with other user groups is likely to place those clubs who are unable to recognise the value of co-location at a disadvantage in terms of priority for City investment and the potential to secure grant funding.
- One of the key issues being presented by State Sporting Associations and through the current sporting evolution is the provision of gender diverse infrastructure. All facilities are deficient from this perspective and is likely to be a high priority for future State Government funding.
- Expanded areas of car parking, within close proximity of the proposed new co-located facilities will need to be considered as well as improving the general functionality of accessing the car parking areas provided. The co-location of sporting groups into multi-functional built infrastructure is unlikely to reduce the stormwater run-off. Increases in hard standing, although there may be a reduction in built footprint, may necessitate the provision of underground stormwater storage and rainwater harvesting tanks which captures roof run-off for potential re-use.
- Any development which is likely to extend beyond the current playing surfaces and building envelopes, is likely to trigger statutory approvals if there is to be clearance of vegetation, and it is likely that any areas identified as good to high quality will need to be retained. Similarly, the Aboriginal Heritage approvals will need to be attained. Sewerage treatment will similarly need to be considered given that some of the infrastructure is still based on the use of septic. Consideration should be given to connecting to deep sewer and / or other emerging environmentally sensitive affluent treatment systems.



## 6. Consultation Outputs

The consultation process for the HPMP Stage 2 project has involved:

- A series of workshops in late 2019 with the current clubs / user groups who were identified as potentially providing an opportunity to co-locate.
- Individual club / user group questionnaires to provide them with an opportunity to fully express their development requirements. The detailed responses are provided at Appendix D.
- One on one discussions were also held with the individual club / user groups.
- Supplementary meetings were also held with the FMS, KDHC and FFTC, in regards to a revised location of the FMS at Hartfield Park.
- Prior to the engagement of Dave Lanfear Consulting to the project, the City also held individual meetings with each user group to understand their desire to collocate and their future facility requirements. These meetings were held in early 2019.
- Additional selected consultation with State Sporting Associations at the outset of the project.

The summer and winter usage data were obtained from the City of Kalamunda and is provided at Appendix E: The summary outputs of the responses / discussions which are related to each of the collocation site areas are provided at section 6.1 to 6.4 below.

### 6.1 Co-location Site 1: Cricket, Rugby League, Rugby Union and Scouts

The outputs of the consultation with each organisation are presented in table 10 below, together with the main points for consideration in developing the co-location approach:

Table 10: Consultation Outputs: Co-location Site 1

Organisation	Main Consultation Outputs from Users
<b>KDRUC - Rugby Union</b>	<p><b><u>Summer Use:</u></b> Wednesday: 5:30 - 9:00pm</p> <p><b><u>Winter Use:</u></b> Tuesday: 5:00 - 8:00pm; Thursday: 5:00 - 8:00pm; Friday: 5:30 - 9:00pm; Saturday: 8:00am - 5:00pm.</p> <p><b><u>Membership:</u></b> 2020 – 344 players; 2019 – 330 players; 2018 – 354 players + 80 volunteers + parents/ supporters. Includes senior, junior, male and female teams.</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• Replacement of inadequate toilets.</li> <li>• Enhanced kitchen facilities.</li> <li>• Increased storage.</li> <li>• Increased car parking &amp; reserved secure parking.</li> <li>• Future change room requirements as required by AusRugby.</li> <li>• Three rugby union pitches (preferably 4).</li> <li>• Floodlights (minimum two pitches to game quality. Electronic scoreboards enabling visibility to two main pitches).</li> <li>• Enhanced spectator viewing as currently insufficient.</li> </ul> <p><b><u>Aspirations:</u></b> KDRUC advised they currently utilise their club facilities most days of the year, with unlimited access for members to their gym. The clubroom facilities being used most weekends, two times per week during the off season and three to four times per week during the season. We would require similar access.</p>



	<p><b><u>Co-location:</u></b></p> <p>KDRUC advised that sharing with cricket and / or scouts is potentially an option, however sharing with rugby league isn't seen as being possible given they are also a winter user and a different rugby code, which wouldn't be in the club's best interests. One of the key issues would be the operation of the liquor licenced spaces.</p> <p><b><u>State Sporting Association comments:</u></b> Rugby WA support the potential to co-locate as it would be beneficial in maintain the financial viability of the club and its presence on site. It is however essential that the club maintain an ability to generate income through bar and function areas. The preferred management model is shared arrangements with other codes.</p>
<b>KBRLC – Rugby League</b>	<p><b><u>Winter Use:</u></b></p> <p>Monday: 5:00 - 8:30pm; Wednesday: 5:00 - 8:30pm; Saturday: 8:00am - 5:00pm; Sunday: 8:00am - 2:00pm.</p> <p><b><u>Summer Use:</u></b></p> <p>Nil</p> <p><b><u>Membership:</u></b> 2020 – 158 players, 2019 – 190 players, 2018 – 120 players. Numbers in the club have been gradual increasing since the club's relocation to the old hockey clubrooms from Pioneer Park. Includes senior, junior, male and female teams.</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• Ideally the clubroom needs to align with the length of the field (i.e. viewing from sideline).</li> <li>• Two rugby league fields with goal posts.</li> <li>• Changerooms.</li> <li>• Toilets.</li> <li>• Social Area.</li> <li>• Kitchen / Servery.</li> <li>• Internal Storage.</li> <li>• External Storage.</li> <li>• Meeting Rooms.</li> <li>• Umpires rooms.</li> <li>• External covered areas.</li> <li>• First Aid/Trainers room.</li> </ul> <p><b><u>Aspirations:</u></b> They have previously been a successful club and would like to prosper once again. The club confirm that with proper facilities it will only enhance their reputation and grow the sport of Rugby League in the community.</p> <p><b><u>Co-location:</u></b></p> <p>KBRLC advised that they support the sharing of facilities, however noted similar concerns to KDRUC. One of the key issues raised would be the operation of the liquor licenced spaces.</p> <p><b><u>State Sporting Association comments:</u></b> WA Rugby League have seen the relocation of the club at Hartfield Park as a significant step in the right direction with the intention to construct lights on the former hockey pitch areas. The Bulldogs had previously fallen on hard times and lost a huge membership base however this has turned around with really good numbers recently, indicating the club is stabilising. The main consideration was to work on improving the clubroom infrastructure, abide by the constitution and welcome change.</p>
<b>FFC – Cricket</b>	<p><b><u>Summer Use:</u></b></p> <p>Tuesday: 5:00 - 7:00pm; Thursday: 5:00 - 7:00pm; Friday: 5:00 - 7:00pm; Saturday: 12:30 - 6:00pm.</p>



	<p><b><u>Membership:</u></b> 19/20 – 45 and 18/19 – 45, 17/18 – 33 – (Seniors only – Male and Female teams).</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• Address the lack of suitable car parking. Illegal parking on the streets is dangerous. Replacement of ageing change rooms and toilets with the provision of suitable female changing areas.</li> <li>• Retention of the social room which works well and raises revenue primarily through sale of beverages.</li> <li>• Place a high priority on maintaining elevated viewing to their two main cricket fields (Morrison Oval and Rugby Union fields).</li> </ul> <p><b><u>Aspirations:</u></b> To continue to operate as currently but not opposed to co-location with a winter sport.</p> <p><b><u>Co-location:</u></b></p> <p>FCC were not opposed to co-locating with either rugby code or scouts, noting the club did have an existing relationship with rugby union that currently worked.</p> <p><b><u>State Sporting Association comments:</u></b> Current facility infrastructure is substandard and would benefit from either a complete refurbishment or redevelopment. In particular, the facility needs to address the lack of all-gender player amenities given the growth in the women's game and likely future target for growth. The WACA recognises the value of co-location, provided that the interests of the club are protected and the ability to grow is not inhibited. They are strong advocates of shared use, but the shoulder period (season cross over with other sports) is an issue. Soccer is however a preferred partner rather than the rugby codes.</p>
Scouts WA	<p><b><u>Usage:</u></b></p> <p>Occasional use of dedicated Scout building for District wide meetings, which are held quarterly, however local scout association has recently ceased operations and highly unlikely to recommence. It has also been indicated that other Scouts groups occasionally use the site for camping, which is estimated to be 3-4 times per year.</p> <p><b><u>Membership:</u></b></p> <p>Nil regular users. Approximately 5-6 attendees at quarterly District meetings.</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• Current facilities are ageing and basic.</li> <li>• Lack of storage as sea containers are used for storage including camping equipment.</li> <li>• Appropriate space is only needed for District and Regional meetings.</li> </ul> <p><b><u>Aspirations:</u></b> To continue to be able to operate the district emergency services coordination meetings within the locality due to it being centrally located.</p> <p>Further to workshop session, Scouts WA advised that they would be seeking to establish a BMX Scouts group (Adventurers Group) at the facility. The City are continuing to negotiate with Scouts WA on the need for a facility at Hartfield Park.</p> <p><b><u>Co-location:</u></b></p> <p>Based on Scouts group needs they are able to share meeting room space with other users or at other community facilities in the City.</p>
Forrestfield Scouts Representatives and Scouts WA	<p>Consultation was undertaken throughout the Master Planning process with the District Regional Chief Commissioner and Scouts WA, Property Officer, to further clarify the usage of the existing Scouts Facility. The intent of the Scouts is not to re-establish the 1st Forrestfield Scouts Group at Hartfield Park, but to use the facility for regular state service coordination meetings. Local Scout Representatives have relocated existing equipment and assets to other Scouts Groups in the area following the cessation of the Scout Group activity at the site.</p>



	Following these discussions with the Local Scouts Representatives, Scouts WA progressed their right as per their existing lease over the Scouts Facility to enact a further 5-year term clause. Scouts WA have sighted that they now have a Scouts Adventurer Group, who will utilise the site. It is not known how frequently this will be utilised.
<b>General</b>	<ul style="list-style-type: none"> <li>KDRUC and KBRLC are both winter sports with similar space requirements. Both sports are primarily played on a Saturday (KDRUC Juniors on a Saturday morning and Seniors Saturday afternoon; KBRLC Juniors on a Sunday morning and Seniors Saturday afternoon).</li> <li>The clubs require six change rooms which could be shared but scheduling will be difficult between both winter codes, particularly on a Saturday afternoon.</li> <li>Management of the facilities will be the greatest issue as opposed to the facilities themselves, this includes liquor licencing and sharing of a function / bar space.</li> </ul>

## 6.2 Site 1: Forrestfield United Football Club

The outputs of the consultation with FUFC are presented in Table 11 below, together with the main points for consideration:

Table 11: Consultation Outputs - Forrestfield United Football Club

Organisation	Main Consultation Outputs from Users
<b>FUFC Football – Soccer</b>	<p><b><u>Summer Use:</u></b> Thursday: 6:00 - 9:00pm and Friday: 6:00 - 9:00pm.</p> <p><b><u>Winter Use:</u></b> Every weeknight evening and weekends.</p> <p><b><u>Membership:</u></b> 2020 – 560, 2019 – 591 (Senior and junior teams – Male and Female teams).</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>Changerooms that are Gender diverse.</li> <li>Additional sports floodlighting across Hartfield Park, particularly Morrison Oval and Pitch 5.</li> <li>Access for parents / spectators to public toilets close to the Club's facility.</li> <li>Additional parking, particularly when HPRC events are being held.</li> <li>Additional function space (more than double).</li> <li>Additional office space with private rooms.</li> <li>Grounds person shed.</li> <li>Fencing around main pitch.</li> <li>Noted the need for improved entry statements and aesthetics for both the FUFC clubroom and HPRC.</li> </ul> <p><b><u>Club Aspirations:</u></b> To continue to grow and develop through offering more diverse participatory and competition programs. FUFC are again seeking to be a National Premier League club and has also submitted in partnership with the City a bid to be a training venue as part of the 2023 Women's FIFA World Cup being held in Australia.</p> <p>FUFC expressed a desire for the development of a boutique type stadium (catering for 5,000 – 10,000 persons), that not only could be utilised for football, but the wider community, for community events, programs and local sporting competitions. FUFC through the City had explored the Pioneer Park site as an option for such a development, however it was determined that costs remediations at Pioneer Park were cost prohibitive.</p>



<b>General</b>	The club has good base of volunteers but could do with more if the base grows. They are now paying people to work in the positions of bar manager, canteen manager etc. Training space is limited and there is a constant need to overflow into the Cricket and Rugby League ovals for training.
----------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

### 6.3 Co-location Site 2: Bowls, Tennis and Men's Shed

The outputs of the consultation with each organisation are presented in table 12 below, together with the main points for consideration in developing the co-location approach:

Table 12: Consultation Outputs: Co-location Site 2

Organisation	Main Considerations
<b>FTC – Tennis</b>	<p><b>Usage:</b> Dedicated single use throughout the year.</p> <p><b>Membership:</b> 2020 - 107, 2019 – 78, 2018 - 74 Includes senior, male and female players.</p> <p><b>Facility Requirements:</b></p> <ul style="list-style-type: none"> <li>Toilets are poor and require replacing and do not provide changing / shower amenities.</li> <li>Clubrooms are adequate, however, they are limited in functionality and quite dated.</li> <li>Do not require a designated servery/bar type amenity.</li> <li>Critical aspect is provision of a shaded outdoor area for viewing.</li> <li>Provision for an additional two courts is desired.</li> </ul> <p><b>Aspirations:</b> More available times where casual hirers of all ages could make use of the facility.</p> <p><b>Co-location:</b> Supportive of co-location with bowls, however raised concerns about the Men's Shed component, given potential conflicting usage hours.</p> <p><b>State Sporting Association comments:</b> They do not wish to see a reduction in hard courts and are supportive that all hard courts should be floodlit. Care needs to be taken in the management of a shared / co-located facility to ensure neither club loses their sense of identity and the financial viability of the entity / individual clubs is secured.</p>
<b>FMS - Men's Shed</b>	<p><b>Usage:</b></p> <ul style="list-style-type: none"> <li>Main days 8:30am to 12:30pm Tuesday and Thursdays. Other days as required.</li> <li>Dedicated single use throughout the year.</li> </ul> <p><b>Membership:</b> 30 members, however it was noted that there was approximately another 30 members on the waiting list.</p> <p><b>Facility Requirements:</b></p> <ul style="list-style-type: none"> <li>30-40 parking bays.</li> <li>Workshop 550m<sup>2</sup> with 80-amp power.</li> <li>Toilets.</li> <li>Social Area.</li> <li>Kitchen.</li> <li>Internal Storage.</li> <li>External Storage 150m.</li> <li>Meeting Rooms.</li> <li>Office.</li> </ul>





Organisation	Main Considerations
	<ul style="list-style-type: none"> <li>External covered areas.</li> <li>First Aid.</li> </ul> <p><b>Aspiration:</b> A safer and increased work area for a larger membership. At the current location the facility provided does not lend itself to increasing members in a safe working environment.</p> <p><b>Co-location:</b> Group were happy to share any facilities as required, however noted that Men's Shed's do require their own dedicated spaces, given the nature of their facilities.</p>
<b>FDBC - Bowls</b>	<p><b>Usage:</b> Dedicated single use throughout the year.</p> <p><b>Membership:</b> 2020 – 130 (COVID affected), 2019 – 180, 2018 - 175 – Includes male and female players and Weight Watchers and Darts Club.</p> <p><b>Facility Requirements:</b></p> <ul style="list-style-type: none"> <li>Two synthetic greens required.</li> <li>Larger social area – currently caters for 100 seated and needs to double in size.</li> <li>Change rooms are required. Recent investment in toilets has been beneficial but does not achieve what they ultimately need.</li> <li>It is noted that the club also has activities in addition to bowls including: Darts and Weight Watchers.</li> </ul> <p><b>Aspirations:</b> To expand membership base which will potentially be facilitated by increasing the function space and providing a synthetic turf green.</p> <p><b>Co-location:</b> FDBC were generally supportive for co-location opportunities for tennis and the men's shed. Queries were raised that the Men's Shed usage may be conflicting with bowls.</p> <p><b>State Sporting Associations:</b> Bowls WA recognise that the fundamental reason for Bowling Clubs existing is centred around income that can be derived from a function room and bar. The main move with the majority of metropolitan based clubs is to focus on synthetic turf for management reasons – there are not enough green keepers and a two green synthetic can be an adequate replacement for four grass greens. Care would need to be taken to ensure the club have sufficient capability to invest in a sinking fund to secure the greens replacement and also put in place a plan for the management and maintenance of the asset.</p>
<b>General</b>	<ul style="list-style-type: none"> <li>Bowls is not opposed to co-location as it is required for funding purposes.</li> <li>Men's Shed ideally should be separated from the sporting use.</li> <li>Peak use of bowls and tennis is similar – weekends and nights during the week.</li> <li>Men's Shed activities are during the weekdays, which also coincided with bowls and tennis usage, which may not be ideal.</li> <li>Security is important.</li> </ul>



## 6.4 Co-location Site 3: AFL and Little Athletics

The outputs of the consultation with each organisation are presented in Table 13 below, together with the main points for consideration in developing the co-location approach:

Table 13: Consultation Outputs: Co-location Site 3

Organisation	Main Considerations
<b>FLAC – Little Athletics</b>	<p><b><u>Summer Use:</u></b> Tuesday: 4:30 - 7:00pm; Thursday: 4:30 - 7:00pm.</p> <p><b><u>Membership:</u></b> They average 70 athletes per season (junior only, male and female participants). FLAC is a junior sporting club with athletes aged 5-17 years who currently train at Hartfield Oval (adjacent to the rugby league clubroom).</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• Designated storage shed is required on site.</li> <li>• Memorabilia display required.</li> <li>• Long jump / triple jump pits are required with a 20-40m run up.</li> <li>• Discus and javelin can be undertaken on the oval.</li> <li>• 400m running track - 4 lanes.</li> <li>• 100m sprint - 6 lanes.</li> <li>• Two long jump pits.</li> <li>• Concrete circle for shotput.</li> <li>• Concrete circle for discus.</li> </ul> <p><b><u>Aspirations:</u></b> Having a permanent base would give us the opportunity to train and host Winter cross-country running events.</p> <p><b><u>Co-location:</u></b> Highly supportive of co-locating with AFL at Reid Oval.</p> <p><b><u>State Sorting Association comments:</u></b> No response received although it is understood for training purposes only, facility requirements are modest requiring a playing area of a good quality, shade, storage and the ability to provide a grass track which allows for co-use and ideally should enable activities internally on the field.</p>
<b>FFC - AFL</b>	<p><b><u>Winter Use:</u></b> Monday: 4:45 - 5:45pm; Tuesday: 5:00 - 7:30pm; Wednesday: 4:30 - 6:30pm; Thursday: 4:15 - 7:30pm; Friday: 6:00 - 9:00pm; Saturday: 9:00am - 5:00pm; Sunday: 8:45am - 3:30pm.</p> <p><b><u>Summer Use:</u></b> Preseason training.</p> <p><b><u>Membership:</u></b> 2020 – 259 (25 seniors and 234 juniors), 2019 – 250, 2018 – 245. Includes male and female players.</p> <p><b><u>Facility Requirements:</u></b></p> <ul style="list-style-type: none"> <li>• New clubroom facility for a junior and senior AFL club.</li> <li>• Four senior sized changerooms with indoor warm up space.</li> <li>• Injury management initiatives should be incorporated such as ice baths.</li> <li>• First aid room, additional storage and umpire changerooms.</li> <li>• Viewing areas are important (cars surrounding oval to be maintained).</li> <li>• Ideally new facility positioned more centrally to enhance viewing.</li> <li>• High level function room to service up to 400 people.</li> <li>• Strength and conditioning room (Gymnasium).</li> </ul> <p><b><u>Aspirations:</u></b></p> <ul style="list-style-type: none"> <li>• A dual-purpose facility that could accommodate player and booming participation levels of approximately up to 650 members plus in the near future.</li> </ul>



	<ul style="list-style-type: none"> <li>• New change facilities to accommodate female sporting needs (currently not suitable and outdated), growth of members and expand Reid Oval use to the community including safety initiatives in potentially hosting as a staging evacuation facility.</li> <li>• Ability to create an inclusive environment to offer fully accessible facilities for player opportunities in specialised programs and spectators.</li> <li>• Align into the State Governments new strategy to maximise Perth Hills tourism, visitors to the area, improved facilities for the community and encouraging sport in our community.</li> <li>• To offer more sporting opportunities for the growing City of Kalamunda population in Forrestfield and Wattle Grove.</li> <li>• Revitalise change rooms and other facilities to improve WAFC audit rating to offer premium facilities for AFL footy, Co shared sport facilities and community events.</li> <li>• Continue to host Swan Conference Final series, Local primary school interschool carnival and extend to surrounding schools for AFL state school fixtures.</li> <li>• An appropriate emergency evacuation centre for the City of Kalamunda Community.</li> <li>• Vibrant Community function facility.</li> <li>• Strategic alignment to sport and health education for practical learning environment.</li> <li>• Shared facility opportunities for e.g. with outdoor netball and or basketball and other shared facility opportunities.</li> </ul> <p><b><u>Co-location:</u></b></p> <p>Highly supportive of co-locating with Little Athletics at Reid Oval, as seen as good synergies and many interconnected community members.</p> <p><b><u>State Sporting Association comments:</u></b> The preferred model is to have junior and senior clubs at one facility. The facilities at Hartfield Park are recognised as substandard which was confirmed with the recent audit undertaken to develop the state facilities strategy. Female footy has seen significant growth with the AFLW having greater prominence. Sport has not prepared for the growth and facilities need to take account of this. The biggest promotion now is to ensure changing infrastructure is gender diverse and of sufficient size.</p>
<b>General</b>	<ul style="list-style-type: none"> <li>• Both expressed a general desire to work on co-locating the two sports together.</li> <li>• Security lighting at car park.</li> <li>• Disability access requirements a major issue.</li> </ul>



## 7. Demand Analysis

Based on the research and outcomes of the consultation process a series of development options were explored for each Site. The approach was influenced by the need to provide an affordable long term development option for the City and its facility users. The approach also considered the relative project priorities across Hartfield Park, in respect of the current quality and capability of existing infrastructure and the impact of the Covid-19 pandemic which emerged during the Master Plan development process.

It is highly likely that Covid-19 will have a lasting effect on both the City and grant funding agencies financial capability for the short to medium term. This has already impacted most grant funding agencies with many directing potential funding programs to Covid-19 recovery plans and stimulus packages which are likely to result in lower levels of public funding capability in the near future.

Co-location Opportunity	Analysis	Recommendation
<b>Site 1: Cricket, Rugby League, Rugby Union and Scouts Facility</b>	<p>The initial consideration for the site was to co-locate all four users within the one facility. It became evident throughout the assessment process that the co-location of KDRUC and KBRLC would be problematic due to the following factors:</p> <ul style="list-style-type: none"> <li>• Both union and league operate at the same time and require access to similar facility and pitch infrastructure.</li> <li>• Both sports require pitch infrastructure within close proximity of the clubrooms. While teams play home and away, the pitch infrastructure will be required every weekend and for training purposes during the week in winter, this could lead to turf management issues.</li> <li>• The use of the social area would be problematic and require the function area to be split on game days. This is likely to lead to liquor licensing issues and the need for a “umbrella” sports association, which is highly unlikely to be supported.</li> <li>• The possible conflict relating to the management and use of facilities is unlikely to be resolved without compromising the functionality of each facility.</li> </ul> <p>In light of the above, two separate facilities should be provided to best service the site and ensure co-location opportunities can work into the future.</p> <p>Based on field configurations KDRUC and FCC are a logical match and have a long-standing existing relationship, which would enable a strong co-location opportunity to be achieved. In order to maintain access for FCC and KDRUC to their main cricket fields and also enable a third rugby union pitch at the site, a new facility positioned within close proximity to, but south west of the existing FCC clubroom, was determined to be the best location. This location would service the surrounding playing fields and maintain viewing capabilities to all fields for both users. A centrally located facility will afford the opportunity to increase the</p>	<p>Based on the investigation into a shared facility between KDRUC, KBRLC, FCC and Scouts, it is proposed that two separate buildings be developed being:</p> <ul style="list-style-type: none"> <li>• Building One: KDRUC and FCC Shared Facility; and</li> <li>• Building Two: KBRLC Shared Facility (Noting: Additional summer users are to utilise this building subject to needs).</li> </ul>



Co-location Opportunity	Analysis	Recommendation
	<p>car parking area by moving the built infrastructure in the area to a central field alignment. The existing KDRUC clubroom site could then be utilised for further car parking opportunities.</p> <p>This approach would allow the existing KDRUC facility to be utilised by users during the construction phase of the new facility, at which point in time the existing KDRUC would be decommissioned.</p> <p>The future needs of the KBRLC can be accommodated through an extension to the existing KBRLC clubrooms building as it is structurally sound or alternatively providing a new separate changeroom building to the north west with a breeze way connection to the existing building. These options can be determined during the detailed design stage. The existing KBRLC building will require an upgrade and minor reconfiguration to improve functionality and to address non-compliance issues and meet current requirements.</p> <p>In undertaking this development on site, the opportunity to accommodate two rugby league pitches would be afforded through rugby league sharing the southern field with FUFC. While this is not the optimum solution due to the clubroom facility being centrally located between two rugby league and soccer pitches, it assists in maximising the use of the space within reasonable cost parameters.</p> <p>Shared usage of the facility is a requirement of this approach, therefore, access will need to be provided to the facility, particularly for changing room infrastructure for FCC, LMCC, LMJCC and potentially Scouts. This usage would be complimentary to KBRLC's winter usage. A further opportunity exists for FUFC to use the changing room infrastructure for its usage of the southern field. A permanent summer co-tenant will likely present itself in time, as sport and the site continues to evolve, therefore it is important this facility remains as a shared use building.</p> <p>The utilisation of a Scouts group is outlined further below.</p> <p>The final drafted plan for Site 1 is provided at Appendix F (Plans SK04F and SK05G).</p>	
<b>Site 1: Scouts Facility</b>	<p>Participation in Scouts activities has been in the decline for several years across the City and Australia. Within the City, there are multiple alternative Scout Groups currently operating including in the suburbs of High Wycombe, Kalamunda and Walliston. The 1<sup>st</sup> Forrestfield Scouts Group has recently ceased to operate and is highly unlikely to be re-established, a better long-term approach is for any new members in Forrestfield to join the existing Scouts groups in surrounding suburbs, which will increase their own sustainability.</p> <p>Based on the consultation, the primary facility requirement is for meeting space on a quarterly basis. The requirement for meeting space can be accommodated within the proposed redeveloped Rugby League facility. Alternatively, other options exist within the City to provide a similar meeting space such as Woodlupine Community Centre or HPRC. Preference on meeting</p>	<p>The existing Scouts facility at Hartfield Park be decommissioned following the conclusion of lease negotiations with Scouts WA or at the end of Scouts WA's existing lease with the City which is due to expire in 2025.</p>



Co-location Opportunity	Analysis	Recommendation
	<p>space would need to be determined as and when the Scouts are in a position to vacate the current land and buildings. Therefore the existing scouts building should be decommissioned given its age, condition and lack of current usage. The site is also severely restricted by the declared rare fauna and flora, which limits Scouts activities such as camping. The focus for the existing scout's site into the future should be towards the protection and ongoing management of the natural bush area.</p> <p>At the time of writing the report, it is understood that Scouts WA had excised their right to progress a further 5-year term on their lease. It is understood that Scouts WA have arranged for a BMX group to utilise the site. While this does improve usage Scouts WA should consider alternative locations for this group in the long term, given the predominate BMX infrastructure is located in the hills area, which could provide a better outcome for the wider community.</p> <p>It is not recommended that the lease be extended beyond its existing term, and that if parties can mutually agree to terminate the lease earlier than it should be explored to allow for the rationalisation of this facility and protection of the natural bush assets in the site sooner. If Scouts WA are to continue to utilise this facility into the future, then future investment should be targeted at only ensuring the building is watertight and safe for the duration of the lease.</p>	
<b>Site 1: Morrison Oval Turf expansion and car parking</b>	<p>An extension to Morrison Oval for a third rugby union pitch would also afford the opportunity for additional field space for FUFC by providing improved field layouts. The additional rugby union field would be contingent on increased growth, however the additional space potentially may be required by other sporting users in the future. This project would be triggered by the development a new KDRUC and FCC building. The existing Morrison Oval site sports floodlighting will need to be upgraded in the near future to best accommodate the growing needs of all winter users. As the key winter users of Morrison Oval have or are in the process of obtaining match standard lighting on the adjacent ovals (East, West and South Ovals), lighting should be provided to a community level training standard for large ball sports (50 lux). Design of the lighting will need to ensure it does not compromise the site for cricket. Presently the investment in match standard lighting is unlikely to be a viable option based on current and projected participation figures.</p> <p>While ideally the main rugby union competition pitch should align to the clubroom infrastructure facing eastwards (to avoid the setting sun) a compromise will need to be made to achieve the three-pitch option desired by KDRUC.</p> <p>The cricket nets would require repositioning in a north south alignment to avoid the players hitting the ball towards the oval rather than the built infrastructure. The cricket nets should also incorporate the provision for sports floodlighting to a community level training standard for cricket.</p>	<p>Extension of Morrison Oval to the north to provide additional Rugby Union field or potentially another winter sporting code training space and additional car parking.</p> <p>Upgrade the sports floodlighting on Morrison Oval within the next five years to accommodate the growth of various winter users.</p> <p>Realign the existing three cricket practice nets with the provision of floodlighting for training.</p>



Co-location Opportunity	Analysis	Recommendation
	The existing car parking to the FCC building will need to be realigned as a result of the proposed new facility and extension of Morrison Oval. The realigned car parking provides an opportunity to provide additional car parking bays, however any new design should be cognisant of the existing mature trees in the area.	
<b>Site 1: Forresterfield United Football Club</b>	<p>The FUFC facility is highly constrained by the HPRC, new grandstand development, existing car parking and that the facility is split across two levels.</p> <p>The priority projects for the FUFC relate to the enhancement of changing infrastructure to incorporate gender diverse amenities and improving the functionality of the social area's storage and office space by extending the current social area forward onto the spectator viewing area associated with the grandstand. Additional enhancements to the social area are compromised by the infrastructure associated with the squash courts within the HPRC, which are the last remaining courts in the City (public and private).</p> <p>Appendix F Plan SK06 identifies the proposed extensions to the existing away change room facilities within the HPRC to meet minimum gender diverse change room facility standards for soccer. This development will require the removal of the existing leach drains and the building being connected to the sewer system. The internal home change rooms will remain as per the current layout with minor modifications required for the removal of urinals for additional toilet pans and introduction of individual shower cubicles to ensure unisex compliance. As a key element in the growth of the women's game and potential to attract higher level competitions, this is considered to be a relatively high priority for the highest participation and membership club at Hartfield Park.</p> <p>Appendix F Plan SK07 identifies the extension proposed for the clubroom social area which also incorporates the deletion of an existing wall (currently into the inefficient storage area and the extension of the office / meeting room space wall over part of the viewing verandah).</p>	<p>Minor modifications to the existing home changerooms to cater for gender diverse changing spaces.</p> <p>Upgrade and extension of the two away changerooms incorporated within the Hartfield Park Recreation Centre.</p> <p>Minor modification to the existing FUFC social space to provide an increased social space and more functional office and storage area.</p>
<b>Site 2: Bowls, Tennis, Men's Shed</b>	<p>The co-location of the tennis and bowling clubrooms with the FMS was initially considered on this site. The co-location of three user groups (FDBC, FTC and FMS) and the potential extent of the building footprint proved to be problematic. The re-alignments were considered unworkable for the following reasons:</p> <ul style="list-style-type: none"> <li>All three users have similar usage times during the weekdays, which could prove problematic or restrict future growth.</li> <li>There were concerns expressed in respect of the location of the Men's Shed, perceived to be a noise generating activity, within close proximity to two relatively quiet and sedate user groups in tennis and bowls.</li> </ul>	Based on the investigation into a shared facility between FDBC, FTC and FMS it is recommended that only FDBC and FTC be co-located and that an alternative site for the FMS facility be identified.





Co-location Opportunity	Analysis	Recommendation
	<ul style="list-style-type: none"> <li>The cost of redeveloping all infrastructure within one new central location was cost prohibitive as all facilities would be required to be redeveloped. The bowling green would need to be replaced on the extended area to the east at an additional cost.</li> <li>The development of a separate building to accommodate the Men's Shed on site behind the existing bowling greens would require an additional access point to be created at an additional cost and require the development of a separate car parking area. The introduction of an additional access point, based on transport engineer's advice, should be avoided. It would also render the opportunity to achieve shared used of infrastructure redundant due to the physical imposition of bowling greens and distance of travel between the two sites.</li> <li>The development of the men's shed to the north of the bowling clubrooms was also investigated however would impact on the potential car parking area and render much of the car parking space unusable, which would further compromise an existing issue on site.</li> </ul> <p>On the basis of the above considerations, it was identified that the preferred option would be to co-locate FTC and FDBC together and for an alternative Men's Shed site to be identified. The Men's Shed development is outlined further below.</p> <p>The co-located FDBC and FTC facility would be developed by extending the existing FDBC building. The extension would incorporate the FDBC's facility needs (extra social space, storage, changerooms and office) and provide for a separate tennis clubroom including social area, kitchen and internal storage. The sharing of a social space between bowls and tennis is highly unlikely, given the differences in club culture and physical location of the bowls social space, however an opportunity does exist for tennis to utilise the larger bowls social area for larger events.</p> <p>This would provide a relatively long building with co-location efficiencies being achieved through shared services including: change rooms, first aid room, toilets and storage that would be located centrally. If funding was not available to deliver the project is full, then it is proposed that the building be considered in two stages being:</p> <ul style="list-style-type: none"> <li>Stage 1 - Bowls Club (Extension) – New kitchen, servery, office, refurbishment of existing social area and extended toilets.</li> <li>Stage 2 – Shared Facilities (Extension) – Shared changerooms, first aid room, storage.</li> <li>Stage 2 - Tennis Club (Extension) – Social area, internal storage, kitchen, external shade areas.</li> </ul>	<p>Based on the investigation into a shared facility between FDBC, FTC and FMS, it is proposed that two separate buildings be developed being:</p> <ul style="list-style-type: none"> <li>Building One: FDBC and FTC Shared Facility; and</li> <li>Building Two: Men's Shed, located adjacent to the existing hockey / tee-ball pavilion present further shared use opportunities (Refer: Men's Shed Development below).</li> </ul>



Co-location Opportunity	Analysis	Recommendation
	The existing FTC buildings should be rationalised and the space utilised as an overflow car parking area. This is to be an informal gravel-based land beneath the existing tree cover to service the needs of tennis, bowls and the adjacent oval sports (cricket, rugby league and rugby union). In the long term this may become a more formalised parking area.	
<b>Site 2: Tennis Courts</b>	<p>The option to develop two tennis courts is incorporated within the plan to best accommodate the viewing and sightlines from the tennis clubroom being relocated. The addition of courts is to be subject to a growth in membership and need for the additional courts being proven. The Tennis West Facility Strategy indicates a hard-court facility with floodlighting can accommodate for up to 30 members per court. Therefore, the existing six courts would indicatively provide for a membership base of 180 members, while eight courts would provide for 240 members. Provision for an additional two courts should be considered however predicated on:</p> <ul style="list-style-type: none"> <li>the need to grow the club's membership base to a level commensurate with the Tennis West guidelines.</li> <li>the existing level of provision of tennis courts across the City and utilisation rates.</li> </ul> <p>The FTC and City's ability to afford the ongoing renewal of an additional two tennis courts. The existing bowling clubroom car park will need to be modified to accommodate the relocated courts by reconfiguring the car parking layout and relocating the existing entrance. The provision of addition court lighting, may trigger the need for a site switch board and power supply upgrade, however it will be dependent on power efficiencies derived from LED lighting technologies.</p>	<p>To maximise viewing and co-location opportunities two new tennis courts are to be developed adjacent to the new co-located bowls / tennis facility.</p> <p>Retention of two existing tennis courts is to be subject to future membership growth.</p>
<b>Site 2: Bowling Greens</b>	<p>Currently the FDBC operate one synthetic bowling green and one grass bowling green. In order for the FDBC to achieve the most sustainable model into the future and reduce volunteer management requirements, it is recommended that the remaining grass bowling green is converted to synthetic. This will provide FDBC with a second surface that can be operated year-round and will significantly reduce the burden placed on volunteers, however a sinking fund must be established to afford the ongoing maintenance and asset replacement for two synthetic greens into the future.</p> <p>The final drafted plan for Site 2 is provided at Appendix F (Plan SK02H).</p>	Convert the grass bowling green to synthetic, to maximise utilisation opportunities and improve future sustainability.
<b>Site 2: Men's Shed Development</b>	As referenced above, the relocation of the FMS proved to be unworkable when seeking to combine the facilities with the bowling and tennis club infrastructure. Alternative opportunities were therefore sought, and it became evident that the only potential viable alternative within Hartfield Park was for development at the recently developed Hockey / Teeball Facility, where land has been cleared and there is currently space available to the rear of the clubrooms. The options were explored firstly with the KDHC who considered there was potential merit in co-locating the Men's shed on site for the following reasons:	That a new FMS be developed at the existing hockey / teeball site at Hartfield Park with potential access to be provided to the new hockey / teeball



Co-location Opportunity	Analysis	Recommendation
	<ul style="list-style-type: none"> <li>The site would be active at times when not required for hockey activities (i.e. during weekday mornings and early afternoons).</li> <li>The extent of open space and cleared land to the rear of the clubroom building is surplus to requirements and is not used for any purpose, and unlikely to be used for any purpose in the future.</li> <li>There are potential opportunities to access the social room, toilet and change room infrastructure externally and within the hockey club building without the need to develop additional extensive infrastructure.</li> <li>Sufficient car parking exists on site to accommodate the required car parking bays of the Men's shed. The KDHC did not wish to restrict future car parking upgrades to the north of the clubrooms.</li> </ul> <p>Subsequently, the FMS representatives agreed to presenting the options to their members and then met on site with the City. FMS supported relocating to the site, in principle subject to the following level of amenity:</p> <ul style="list-style-type: none"> <li>Dedicated workshop area being provided.</li> <li>Access to a UAT and small meeting area.</li> <li>External storage being provided, along with the relocation of their gardening beds.</li> <li>Access to the hockey / tee-ball clubroom building and amenities.</li> <li>Retention of their identity and ability to expand further should demand arise.</li> </ul> <p>The option of developing the Men's Shed at the current hockey site against the development at 24 Anderson Road is provided in Appendix G:</p> <p>On balance it is considered that site security and the capability to develop a cost effective be-spoke Men's Shed facility at the hockey / tee-ball site, should be considered as the optimum solution for the FMS. This is predicated on the fact any development will not be subject to heritage control; may be cost effectively delivered through sharing the use of existing infrastructure which has recently been developed and the site benefits from a level of security of tenure which would not be available on State owned land.</p> <p>As a result of the perceived high cost of this development a potential staging approach should be considered with the FMS, for example only developing a smaller workshop shed or storing materials external (with covering) initially. Expansion of the workshop shed or providing internal storage could then occur at a later stage, pending funding available.</p>	<p>facility to achieve further shared use benefits for the site.</p>



Co-location Opportunity	Analysis	Recommendation
<b>Site 3: AFL and Little Athletics</b>	<p>The principle of co-location of FFC with FLAC proved to be less problematical, with the clubs being supportive of the co-location opportunities and benefits it is likely to bring. The main considerations for the site related to the limited amount of existing funding available to develop the full extent of the required infrastructure and the extent of built development desired by the FFC to meet their expanded club development and inclusion programs.</p> <p>Current FFC infrastructure is substandard and does not meet the desired AFL guidelines in respect of change rooms, office, social area, kitchen, first aid, umpires and toilet infrastructure. This has been confirmed by the visual audit and the WAFC audit. The lack of gender diverse changing infrastructure is a significant concern, as are the spatial limitations which will inhibit the growth of the FFC. These aspects are major considerations in identifying investment in such infrastructure as a high priority. This site should therefore be viewed as the highest priority for future investment.</p> <p>The proposals put forward by the FFC are based on optimistic growth projections which may prove difficult to achieve in the rapid time periods identified. The extent of the proposed social space and gymnasium are not justified due:</p> <ul style="list-style-type: none"> <li>• Capital and ongoing operational cost implications and that a suitable return on investment is unlikely;</li> <li>• To the provision being beyond the AFL facility guidelines;</li> <li>• Function space isn't justified for a community level sporting club, rather development should focus on providing a social area large enough to cater for match day events as a realistic need; and</li> <li>• To duplication of community facilities, as similar infrastructure exists within close proximity being: HPRC and Woodlupine Community Centre.</li> </ul> <p>Supporting these components is likely to set a precedence for similar sporting user groups and is not recommended.</p> <p>In view of the limited funding currently available a potential staged development is recommended:</p> <ul style="list-style-type: none"> <li>• Stage 1 - Changeroom Facilities, umpires' room, first aid room, storage and publicly accessible universally accessible toilet. The current club changing infrastructure and clubrooms shall remain in situ until funding is secured for Stage 2.</li> <li>• Stage 2 – Social area, two additional changerooms, toilets, kitchen, servery and storage – Refer to Appendix F – Plan SK03H.</li> </ul> <p>Stage 1 would address the critical items which need to be developed to service the clubs needs and comply with AFL guidelines. Two additional senior AFL changerooms can be provided as part of Stage 2 of this development.</p>	<p>Based on the investigation into a shared facility between FFC and FLAC it is recommended that both users be co-located into a shared use facility, with the provision of supporting Little Athletics infrastructure (Refer below).</p>



Co-location Opportunity	Analysis	Recommendation
	<p>There is a need to ultimately move the clubroom facility along to the central area with a direct view towards the centre square area. This would then free up land to accommodate an increase in car parking and facilitate a more effective management of the site users than the current split site offers. An additional access road would be provided to facilitate delivery access and disability parking adjacent to the new facility entrance. The car parking and access road components would be realised during Stage 2.</p> <p>A further opportunity exists to increase car parking off Morrison Road, which would not only service Reid Oval, but provide additional parking for the HPRC and FUGC.</p> <p>Little Athletics usage would be complimentary to FFC's and the proposed development would be sufficient to their needs.</p>	
<b>Site 3: Little Athletics Infrastructure</b>	<p>The Little Athletics long jumps and throwing circles are the primary need of the FLAC and will be accommodated during the Stage 1 development to facilitate their relocation to Reid Oval. The ideal location for the long jump pits and throwing circles is to the south western corner, on the periphery of the main Reid Oval. It is not appropriate to locate this infrastructure on the main Reid Oval site, as it would compromise FFC's usage. Reid Oval will be utilised as a grassed running track and for other athletic disciplines, which will require line marking during the summer season.</p> <p>Regional level Little Athletics events are not required to be catered for at Hartfield Park, as FLAC utilise the facilities at Belmont, resulting in FLAC's requirements being minimal at Reid Oval.</p>	Installation of two long jump pits and run ups and designated area for throwing circles.
<b>Gymnasium Provision</b>	<p>During the consultation phase of this project, multiple sporting user groups requested the provision of a club dedicated gymnasium space. The KDRUC has also previously converted an existing changeroom into a gymnasium space.</p> <p>An investigation into the provision of club dedicated gymnasium spaces within the proposed co-located buildings determined that the need was not evident due the HPRC existing within very close proximity and gymnasiums being beyond the standards required for community level facilities.</p> <p>The provision of club dedicated gymnasium spaces would also not be a "value for money" proposition for the City, as investment would be better spent at HPRC for the wider community to benefit. A better proposition for the City and sporting clubs, is to provide a discounted membership to the existing HPRC gymnasium, which will increase its sustainability and activation, whilst meeting the aspirations of the various sporting clubs.</p>	That the City investigates the opportunity into providing a discounted membership to Hartfield Park sporting clubs to the Hartfield Park Recreation Centre gymnasium.
<b>Site Approvals</b>	As outlined in the body of the Report Hartfield Park has numerous site approvals and constraints that require careful consideration and coordination.	The City commence the consultation process with the local Aboriginal Elders, the



Co-location Opportunity	Analysis	Recommendation
	<p>Hartfield park is a known aboriginal heritage site of significance. As per the HPMP 2010, all new works identified within this Report will require Aboriginal Heritage approval. This is due to the level impact occurring from these new works i.e., land disturbance / excavation. It is important to note that the Aboriginal Heritage Act 1972 (AHA 1972), is in the process of being amended. The State is intending to introduce the new AHA 2020 to State Parliament in late 2020 or early 2021, which may complicate the approval processes.</p> <p>The City will be required to engage with the Department of Planning, Lands and Heritage and any new Aboriginal Cultural Heritage Council's and Local Aboriginal Heritage Services that may be established, to obtain their approval. The City may be required to develop a Noongar Standard Heritage Agreement, as part of the approval process. There is also the potential that the new Aboriginal Heritage approval process may result in approval conditions being applied, such as those applied through the initial approval process.</p> <p>As the site is a Class A Reserve, approvals for the new works will likely require the approval of the Western Australian Planning Commission.</p> <p>As the site has declared rare Flora and Fauna and is proposing to clear a small number of existing vegetation, a site clearing permit may be required. The site is also a Sewerage Sensitive area, therefore further State Government approvals may be required through the relevant State Government departments, prior to the new works commencing.</p>	<p>City's Reconciliation Working Group &amp; other appropriate groups.</p> <p>The City commences the Aboriginal Heritage Approval process to obtain a site wide approval for all new works identified within this Report.</p> <p>The City is to obtain the necessary State Government approvals.</p>



## 7.1 Operational Management Plans

An industry analysis of co-located facilities, has identified that there are multiple management options available, including hire arrangements, leases, licences and umbrella sports association models. For new developments, the industry trend is for the local government to utilise a range of management options. The hiring of sporting facilities to user groups rather than through leases and license arrangements has become more prevalent with local government retaining control by facilitating bookings to ensure facility utilisation is maximised. This is generally easy to manage where the facility offers multiple opportunities for community use. For pavilions and limited club-based activities, this can be resource intensive and can also limit a sporting clubs' ability to create a sense of community belonging, culture and identity. A series of questions need to be asked when considering the future management of sporting facilities:

- What outcomes are expected from the facility in return for the public investment and how will this performance be measured?
- What agreements need to be put in place to achieve equality of access and ensure the facility is managed in the best interests of the local community while also maintaining a strong base for the clubs it is seeking to service?
- What model will deliver the most efficient, effective and responsible outcome for managing the asset on behalf of the City of Kalamunda?

Table 14 provides an overview of the different types of management models available for sporting clubrooms and the challenges / opportunities of each.

*Table 14: Management Options for Sporting Club Facilities and Organisations*

Management Model	Definition	Challenges	Opportunities	Relevance at Hartfield Park
<b>Umbrella Sports Association / Affiliated Management Body of two or more clubs.</b>	Where two or more clubs establish a new affiliated Incorporated Association, for the purposes of managing a facility. Clubs would require a shared vision and aligned objectives, to minimise potential seasonal usage conflicts. This can be provided under a lease arrangement but requires a separate agreement between the user groups.	<ul style="list-style-type: none"> <li>• Establishing a new incorporated association including new constitution.</li> <li>• Heavy reliance on strong relationships.</li> <li>• Personalities and unreasonable expectations of partner clubs can easily derail the agreement.</li> <li>• Requires a shared vision and aligned objectives to ensure all aspects of the relationship are well managed and any conflict mitigated.</li> <li>• Likely to require significant City of Kalamunda support.</li> <li>• Potential reluctance to share.</li> </ul>	<ul style="list-style-type: none"> <li>• It provides the greatest opportunity for facilities which have multiple users operating complimentary seasonal use.</li> <li>• With appropriate measures being put in place to share bar and function income, the viability of both clubs is likely to be enhanced by maximising use throughout a calendar year.</li> <li>• Clearly sets out the day-to-day operational issues that clubs can manage themselves.</li> <li>• Officer resourcing should be reduced as the agreement becomes embedded.</li> </ul>	Potentially relevant only for: <ul style="list-style-type: none"> <li>- KDRUC and FCC shared facility.</li> <li>- FDBC and FTC shared facility.</li> </ul>





Management Model	Definition	Challenges	Opportunities	Relevance at Hartfield Park
		<ul style="list-style-type: none"> <li>The partnership between user groups may not be mutually beneficial and may in some cases be detrimental to a user group.</li> <li>Equitable between all users.</li> </ul>		
<b>Local Government – Hire Arrangements</b>	A typical approach in the hiring out of community facilities with multiple user groups who do not have the ability to manage the facility themselves.	<ul style="list-style-type: none"> <li>The City of Kalamunda does not have the resources available to manage the bookings and ongoing operational requirements of a facility on behalf of a number of user groups. This is often appropriate for large community facilities such as a multi-functional community centre or leisure centre.</li> <li>Clubs will lose the ability to create their own history and identify within their facilities.</li> <li>User groups ability to create culture and identify is reduced.</li> </ul>	<ul style="list-style-type: none"> <li>Ideal when the City wishes to ensure that the facility is maintained to a high standard and usage is maximised.</li> <li>Enables the City to directly manage its potential risk exposure and effectively manage community use in accordance with established policies and practices.</li> <li>The City can ensure equality of access and ensure no one community group / sports club dominates.</li> </ul>	Management model is not relevant for shared sporting club facilities at Hartfield Park.
<b>Lease Agreements</b>	An agreement where the tenant or tenants have exclusive use of a facility for a set period. Leases are often provided for longer terms than licenses i.e. 5, 10, 20 years.	<ul style="list-style-type: none"> <li>Management of the asset often becomes an issue with a lack of investment in the facility as the focus of the user group is on the day-to-day operational delivery of the sport and keeping membership fees low.</li> <li>If not previously agreed the long-term management of the asset may prove problematic i.e. Addressing issues with normal wear and tear.</li> <li>Shared leases are generally defined by sporting seasons, which may limit a club's usage out of season.</li> </ul>	<ul style="list-style-type: none"> <li>A greater sense of ownership by leaseholders who benefits from a longer-term agreement.</li> <li>Is potentially the optimum solution for seasonal sporting users, single use facilities or, by agreement, for a major tenant and smaller user group / occasional user.</li> <li>The City's responsibility is limited to being responsible for the structural management of the asset.</li> </ul>	Relevant for all shared use facilities at Hartfield Park.
<b>Licence Agreement</b>	An agreement giving official permission to occupy a facility for a set	<ul style="list-style-type: none"> <li>The lack of exclusive use potentially impacts on the ability for a club / organisation to generate a 'home' base and limits activities</li> </ul>	<ul style="list-style-type: none"> <li>Ensures that a sporting club / organisation does not dominate use all year round.</li> </ul>	Management model is not relevant for shared



Management Model	Definition	Challenges	Opportunities	Relevance at Hartfield Park
	period, but the tenant may not necessarily have exclusive use.	throughout the year. This may inhibit growth and is not a desirable outcome for sports clubs. <ul style="list-style-type: none"> <li>On an annual basis it may result in conflict as user groups strengths and viability change.</li> <li>May restrict users applying for additional grant funding to support the development the facility.</li> </ul>	<ul style="list-style-type: none"> <li>Higher control of the facility by the City of Kalamunda as the agreement is directly with an external organisation who have rights for a specific period and then must vacate the facility.</li> <li>Low administration/ costs with a dedicated user and no booking requirements.</li> </ul>	sporting club facilities at Hartfield Park.
<b>Memorandum of Understanding</b>	An agreement between two or more parties outlined in a formal document. It is not legally binding but signals the willingness of the parties to move forward with a contract.	<ul style="list-style-type: none"> <li>They are generally put in place as the starting point for negotiations. It should define the scope and purpose of the ongoing dialogue between groups.</li> <li>As it is not legally binding parties may walk away from the agreement at any time.</li> </ul>	<ul style="list-style-type: none"> <li>It provides the basis for potential co-location and establishes a set of principles sporting groups can work towards.</li> <li>It does not commit either party to an ongoing relationship in the principles of colocation prove to be unworkable.</li> </ul>	It may be an appropriate vehicle to bind groups together when funding is being sought to develop shared / co-located infrastructure.

In relation to HPMP Stage 2, the existing user groups are transitioning from single use sporting facilities to shared use facilities. The City currently has Community Group Leases Policy, that the sporting users' current facilities are managed through. The City's leases are currently structured such that lease terms are not to exceed 10 years in length, peppercorn arrangements and available to associations incorporated under the Associations Incorporations Act. Leases are on the basis that the community group will be responsible for the consumables they use, minor maintenance and other nominal costs. If community groups are not willing to enter into a lease agreement, then they will be required to hire their facilities in accordance with the City's Casual Facility Hire Agreement.

Having regard to the above and the assessment of management options identified, it is important to consider the approach desired of user groups as the HPMP Stage 2 evolves. Therefore, for the co-located shared use sporting facilities identified within HPMP Stage 2 to operate effectively for the co-tenants, the City should continue with implementing its existing community group leases policy, rather than implement other operational management models. Leasing provides for the long-term certainty and security of sporting clubs / organisations and where possible should be the focal point of all agreements on site. It is however important to consider the detail behind each lease agreement given the extent of investment required to support each of the sporting groups and the nuances associated with the operation of each site.

In order for lease arrangements on shared use facilities to be most effective, the co-tenants must develop strong working relations and be willing to maintain the asset in good working order together. As an example of good practice, lease agreements should clearly capture maintenance responsibilities of the users and the City. Where the



arrangement is shared between two or more users the arrangement must identify clearly the governance structure including communication and decision-making processes and the roles and responsibilities of the committee / board of management.

Table 15 below identifies out of the co-location opportunities, the recommended management options which should be considered for the sites.

*Table 15: Preferred Management Model for Each Co-location Opportunity*

Site	Rationale and Key Considerations	Recommended Solution
<b>Co-location Site 1: Shared Cricket and Rugby Union Facility</b>	<p><b><u>Rationale:</u></b></p> <p>A joint tenant lease agreement is the preferred management model for the shared Rugby Union and Cricket Facility, as it provides equal seasonal access to both parties. Out of season access, particularly for Rugby Union can be negotiated between the users and City, and be incorporated into the Agreement. An umbrella sports association is also a viable option, however, would add a further governance layers, which may be an impost on the clubs volunteers, and is not believed to be necessary.</p> <p><b><u>Considerations:</u></b></p> <p>Negotiated access and any charges (i.e. cleaning) will be required for KDRUC and FCC to accommodate their out of season activities. KDRUC will require access to accommodate their summer season training and social competitions. Based on current usage of the oval space, KDRUC may need to consider rescheduling pre-season training to Monday and Wednesday evenings.</p> <p>Consideration should be given to having separate fridge / stock space for both users within the kitchen / servery area. There may also be a need for separate servery areas, which can be resolved during the detailed design phase.</p> <p>These arrangements will be key to resolving any particular liquor licencing concerns from the users due to sharing the same licenced areas. Advice from DLGSCI – Racing, Gaming and Liquor indicates that under the 'Club Restricted Licence' regulations, out of season operations for a particular club can occur in conjunction with the in season user however the licences cannot occur at the same day/ time.</p>	Joint tenant lease agreement between the City and co-tenants KDRUC (Winter Tenant) and FCC (Summer Tenant) on a five plus five-year term as per the City's current Community Group Lease policy.
<b>Co-location Site 1: Shared Rugby League Facility</b>	<p><b><u>Rationale:</u></b></p> <p>The preferred management model for the shared Rugby League facility is for a seasonal lease agreement for the winter season. Summer access can be determined within the lease, however it allows for a future summer tenant to emerge in the future,. Other</p>	A seasonal lease agreement between the City and KBRLC (Winter user) on a five plus five-year term as per the City's current Community Group



Site	Rationale and Key Considerations	Recommended Solution
	<p>current users, such as FCC, LMCC and LMJCC, will be able to access the building, primarily the changing infrastructure, under a Memorandum of Understanding (MOU) agreement with the City. The same applies for any Scouts access required for meetings. This would provide a positive approach to accommodating a variety of current groups, whilst allowing for the emergence of potential future groups. Currently other operational management models are not considered relevant for this facility.</p> <p><b>Considerations:</b></p> <p>In general, an MOU should consider any charges for access such as utilities fees and in general should be on a cost recovery principle given it is a publicly owned facility for community purpose.</p> <p>The lease agreement should allow for a permanent summer user to be added to the lease if and when identified by the City.</p>	<p>Lease policy. Noting a suitable summer user may be identified by the City in the future.</p> <p>Access for FCC, LMCC and LMJCC is to be facilitated through an MOU between the City and each user.</p>
<b>Co-location Site 2: Shared Bowls and Tennis Facility</b>	<p><b>Rationale:</b></p> <p>A joint tenant lease agreement is the preferred management model for the shared Bowls and Tennis Facility. This model will enable the clubs to have responsibility for their own dedicated spaces, whilst being able to appropriately manage the shared use areas between themselves (changerooms, first aid room, toilets and storage). A sporting association umbrella model was also considered for this facility, however, was not required as separate social areas are provided, which alleviates any liquor licencing concerns and the management of the shared use areas can be more easily negotiated through a lease arrangement.</p> <p><b>Considerations:</b></p> <p>In respect of the bowls and tennis facility the shared changing infrastructure, storage and first aid room can be operated in partnership between the users while the core facilities for each user can be managed separately. There is a need to develop an agreement which provides the optimum accessibility to the shared changing infrastructure for both sports.</p> <p>Access, maintenance and cleaning arrangements and charges are to be negotiated with the users as part of the lease agreement. Consideration is required to the proportional usage of the shared areas, between the different sports.</p>	<p>Joint tenant lease agreement between the City and co-tenants FDBC and FTC (both year round tenants) on a five plus five-year term as per the City's current Community Group Lease policy.</p> <p>Users are to have priority and sole access to their designated club areas, however shared areas (changerooms, toilets, storage and first aid room) will need to be negotiated.</p>



Site	Rationale and Key Considerations	Recommended Solution
	Liquor licencing is effectively managed as both clubs have their own dedicated social spaces, noting Tennis will only require occasional licences.	
<b>Co-location Site 2: FMS</b>	<p><b><u>Rationale:</u></b> A lease agreement is the preferred management model for the FMS development, as they require their own dedication space, due to the nature of their activity. In relation to accessing the hockey / tee ball facility an MOU is required with KDHC as they are the primary tenant and FMS usage would not warrant them being placed on the lease.</p> <p><b><u>Considerations:</u></b> The MOU between the KDHC and FMS is in respect to potentially accessing the social area, kitchen and toilets for larger events or meetings and allows for any growth. In general, an MOU should consider any charges for access such as utilities fees and in general should be on a cost recovery principle given it is a publicly owned facility for community purpose.</p>	<p>Lease agreement between the City and FMS (year round tenant) on a five plus five-year term as per the City's current Community Group Lease policy.</p> <p>Access to the hockey / tee ball facility is to be facilitated through an MOU between KDHC and FMS.</p>
<b>Co-location Site 3: Shared AFL and Little Athletics Facility</b>	<p><b><u>Rationale:</u></b> A joint tenant lease agreement is the preferred management model for the shared AFL and Little Athletics Facility, as it provides equal seasonal access to both parties. FLAC have indicated they are seeking a permanent home, which a joint tenant lease will provide. Out of season access, particularly for FFC can be negotiated between the users and City, and be incorporated into the Agreement.</p> <p><b><u>Considerations:</u></b> Negotiated access and any charges (i.e. cleaning) will be required for FFC and FLAC to accommodate their out of season activities. FFC will require access to accommodate their summer season training and social competitions. Based on current usage of the oval space, FFC may need to consider reschedule their pre-season training days. Consideration should be given to having a separate fridge / stock space for both users within the kitchen / servery area. There may also be a need for separate servery areas, which can be resolved during the detailed design phase. FLAC will need to consider their financial capacity to meet the operational costs associated with leasing a building i.e. ongoing maintenance and utility charges. Liquor</p>	<p>Joint tenant lease agreement between the City and co-tenants FFC (Winter Tenant) and FLAC (Summer Tenant) on a five plus five-year term as per the City's current Community Group Lease policy.</p>



Site	Rationale and Key Considerations	Recommended Solution
	licencing arrangements are not an issue for this facility as little athletics do not require a liquor licence.	
<b>Forrestfield United Football Club Facility</b>	<p><b><u>Rationale:</u></b></p> <p>The preferred Management model is for FUFC continue their existing lease arrangements as they access the facility and grounds 12 months of the year.</p> <p><b><u>Considerations:</u></b></p> <p>Upon implementation of the away changeroom extension and upgrade, the existing lease area for FUFC will need to be amended and a new lease executed.</p>	The existing lease arrangements between the FUFC and City are to continue.



## 7.2 Proposed Facility Accommodation Schedules

Table 16: Accommodation Schedule – KDRUC and FCC Shared Facility

Accommodation Schedule – KDRUC and FCC Facility		
Component	Area/m2	Functional Information
Umpires room	20	Provision of shower / toilet and small change area. Non-gender specific.
Toilets Male, Females & Universally Accessible Toilet	58	Location with access through internal social space and potentially external access for general public toilet.
4x Senior Unisex Changerooms and Wet Areas	220	55m2 each. Preferably to be designed in rectangular or square shape to maximise its functionality.  Provision of shower / toilet and senior size community level change area to meet minimum requirements for cricket and rugby union and must be non-gender specific.
Kitchen	30	Include cool room or fridge space for club fit out. To be compliant with current food preparation standards. Minor space for lockable goods storage area.
Servery	15	Ideally space to service external fields / viewing area, however, must service internal social space. Kitchen and servery could be co-located to reduce burden on volunteers. To include space for fridges.
Social Area	200	To accommodate club activities and events. Ideally, viewing from internal area over both cricket and rugby fields. Reverse cycle heating / cooling system.
Internal Storage	30	Suitable to store chairs, tables etc. Double door access. Potential for storage of club merchandise.
External Storage	150	To accommodate separate lockable caged storage areas for each club. Double doors. Preferably direct access to the playing fields and able to be accessed independent to main club facilities.
Office / Meeting Space	20	For administration requirements and small meetings. May require internal lockable storage for each club.
First Aid Room	12	Accessible by service road for emergency services. Double door access. Suitable in design to accommodate massage tables. Potential for access to one or two changerooms.
Internal circulation space	129	Estimation
<b>Total</b>	<b>884</b>	<b>Facility is to be elevated from the playing field level to create good spectator viewing opportunities. This could be achieved through the potential for terraced seating / under cover area.</b>





Table 17: Accommodation Schedule – KBRLC Shared Facility

Accommodation Schedule – KBRLC Facility		
Component	Area/m2	Functional Information
Umpires room	16	Provision of shower / toilet and small change area. Non-gender specific.
Universally Accessible Toilet	5	Compliant universally accessible toilet to meet accessibility codes.
2x Senior Unisex Changerooms and Wet Areas	110	55m2 each. Preferably to be designed in rectangular or square shape to maximise its functionality.  Provision of shower / toilet and senior size community level change area to meet minimum requirements for cricket and rugby union and must be non-gender specific.
External Storage	55	To accommodate separate lockable caged storage areas for each club. Double doors. Preferably direct access to the playing fields and able to be accessed independent to main club facilities.
First Aid Room	12	Accessible by service road for emergency services. Double door access. Suitable in design to accommodate massage tables.
Internal refurbishment of existing facility	N/A	Address accessibility compliance issues. Refurbish toilets, kitchen and social area. Minor reconfigurations may be required to achieve best functionality. Reverse cycle heating / cooling system.
Internal circulation	33	Estimation.
<b>Total</b>	<b>221</b>	<b>Facility to be designed off existing Rugby League club facility or provided as a standalone building connected by breeze way.</b>

Table 18: Accommodation Schedule – FDBC and FTC Shared Facility

Accommodation Schedule – FDBC and FTC Facility		
Component	Area/m2	Functional Information
Toilets and Changeroom extension	90	Extension to the south from the existing bowls club toilets. A door to be provided between extended toilet area. Changerooms are to consist of shower cubicles, with individual partitioned changed space. Area to be shared.  Compliant universally accessible toilet to meet accessibility codes for Tennis area.
Kitchen	20	Include cool room or fridge space for club fit out. To be compliant with current food preparation standards. Minor space for lockable goods storage area.
Servery	20	Service to both bowling green and social area. Kitchen and servery to be co-located to reduce burden on volunteers. To include space for fridges.  Existing Kitchen and servery space to be refurbished for social space. Reverse cycle heating / cooling system to existing social space.



<b>Office</b>	10	For administration requirements and small meetings. May require internal lockable storage for Bowls only.
<b>First Aid Room</b>	20	To be shared between both clubs. External access, double doors.
<b>External Storage</b>	50	To accommodate separate lockable caged storage areas for each club. Double doors. Preferably direct access to the bowling rinks and able to be accessed independent to main club facilities.
<b>Social Area Tennis</b>	70	To accommodate club activities and events. Viewing to two new courts and direct access to external shaded area. Reverse cycle heating / cooling system.
<b>Kitchen / Servery</b>	15	Include small fridge space for club fit out. To be compliant with current food preparation standards.
<b>Internal Storage</b>	15	Area for tables and chairs. Potentially merchandise.
<b>External shade area Tennis</b>	60	Provide viewing to two new courts and direct access / link to Tennis social area.
<b>2x small shade structure</b>	12	Two small shade structures for viewing to other courts.
<b>Total</b>	<b>382</b>	<b>Note: Extension from existing bowls club building.</b>

Table 19: Accommodation Schedule – FFC and FLAC Shared Facility

Accommodation Schedule – FFC and FLAC Shared Facility		
Stage 1 – Components	Area/m2	Functional Information
<b>Two senior AFL unisex changerooms</b>	140	70m2 each. Preferably to be designed in rectangular or square shape to maximise its functionality.  Provision of shower / toilet and senior size community level change area to meet minimum requirements for AFL and must be non-gender specific.
<b>First Aid Room / Small Changeroom</b>	20	Provision of shower / toilet and small change area. Non-Gender specific. Accessible by service road for emergency services. Double door access. Suitable in design to accommodate massage tables. Potential for access to one changeroom. Space to double up as a junior AFL or Little Athletics change room.
<b>Umpires room / Small Changeroom</b>	20	Provision of shower / toilet and small change area. Non-Gender specific. Space to double up as a junior AFL or Little Athletics change room.
<b>Universally Accessible Toilet</b>	5	Universally accessible toilet to meet accessibility codes. Potential for future public access on a timer system.
<b>Storage</b>	10	Additional storage space for one user group, pending usage of existing amenities. Double door access.
<b>Internal circulation space</b>	33	Estimation.
Stage 2 Components	Area/m2	Functional Information
<b>Toilets Male, Females &amp; Universally Accessible Toilet</b>	58	Located to be used as toilets for internal social space.
<b>Two senior AFL unisex changerooms</b>	140	70m2 each. Preferably to be designed in rectangular or square shape to maximise its functionality.



		Provision of shower / toilet and senior size community level change area to meet minimum requirements for AFL and must be non-gender specific.
<b>Kitchen</b>	35	Include cool room or fridge space for club fit out. To be compliant with current food preparation standards. Minor space for lockable goods storage area.
<b>Servery</b>	15	Ideally space to service external fields / viewing area however must service internal social space. Kitchen and servery could be co-located to reduce burden on volunteers. To include space for fridges.
<b>Social Area</b>	200	To accommodate club activities and events. Ideally, viewing from internal area out to oval and access to outdoor undercover viewing area. Reverse cycle heating / cooling system.
<b>Internal Storage</b>	30	Suitable to store chairs, tables etc. Double door access. Potential for storage of club merchandise.
<b>External Storage</b>	100	To accommodate separate lockable caged storage areas for each club. Double doors. Preferably direct access to the playing fields and able to be accessed independent to main club facilities.
<b>Undercover viewing area</b>	70	Facility is to utilise the natural grass bank slope to create good spectator viewing opportunities. This could be achieved through the potential for terraced seating / under cover area.
<b>Internal circulation space</b>	57	Estimation.
<b>Total</b>	<b>933</b>	

Table 20: Accommodation Schedule – FMS Facility

Accommodation Schedule – FMS Facility		
Component	Area/m2	Functional Information
<b>Woodwork and Metalwork Shops</b>	300	Basic noise attenuation. Dust extraction system. Circulation fans for cooling. Full height fire wall required, given proximity to existing building. Metal work area to be separated from woodwork area. 300sqm to be split approximately 70% woodwork and 30% metalwork. Workshop area to have roller shutter access to fenced yard area, wide enough for vehicle access.
<b>Materials storage area</b>	75	Access to workshop space via double doors. Roller doors for external access, with width wide enough for vehicle deliveries / loading. Shelving. Accessible by service road for deliveries.
<b>Tea preparation area and meeting room</b>	45	Kitchenette amenity required, including fridge and bench space. Meeting room / lunchroom space for up to 15 people seated. Access to workshop area and external access. Larger meetings to be held at hockey / teeball facility. Reverse cycle heating / cooling system.
<b>Universally accessible toilet</b>	5	Universally compliant toilet to meet accessibility codes. Provision of toilets based on building code, however additional toilets to be used at hockey / teeball facility.



<b>External fenced yard area</b>	170	Enclosed, secure fenced area. Access required for vehicles. Access to workshop area. Garden beds to be included in fenced area. Picnic tables for addition seating.
<b>Total</b>	<b>590</b>	

### 7.3 Car Parking Analysis

In addition to the above spatial considerations for the Master Plan, the re-alignment of built infrastructure enabled a more considered approach to the development of car parking within the Hartfield Park site. This included the following:

Table 221: Proposed Car Parking areas

Sport	Existing	Proposed	Parking Space Location
<b>Tennis and Bowls</b>	103	85 plus approximately 60 informal bays	Parking area near clubroom; on-street parking on Morrison Road adjacent to tennis courts.
<b>Rugby</b>	193	221	Parking area adjacent to East Oval; existing/proposed parking area between East Oval and Morrison Oval; Rugby Union parking area; Rugby League parking area.
<b>AFL Football</b>	71	117	All on-street parking on south side of Morrison Road near Reid Oval.
<b>Soccer and Recreation Centre</b>	171	171	HPRC carpark.
<b>TOTAL</b>	<b>538</b>	<b>594 (plus 60 informal)</b>	

The increase in car parking areas combined with the building developments were then assessed against Australian parking compliance standards and potential impact in respect of stormwater management. A summary of the assessments is provided below:

#### Car Parking Compliance Standards

The City of Kalamunda currently has no established car parking standard for sporting grounds. Therefore, Cardno Traffic Engineers assessed the proposed car parking enhancements against a variety of established benchmarks from other jurisdictions this is provided in Table 22. Summer sports car parking standards are not included in Table 22, as the greatest demand generator at Hartfield Park is the winter sporting codes.

Table 222: Car Parking Standards Comparative Analysis

Use	Yields	Units	Rate	Reference	Required	Proposed
<b>Tennis</b>	8	Court	4 per court plus 50% of ancillary sqm building requirement	Victoria Planning	32	145
<b>Bowls</b>	16	Rink	6 per rink plus 50% of ancillary sqm building requirement	Victoria Planning	96	



<b>Tennis and Bowls Ancillary</b>	690	sqm	4 bays per 100 sqm (office)	Victoria Planning, City of Kalamunda LPS 3	14	
<b>Rugby (South Oval)</b>	4	field	50 spaces per field	Rugby Australia	200	221
<b>AFL Football</b>	1	field	80 spaces	AFL	80	117
<b>Senior Soccer</b>	120*(30 players per 4 fields)	players	45 spaces per 60 players	Soccer Foundation (US)	90	171
<b>Junior Soccer</b>	84^(12 players per 7 fields)	players	20 spaces per 60 players**	Assumed 50% of UCS Requirements for senior soccer	28	
<b>Hartfield Park Recreation centre</b>	2060 ~	sqm	5 bays per 100 sqm	City of Kalamunda LPS 3	103	
<b>Total Requirement</b>					<b>643</b>	<b>654</b>
<b>Surplus / Deficit (based on current provision as per Table 21)</b>					<b>-105</b>	<b>+11</b>
Notes: *Assuming 30 players per field ^Assuming 12 players per field **Assuming junior soccer rate is approximately 50% of soccer rates ~Assuming 50% of total footprint is health/fitness centre						

Based on the number of car parking bays proposed to be provided within the site it is evident that the current provision is significantly below recognised benchmarks. The proposed development will provide additional car parking without adversely impacting on the sporting capacity of the site and impacting on areas of acknowledged environmental concern.

The assessment needs to be in the context of everyday use for training and not necessarily at extreme peak times if all of the pitch surfaces were used for the maximum winter sporting use. If AFL, soccer, rugby union and rugby league together with tennis and bowls were to operate competitions at the same time, the increase in vehicular traffic would be substantial and the car parking spaces identified could not provide sufficient space for players, officials, coaches and spectators. Potential impact, based on average numbers of people in a vehicle (3 per vehicle is identified in Table 23 below:



Table 223: Projected at one time peak use and car parking demand (indicative)

Sport	Playing Use	Sporting Competitors	Match Officials / Team Officials / Coaches	Spectators	Total
AFL	One Oval	60	20 (10 official and 10 coaches)	200	280
Soccer	3 senior Pitches	90 (based on 15 per team)	21 (3 officials and 4 per pitch)	500	611
Rugby Union	2 Senior Pitches	80 (based on 20 per team)	14 (3 official and 4 coaches per pitch)	300 (both pitches combined)	394
Rugby League	2 senior pitches	72 (based on 18 per team)	14 (3 official and 4 coaches per pitch)	200 (both pitches combined)	286
Bowls	2 greens	96	12 officials / coaches	100	208
Tennis	6 courts	32	12 officials / coaches	100	144
<b>HPRC – Peak usage (30 group fitness, 16 squash courts, 35 gym members and 150 on courts (Volleyball) and 10 staff)</b>					<b>241</b>
<b>TOTAL NUMBERS</b>					<b>2,164 people</b>
<b>TOTAL NUMBER OF BAYS REQUIRED (Based on average of 3 persons per vehicle*)</b>					<b>721 spaces</b>

\*Note: City of Melville Recreation users car parking bay requirements are 1 bay per 4 patrons at capacity for group based recreational activities. The City of Armadale allocates for public recreation, 1 space for every 5 persons. Alternative measures include the City of Vincent at 1 bay per 30 square metres of gross floor area. In this instance a medium to high range of 1 space for every 3 persons is identified.

These events are unlikely to occur on more than two to three occasions in any one calendar year and unlikely to occur for anything other than a peak period of 3 to 4 hours. While there will be other times where peak traffic, due to conflicting events will be high, in planning for sporting facilities it would be inappropriate to invest in infrastructure which for the majority of time would be unused. It is also possible that spare parking capacity exists across the site overall however it's not within close proximity of the activity, resulting in it not being utilised or known about, resulting in parking inefficiencies and illegal parking, therefore event planning should be considerate of this scenario.

A careful balance needs to be struck between a typical use and the occasional major event which would be subject to independent traffic management agreements between the user groups and the City. These one off events can be effectively controlled at such times. This would include any future high-end competitions such as the Women's World Cup (soccer) training venue, National Premier League games and state premier league competitions. The critical consideration in such instances is to ensure the clubs / organisations are aware of their traffic management obligations and the need to coordinate events across all users of Hartfield Park.

A parking compliance assessment was then undertaken in accordance with AS2890.1 and AS2890.6s and identified the following potential compliance issues including:

- the bowling /tennis club car park where trees in the central bays must not exceed 500mm in diameter to avoid encroaching into the vehicle envelope.
- the proposed car park accessing Hartfield Road and serving rugby union / cricket may require one bay shown on the plans to be removed in order to permit two vehicles to adequately pass each other. In addition, minor kerb realignment may also be required adjacent to the existing transformer.

These matters are relatively minor considerations which will need to be addressed through the detailed design process.



## 8. Recommended Implementation and Cost Estimates

The implementation plan provided below reflects the most pressing needs identified during the assessment process and is also reflective of the availability and conditions of the current grant funding commitment of \$2 million from the Federal Government and the relative priorities in securing additional alternative sources of funding. Table 24 below provides in order of priority the development options for the Hartfield Park Site.

The priority of projects is also based on several precursor actions being implemented, for example the construction of the new AFL / Little Athletics clubrooms must occur before the old AFL Clubrooms can be decommissioned and new car parking achieved. A similar trigger is required for the New Rugby Union and Cricket facility, with the oval extension also being linked to this implementation. The provision of the additional tennis courts is also linked to the co-location of bowls and tennis. Whilst the sports floodlighting upgrade of Morrison oval should be coordinated with the oval extension, the need for new lighting is pressing, given its high utilisation by winter sporting codes.

The implementation of projects will also largely be dependent on the amount, timing and conditions of securing additional external funding sources.

It is noted that the priorities should be revisited by the City on a regular basis as needs may change with changing demographics and usage.

The Opinion of Probable Costs (OPC) for all of the developments referenced above was undertaken by Donald Cant Watts and Corke and modified in discussion with the Project Team.

*Table 24: Recommended Development Priorities and Opinion of Probable Costs for the Hartfield Park Master Plan*

Short Term Priorities (Stage 2)		
Items on Master Plan	Project Description	All Inclusive Cost Estimate
1	New AFL / Little Athletics Clubroom- Stage 1 - Two unisex changerooms, umpires' room, first aid room, storage & UAT.	\$921,120
2	Little Athletics Infrastructure – Two long jump pits and throwing circles for discus and shot put.	\$72,600
3	Extension to Rugby League Clubroom - Two unisex changerooms, umpires' room, first aid room, storage & UAT.	\$933,240
4	Refurbishment of existing Rugby League Clubroom	\$145,000
5	Extension to existing Bowls Clubrooms – Stage 1 – Increased social area, new kitchen, servery, new toilets and changerooms.	\$472,000
6	Extension to existing Bowls Clubrooms to Co-locate with Tennis – Stage 2 – Shared toilets, changerooms, first aid room, storage; tennis social area, internal storage, kitchen, servery and shade structures.	\$718,794
7	Tennis – Stage 2 - Two new tennis courts – Acrylic surface with lighting.	\$486,395
8	Car parking, new cross over and footpath – Stage 2 - Co-located Bowls/Tennis.	\$36,300
<b>Sub Total</b>		<b>\$3,785,449</b>





Medium / Long Term Priorities (Stage 3)		
Items on Master Plan	Project Description	All Inclusive Cost Estimate
9	FUFC (Soccer) - Upgrade and extension of existing home and away changerooms to make unisex.	\$630,040
10	Morrison Oval – Sports floodlighting upgrades to community level training standards for large ball sports.	\$586,608
11	Conversion of grass bowling green to synthetic at FDBC.	\$302,129
12	New Foothills Men's Shed.	\$788,129
13	Morrison Oval playing field extension for addition rugby union field, including realigned cricket wicket.	\$194,810
14	New Clubroom facility Rugby Union and Cricket.	\$3,571,360
15	Car parking upgrades and realignment – North (existing Cricket) and East (existing Rugby Union).	\$397,485
16	New and realigned cricket nets with lighting to community level training standards for cricket.	\$157,300
17	New AFL / Little Athletics Clubroom – Stage 2 – club amenities.	\$2,565,400
18	Car parking upgrades and realignment – Stage 2 – over existing AFL clubroom infrastructure.	\$142,909
19	FUFC (Soccer) – Minor upgrade of existing Clubroom – Reconfigured social area, storage and office.	\$392,000
20	Car parking upgrades and realignment – Reid Oval / Morrison Road.	\$254,100
<b>Sub Total</b>		\$9,982,270
<b>Total</b>		\$13,767,719

#### **Cost Assumptions**

- Costs have been developed on present day figures on a square metre rate.
- Costs are inclusive of all project contingencies.
- The cost plan has been developed based on the information and size allocations identified in this plan, therefore all quantities, and rates are provisional and therefore subject to change.
- Costs are inclusive of the City of Kalamunda's Percent for Public Art Policy.

#### **Cost Exclusions**

- Excludes GST.
- Excludes abnormal ground conditions / contamination etc.
- Excludes major services diversions.
- Excludes replacing trees.
- Excludes major utility upgrades / contributions & headworks.
- Excludes FF&E.
- Excludes client costs, legal costs, site costs, agents' fees, finance etc.



- Excludes land purchase costs.
- Excludes Client Representative / Project Management Fee / Professional Fees.
- Excludes escalation - costs are current day.
- Costs assume Competitive Tender process with local builders using basic palette of materials.



## 9. Potential Funding Sources

The City of Kalamunda received a \$2 million Federal Government Election commitment in 2019 for the development of sporting infrastructure at Hartfield Park through the Community Development Grants Programme, administered by the Department of Infrastructure, Transport, and Regional Development. This commitment included a \$500,000 contribution for new changeroom facilities at Reid Oval. This funding will provide an initial investment into the site, with an opportunity existing for the City to seek State Government funding support in the short term to achieve more priority projects within Stage 2 that will benefit more clubs and community members.

Further funding opportunities for the projects identified within the HPMP Stage 2 are outlined in Table 25 below:

Table 25: Potential Funding Sources

Funding Source	Overview	Potential
<b>DLGSCI – Community Sporting and Recreation Facilities Fund</b>	The current allocation has been subject to change following the impact of Covid-19. Current CSRFF budgets sit at \$12m annually with high levels of competition. DLGSCI are currently seeking to increase the annual CSRFF budget allocation, which is likely to occur following the 2021 State Election. Priority is given to facility sharing and rationalisation, as well as the development of unisex changing infrastructure. The construction of new co-located facilities to meet sport and recreation needs would fall within the remit of this fund. The justification behind the proposed investment is sound and likely to be considered as a relatively high priority within this fund.	High Potential
<b>Independent Lobbying by Sporting Groups and / or the City (Election commitments)</b>	With the development of a master plan with tangible sporting outcomes, the potential to utilise the document as a mechanism to gain political support is strong. This has previously been achieved on site and the current plan is merely an extension of the aspirations of the groups and organisations substantiated by a robust analysis of sports participation levels, site functionality, industry benchmarking and future need.	Medium Potential
<b>Federal Funding</b>	There may be opportunities to attract investment in community recreation facilities from Federal Government, particularly where an economic and events outcome is promoted. Current grant assistance is limited but is likely to emerge as the project develops. Previous grant funding through Sport Australia, specifically targeted unisex changeroom developments, whilst a further funding round is unlikely, this type of project is likely to remain a priority for investment.	Medium Potential
<b>City of Kalamunda – Rates</b>	The funding of projects could always be considered through the City's annual rates income base; however this funding source is continually under pressure due to the many competing service and infrastructure priorities of Local Government. An investment would be in partnership with other funding sources.	Low Potential
<b>A Rate Levy administered by the City of Kalamunda</b>	A rate levy is unlikely to be palatable for the City and its resident rate base for a limited number of sporting users.	Unlikely
<b>Lotterywest</b>	The organisation has over the past five years reviewed its investment priorities and have stated categorically that they would not support projects with a sporting outcome as their contribution through the State lottery to the CSRFF is considered to meet this demand. They	Medium Potential (post



	would however consider funding the Men's Shed component and have a track record of supporting similar organisations. Currently however much of the Lotterywest funding is being diverted into Covid-19 recovery investment. It is likely that this will limit availability of funds for the short to medium term, however priorities are likely to continue to evolve.	COVID-19 - 19)
<b>Funding from the State Sporting Association</b>	Such funding is unlikely as the majority of SSA's have limited resources to support the development of new infrastructure. Any investment would be a minor contribution only.	Low Potential
<b>Other charitable trusts/foundations</b>	Potential exists to attract funding through a variety of charitable organisations. However, these are limited in scope and extent. The project is unlikely to achieve a significant investment through these channels.	Low Potential
<b>Developer contributions</b>	It is unlikely that such contributions would be sourced for the development of replacement sporting infrastructure serving an existing community which is generally outside of the scope of such contributions (i.e. it would be difficult to promote an argument the investment is an essential component of the emerging Forrestfield DSP community such that the costs are deemed reasonable and related in size and scale to its development).	Unlikely



Appendix A: Document Review

Table 26 incorporates the relevant documents to the development of HPMP Stage 2. They are split in accordance with local government documentation produced by the City of Kalamunda, to those produced by State Government and those produced by State Sporting Associations / Peak Sporting bodies.


Table 26: Overview of relevant planning documentation to the development of the HPMP Stage 2.

Document	Precis
City of Kalamunda Documentation	
Hartfield Park Sport & Recreation Facilities Master Plan August 2010	<p><b>Legend</b></p> <ul style="list-style-type: none"><li>1. Soccer - two (2) new soccer fields and additional parking to replace existing, similar existing changerooms and parking area (to be reurfaced)</li><li>2. Soccer - two (2) new soccer fields and additional parking to replace existing, similar existing changerooms and parking area (to be reurfaced)</li><li>3. Soccer - build goals storage area</li><li>4. Soccer - extend football club verandah including steps</li><li>5. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>6. Soccer - build goals storage area</li><li>7. Soccer - extend football club verandah including steps</li><li>8. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>9. Soccer - build goals storage area</li><li>10. Soccer - extend football club verandah including steps</li><li>11. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>12. Soccer - build goals storage area</li><li>13. Soccer - extend football club verandah including steps</li><li>14. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>15. Soccer - build goals storage area</li><li>16. Soccer - extend football club verandah including steps</li><li>17. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>18. Soccer - build goals storage area</li><li>19. Soccer - extend football club verandah including steps</li><li>20. Soccer - redevelop soccer clubroom facilities including upgrades to toilet, changerooms and spectator areas</li><li>21. Soccer - build goals storage area</li><li>22. Soccer - extend football club verandah including steps</li></ul> <p>Scale 1:12,500 at A1 / 1:3,000 at A3</p>



Document	Precis
<b>Hartfield Park Infrastructure: Facility Location and Current Asset Condition</b>	The document provides an overview of the current asset management issues / challenges associated with the current Hartfield Park buildings which are the subject of the co-location study. In summary, many of the existing buildings subject to the study were built in the 1960's and 1970's and no longer meet the contemporary needs and standards of users, meaning they are not fit for purpose. In particular, unisex changing infrastructure is lacking across the site and most facilities are not compliant to current disability requirements. In addition many of the facilities are now tired and in need of significant investment which supports the need for the investigation into co-located facilities.
<b>Disability Access Audit: Forrestfield United Football Club (January 2020)</b>	<p>The audit included a series of key recommended actions:</p> <ul style="list-style-type: none"> <li>• Upgrade the lift to address the regular breakdowns and to improve the general amenity.</li> <li>• Install a warning strip on the nosing of the upper most tread (on two flights) of the stairs adjacent the tiered seating.</li> <li>• Install warning tactile ground surface indicators at the top and bottom landing of the stairs adjacent the tiered seating (all flights).</li> <li>• Install a kick rail along the base of the access ramp handrail/balustrade arrangement.</li> <li>• At the race / ramp install a handrail to both sides of the ramp.</li> <li>• Ideally, widen the entrance door to the club room and install a threshold ramp / threshold plate at the doorway.</li> <li>• Replace the finger pull door handles, with D style handles.</li> <li>• Provide a new, unisex accessible toilet and shower to complement the change rooms / toilets and showers.</li> <li>• Provide raised tactile text/symbol and Braille signage to all change rooms and toilet facilities.</li> </ul> <p>In addition, a number of enhancements were suggested including upgrading the accessible car parking, providing directional signage and upgrade the existing unisex accessible toilet facility fittings and fixtures.</p>






Document	Precis
<b>Vegetation Management Plan Hartfield Park Hockey Fields Development (Emerge Associates Dec 2015)</b>	<div><p>The plan confirmed the layout of the hockey fields and associated facilities will be located so as to avoid the TEC area and all areas of adjacent native vegetation in good or better condition during construction.</p><p>The protected vegetation plan is provided below which highlights in purple the areas of Jarrah and Sheoak woodland around the (at the time) proposed clubroom development and hockey pitch configuration.</p></div>








Document	Precis	
City of Kalamunda Hartfield Park Flora Survey Draft 1 – 16 February 2015	<p>The document provides a level Two flora, vegetation and habitat survey within a portion of Hartfield Park associated with the development of the now completed hockey clubroom and playing pitch site (identified by the red boundary on the accompanying plan). 84 species of flora from 28 different families were found during the survey, which included 24 introduced species.</p> <p>No Threatened or Priority species were recorded within the site. One Threatened Ecological Community was potentially recorded on site during field survey activities, which is listed as Critically Endangered under the EPBC Act 1999 and the Wildlife Conservation Act 1950 (WA). Further investigation by Threatened Communities Branch personnel at the Department of Parks and Wildlife was recommended as being required to confirm whether it is present.</p> <p>The majority of the site (66.4%) was considered to be in a Degraded condition, with the rest of the site ranging from Good to Excellent condition at the time.</p>	



Document	Precis
Hartfield Park Environmentally Sensitive and TP Areas	<div></div> <div><div><p>Disclaimer: The City of Kalamunda accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image. Based on information provided by and with the permission of the Western Australian Land Information Authority. © Landgate (2017)</p></div><div><p>Scale: 1:9619</p></div></div>

Environmentally sensitive areas (ESA's) are declared by the Minister for Environment under the Environmental Protection Act 1986 (Under section 51B of the EP Act). Clearing exemptions do not apply to Environmentally Sensitive Area's under this Act nor in the associated Clearing of Native Vegetation Regulations 2004. ESA's have been applied to protect environmental values at State and / or National levels.



Document	Precis
<b>Hartfield Park Cockatoo and Quenda Sites (source: City of Kalamunda Dated 25th Sept 2019)</b>	<div><div><div><div><p>Disclaimer: The City of Kalamunda accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image. Based on information provided by and with the permission of the Western Australian Land Information Authority. © Landgate (2017)</p></div></div><div><div>Scale: 1:4810</div><div></div></div></div></div> <div><p>The plan identified to the left highlights the sites of Cockatoo and Quenda areas within Hartfield Park. It is to be noted that these are principally located around Reid Oval and located adjacent to the 1st Forrestfield Scouts Building:</p></div>





Document	Precis
<p><b>Hartfield Park Declared Rare Fauna Sites</b> (source: City of Kalamunda Dated 25<sup>th</sup> Sept 2019)</p>	<div data-bbox="579 371 1377 899"> </div> <p>The plan identified below identifies the sites of rare fauna within Hartfield Park. It is to be noted that these are principally located around Reid Oval and located adjacent to the 1<sup>st</sup> Forrestfield Scouts Building:</p>
<p><b>State and National Guidelines, Plans and Strategies</b></p>	
<p><b>Strategic Directions for the Western Australian Sport and Recreation Industry 2016-2020</b> (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"> <li>• <b>Public Open Space and Urban Form:</b> 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.</li> <li>• <b>Commercialisation:</b> 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.</li> </ul>



Document	Precis
	<ul style="list-style-type: none"> <li>• <b>Financial [Un]Certainty:</b> 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.</li> <li>• <b>Life Course and Life Stage Participation:</b> 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.</li> </ul>
<b>Classification framework for public open space (Department of Sport and Recreation) 2013</b>	<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><b>Recreation space:</b></p> <ul style="list-style-type: none"> <li>• Provides a setting for informal play and physical activity, relaxation and social interaction.</li> <li>• Includes open parkland and gardens, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.</li> </ul> <p><b>Sport space:</b></p> <ul style="list-style-type: none"> <li>• Provides a setting for formal structured sporting activities.</li> <li>• Includes playing surfaces, buffer zones and supporting infrastructure such as clubrooms.</li> </ul> <p><b>Nature space:</b></p> <ul style="list-style-type: none"> <li>• Provides a setting where people can enjoy nearby nature.</li> <li>• Includes sites managed to encourage recreational access while protecting local ecological and biodiversity values.</li> </ul> <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><b>Local Open Space:</b></p> <ul style="list-style-type: none"> <li>• Usually, small parklands that service the recreation needs of nearby residents.</li> <li>• 0.4ha to 1ha in size and within 400 metres or a five minute walk.</li> </ul> <p><b>Neighbourhood Open Space:</b></p> <ul style="list-style-type: none"> <li>• Usually provide a variety of features and facilities with opportunities to socialise.</li> <li>• 1ha to 5ha in size and within 800 metres or a 10-minute walk.</li> </ul>



Document	Precis
	<p><b>District Open Space:</b></p> <ul style="list-style-type: none"> <li>• Usually designed to provide for organised formal sport and inclusion of substantial recreation and nature space.</li> <li>• 5ha to 15ha in size and within two kilometres or a five minute drive.</li> </ul> <p>Larger areas of Regional Open Space are expected to serve one or more geographical or social regions and attract visitors from outside any one local government (LG) area. Size will be variable and dependent on function. When sport space is identified as a necessary regional function, land allocations for playing fields and sports facilities are expected to be upwards of 20 hectares in area.</p>
<p><b>Intergenerational Review of Australian Sport 2017 - Boston Consulting on behalf of Australian Sports Commission (ASC)</b></p>	<p>Of the key messages the report conveys, the following are particularly relevant:</p> <ul style="list-style-type: none"> <li>• The sector's economic contribution is equivalent to 2–3% of Gross Domestic Product, employing more than 220,000 people and attracting 1.8 million volunteers – Australia's largest volunteer destination.</li> <li>• Sport also makes a major contribution to our health and wellbeing which is essential to combat obesity and physical inactivity.</li> <li>• Participation in sport improves outcomes in core academic fields, as well as teaching life skills and improving retention.</li> <li>• The network of clubs and competitions brings people together.</li> <li>• International success builds national pride and reinforces Australia's international reputation for excellence.</li> <li>• These benefits result in every dollar spent in sport returning \$7 of total benefits to Australia.</li> </ul> <p>The main threats to Australia Sporting future are considered to be:</p> <ul style="list-style-type: none"> <li>• Sport is being increasingly marginalised in schools.</li> <li>• Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines.</li> <li>• Two-thirds of adults and one-quarter of children overweight.</li> <li>• We are increasingly time-poor, challenging traditional club models and the social cohesion they bring.</li> </ul> <p>The challenges which need to be met are clear and the report proposes the following steps:</p> <ul style="list-style-type: none"> <li>• Modernising sports' offerings; embedding sport within the school day; and significantly expanding the use of sport in preventative health efforts.</li> <li>• Create thriving sports organisations that contribute to stronger, more inclusive communities.</li> <li>• Improve the national high-performance system.</li> <li>• Develop a world leading, trusted sports industry, that plays an increasingly important role in the Australian economy.</li> </ul> <p>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.</p>



Document	Precis
<b>Our Bike Path 2014-2020: A strategic framework for cycling in Western Australia (2014)</b>	<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"> <li>• Participation: To have over 1 million Western Australians regularly riding by 2020.</li> <li>• Transport: For cycling to achieve a transport mode share of 5% by 2020.</li> <li>• Female Participation: To reduce the disparity between men's and women's participation in cycling.</li> <li>• Children's Participation: To move the percentage of children riding to school closer to the levels of the 1970s.</li> <li>• Safety: To reduce the number of serious bicycle injuries every year.</li> <li>• Sporting Success: To increase the number of Western Australian cyclists winning gold at national championships.</li> <li>• Infrastructure: To increase the number of cycling infrastructure facilities in metropolitan WA every year.</li> </ul> <p>Of the challenges, the following is relevant:</p> <ul style="list-style-type: none"> <li>• We have an inadequate number of cycle sport facilities.</li> <li>• 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.</li> </ul> <p>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>
<b>Western Australian Cricket Infrastructure Strategy 2019-2028</b>	<p>Four high-level infrastructure pillars and their strategic objectives underpin cricket infrastructure planning and investment being:</p> <ul style="list-style-type: none"> <li>• Build the capacity of existing facilities;</li> <li>• Expand the facility footprint to meet changing needs and population growth;</li> <li>• Deliver flexible and inclusive facilities; and</li> <li>• Collaborate with key partners and stakeholders to share the benefits of better facilities.</li> </ul> <p>The changing and evolving way in which cricket is being delivered includes modified formats, portable pitches, increasing participation (particularly the girls and women's game), promoting inclusion and diversity, winter cricket and increasing demand for night cricket (with appropriate level of floodlighting).</p> <p>The City of Kalamunda is identified within the Midland / Guildford Region where participation total in 2017/18 was 955. The Midland / Guildford Region has the second lowest participation numbers across Metropolitan Perth at 2,900 in total. 28,816 (72%) of the total number club and community cricket participants are located in metropolitan regions.</p> <p>The top 6 facility priorities for the region are identified as: upgrade practice facilities, floodlighting for fields and practice facilities, improve condition of synthetic pitches, improve playing surface quality, renew clubrooms, associated amenities and all gender player amenities.</p>





Document	Precis
	The premier priorities for Midland / Guildford include scoreboard and sightscreens, turf training nets, playing field fencing, safety netting, umpire change rooms and female friendly player changerooms.
<b>Cricket WA Facility Audit: Forrestfield Cricket Club - Hartfield Park (Inside Edge)</b>	<p>The audit which was updated in 2018 identifies the following:</p> <ul style="list-style-type: none"> <li>• Two Change facilities.</li> <li>• Three playing fields.</li> <li>• Home and Away Change room sizes 40-44m<sup>2</sup> – Showers four, however are open shower and one toilet pan. No UAT.</li> <li>• Moderate condition (considerable wear but still comfortable for users).</li> <li>• No gymnasium / fitness area.</li> <li>• No first aid / medical room.</li> <li>• No umpires room.</li> <li>• No dedicated scorers' box or viewing area.</li> <li>• Kitchen less than 15m<sup>2</sup> and Bar / kiosk 110-14m<sup>2</sup> no separate kitchen storeroom.</li> <li>• Pavilion / clubrooms - social area 150-199m<sup>2</sup>. Internal storage less than 10m<sup>2</sup>.</li> <li>• No administration / office area.</li> <li>• No external storage area.</li> <li>• No separate grounds maintenance storage provided.</li> <li>• No lighting to the outdoor practice wicket.</li> </ul>
<b>Community Cricket Facility Guidelines (Cricket Australia 2015)</b>	<p>Cricket Australia produced the guideline to establish a set of basic principles and design standards for the development of cricket infrastructure. Specific guidelines based on club home grounds (local) include:</p> <ul style="list-style-type: none"> <li>• Changing rooms /area: Two change rooms per playing field - 40 – 60m<sup>2</sup> x 2.</li> <li>• Amenities (player toilet/showers): Two amenities per playing field – 40 – 50m<sup>2</sup> x 2.</li> <li>• Accessible toilets: male 15m<sup>2</sup> female 15m<sup>2</sup> accessible 5.5m<sup>2</sup></li> <li>• Umpires room (including shower &amp; toilet): 15m<sup>2</sup> (optional).</li> <li>• Medical/first aid room: 10m<sup>2</sup> (optional).</li> <li>• Kitchen and kiosk: 15 – 25m<sup>2</sup> provision dependent on level of venue capacity, use and activity.</li> <li>• Kitchen storeroom: 8m<sup>2</sup> (built into overall kitchen/kiosk area) (desirable).</li> <li>• Social/ BBQ area (outdoors) as needed.</li> <li>• Internal building storage: 30m<sup>2</sup> and Cleaner's store: 5m<sup>2</sup></li> <li>• External storage: 30m<sup>2</sup></li> <li>• Utilities/ plant room – as required. Curator's store/shed – 60m<sup>2</sup></li> <li>• Pitch – north/south axis.</li> </ul>



Document	Precis
	<ul style="list-style-type: none"> <li>Car park to be adjacent to the facility.</li> </ul>
<b>Western Australian Football Commission Strategic Facilities Plan (2020-2030)</b>	<p>The Plan identifies the City of Kalamunda within the Metropolitan Perth Region (Swan Districts Catchment). Some key statistics are:</p> <ul style="list-style-type: none"> <li>43,000 registered community football participants in metropolitan regions, 12,000 metro based Auskick participants and 7,000 metro based female footballers.</li> <li>From an economic perspective the study found that the WA football industry contributed \$220.3 million to the WA economy and every dollar spent by football in WA creates two dollars for the local economy.</li> <li>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.</li> </ul> <p>In respect of the Metropolitan Perth Region the following is relevant:</p> <ul style="list-style-type: none"> <li>184 venues (23 in the Swan Districts where there are five partner LGA's).</li> <li>87% of venues where female football is played are not female friendly (92% in Swan Districts).</li> <li>Participation overall has increased by 10% between 2016 and 2019 with the greatest increase in female participation at 138%.</li> <li>35% of local club venues within the Swan Districts have venues with less than 50 lux lighting.</li> <li>62% of umpire rooms not female friendly.</li> <li>38% of home change rooms at local level are less than 45sqm.</li> <li>81% of player amenities are below preferred guidelines in the Swan Districts area.</li> </ul> <p>Infrastructure priorities were identified as:</p> <ul style="list-style-type: none"> <li>Provide minimum standard floodlighting for training at all club level venues.</li> <li>Provide inclusive change rooms and amenities where all female football is played.</li> <li>Increase the size of player change rooms and amenities to meet preferred guidelines.</li> <li>Construct new and enhance existing umpire amenities.</li> </ul>
<b>AFLWA Facility Audit: Forrestfield Football Club (Inside Edge)</b>	<p>The audit which was undertaken in 2017 identifies the following:</p> <ul style="list-style-type: none"> <li>Change facilities rating out of 50: 18.</li> <li>Change room size, less than 45m<sup>2</sup></li> <li>Amenities, less than 24m<sup>2</sup></li> <li>No massage / strapping area.</li> </ul>



Document	Precis																																																																															
	<ul style="list-style-type: none"><li>No doctors room.</li><li>Open shower and one toilet pan.</li><li>Moderate condition (considerable wear but still comfortable for players).</li><li>Umpire facilities – rating out of 12: 6. Less than 20m2 with one shower and one pan toilet.</li><li>Kitchen rating out f 4: 1 – Less than 20m2 and less than 5m2 storerooms.</li><li>Pavilion / clubrooms rating out of 25: 9. No separate office or meeting room and social area less than 100m2. Internal storage less than 10m2.</li><li>No separate grounds maintenance building is provided.</li><li>Supporting amenities rating out of 15: 6. No formal seating, clock and fencing around the site.</li></ul>																																																																															
<b>AFL Preferred Facility Guidelines (AFL 2019)</b>	<table><tr><th rowspan="2">Playing Field Facilities</th><th colspan="3">Preferred Minimum Sizes (m²)</th></tr><tr><th>State</th><th>Regional</th><th>Local</th></tr><tr><td>Player Amenities (toilet/showers)</td><td>35m² x 2*</td><td>25m² x 2*</td><td>25m² x 2*</td></tr><tr><td>Number of showers</td><td>5 x showers per amenity</td><td>4 x showers per amenity</td><td>3 x showers per amenity</td></tr><tr><td>Number of pan toilets</td><td>5 x toilets per amenity</td><td>4 x toilets per amenity</td><td>3 x toilets per amenity</td></tr><tr><td>Player Change Rooms</td><td>2* x 75m²-90m²</td><td>2* x 55m²-75m²</td><td>2* x 45m²-55m²</td></tr><tr><td>Doctors Room</td><td>15m²</td><td>10m² <i>Optional</i></td><td>10m² <i>Optional</i></td></tr><tr><td>Massage / Strapping Room</td><td>2 x 20m²</td><td>2 x 15m²</td><td>2 x 10m² <i>Optional</i></td></tr><tr><td>External covered viewing area</td><td>150m²</td><td>75m²</td><td>50m²</td></tr><tr><td>Gymnasium / Fitness Room</td><td>40m²-50m²</td><td>25m²-30m² <i>Optional</i></td><td>20m²-25m² <i>Optional</i></td></tr><tr><td>Kitchen &amp; Kiosk</td><td>40m²</td><td>30m²</td><td>20m²</td></tr><tr><td>First Aid / Medical Room (Public Access)</td><td>15m²</td><td>15m² <i>Optional</i></td><td>15m² <i>Optional</i></td></tr><tr><td>Office / Administration / Meeting</td><td>25m²</td><td>20m²</td><td>15m²</td></tr><tr><td>Public Toilets</td><td>Male 20m² Female 20m² Accessible 5m² (or can be gender neutral to size specified)</td><td>Male 15m² Female 15m² Accessible 5m² (or can be gender neutral to size specified)</td><td>Male 10m² Female 10m² Accessible 5m² (or can be gender neutral to size specified)</td></tr><tr><td>Storage (internal and external)</td><td>25m²+</td><td>20m²+</td><td>20m²</td></tr><tr><td>Social / Community Room</td><td>200m²</td><td>150m²</td><td>100m²</td></tr><tr><td>Third umpire / match referee / venue management room</td><td>15m²</td><td>10m² <i>Optional</i></td><td>10m² <i>Optional</i></td></tr><tr><td>Timekeeping / Scorers Box</td><td>15m²</td><td>10m²</td><td>10m²</td></tr><tr><td>Umpires Rooms (including toilet and showers)</td><td>30m²-40m²</td><td>30m²-40m²</td><td>20m²-25m²</td></tr><tr><td>Utility / Cleaners Room</td><td>5m²+</td><td>5m²+</td><td>5m²+</td></tr></table> <p>The recently adopted AFL facility guidelines incorporates a requirement for all new facilities to be diverse and incorporate unisex changing infrastructure. Standards of provision also include the following space requirements for local and regional level pavilion infrastructure.</p>	Playing Field Facilities	Preferred Minimum Sizes (m²)			State	Regional	Local	Player Amenities (toilet/showers)	35m² x 2*	25m² x 2*	25m² x 2*	Number of showers	5 x showers per amenity	4 x showers per amenity	3 x showers per amenity	Number of pan toilets	5 x toilets per amenity	4 x toilets per amenity	3 x toilets per amenity	Player Change Rooms	2* x 75m²-90m²	2* x 55m²-75m²	2* x 45m²-55m²	Doctors Room	15m²	10m² <i>Optional</i>	10m² <i>Optional</i>	Massage / Strapping Room	2 x 20m²	2 x 15m²	2 x 10m² <i>Optional</i>	External covered viewing area	150m²	75m²	50m²	Gymnasium / Fitness Room	40m²-50m²	25m²-30m² <i>Optional</i>	20m²-25m² <i>Optional</i>	Kitchen & Kiosk	40m²	30m²	20m²	First Aid / Medical Room (Public Access)	15m²	15m² <i>Optional</i>	15m² <i>Optional</i>	Office / Administration / Meeting	25m²	20m²	15m²	Public Toilets	Male 20m² Female 20m² Accessible 5m² (or can be gender neutral to size specified)	Male 15m² Female 15m² Accessible 5m² (or can be gender neutral to size specified)	Male 10m² Female 10m² Accessible 5m² (or can be gender neutral to size specified)	Storage (internal and external)	25m²+	20m²+	20m²	Social / Community Room	200m²	150m²	100m²	Third umpire / match referee / venue management room	15m²	10m² <i>Optional</i>	10m² <i>Optional</i>	Timekeeping / Scorers Box	15m²	10m²	10m²	Umpires Rooms (including toilet and showers)	30m²-40m²	30m²-40m²	20m²-25m²	Utility / Cleaners Room	5m²+	5m²+	5m²+
Playing Field Facilities	Preferred Minimum Sizes (m²)																																																																															
	State	Regional	Local																																																																													
Player Amenities (toilet/showers)	35m² x 2*	25m² x 2*	25m² x 2*																																																																													
Number of showers	5 x showers per amenity	4 x showers per amenity	3 x showers per amenity																																																																													
Number of pan toilets	5 x toilets per amenity	4 x toilets per amenity	3 x toilets per amenity																																																																													
Player Change Rooms	2* x 75m²-90m²	2* x 55m²-75m²	2* x 45m²-55m²																																																																													
Doctors Room	15m²	10m² <i>Optional</i>	10m² <i>Optional</i>																																																																													
Massage / Strapping Room	2 x 20m²	2 x 15m²	2 x 10m² <i>Optional</i>																																																																													
External covered viewing area	150m²	75m²	50m²																																																																													
Gymnasium / Fitness Room	40m²-50m²	25m²-30m² <i>Optional</i>	20m²-25m² <i>Optional</i>																																																																													
Kitchen & Kiosk	40m²	30m²	20m²																																																																													
First Aid / Medical Room (Public Access)	15m²	15m² <i>Optional</i>	15m² <i>Optional</i>																																																																													
Office / Administration / Meeting	25m²	20m²	15m²																																																																													
Public Toilets	Male 20m² Female 20m² Accessible 5m² (or can be gender neutral to size specified)	Male 15m² Female 15m² Accessible 5m² (or can be gender neutral to size specified)	Male 10m² Female 10m² Accessible 5m² (or can be gender neutral to size specified)																																																																													
Storage (internal and external)	25m²+	20m²+	20m²																																																																													
Social / Community Room	200m²	150m²	100m²																																																																													
Third umpire / match referee / venue management room	15m²	10m² <i>Optional</i>	10m² <i>Optional</i>																																																																													
Timekeeping / Scorers Box	15m²	10m²	10m²																																																																													
Umpires Rooms (including toilet and showers)	30m²-40m²	30m²-40m²	20m²-25m²																																																																													
Utility / Cleaners Room	5m²+	5m²+	5m²+																																																																													



Document	Precis
<b>Tennis West Strategic Facilities Plan (2018)</b>	<p>There is a requirement for longer term strategic direction to determine the need for facilities, how facilities should be developed in the future and the appropriate approach to management, community access and ongoing improvements. Key recommendations related to this zone included:</p> <ul style="list-style-type: none"> <li>• Explore opportunities to expand Book a Court through this zone including Maida Vale and Kalamunda Tennis Clubs. No reference is made to Forrestfield.</li> <li>• Partner with the City of Kalamunda to investigate opportunities for a significant venue redevelopment that delivers a Regional Tennis Centre. Possible opportunities exist at Forrestfield, Kalamunda and Lesmurdie. The Regional Centre could support smaller clubs with low membership numbers.</li> </ul> <p>Current tennis provision (affiliated clubs in Kalamunda is identified at Forrestfield (six acrylic floodlit courts), Kalamunda Tennis Club (10 acrylic of which four are floodlit), Lesmurdie (four acrylic and four synthetic all floodlit), Maida Vale Tennis Club (five acrylic and seven synthetic clay with the five-acrylic floodlit).</p> <p>The main observations and opportunities relating to the Central Zone were identified as:</p> <ul style="list-style-type: none"> <li>• Member to court ratio – 14:1 (the optimum level is 20:1 for unlit courts and 30:1 for floodlit courts). Member to lit court ratio – 38:1. This indicates a high level of over provision of courts within the region but under-provision of floodlit courts).</li> <li>• Current resident to court ratio –1,433:1 and forecast to 2026 at 1,734:1.</li> <li>• 4.4% membership increase since 2015. 5,087 affiliated members.</li> <li>• 26 affiliated clubs and venues (including the State Centre).</li> </ul> <p>General commentary across tennis infrastructure include:</p> <ul style="list-style-type: none"> <li>• High number of grass courts and shortage of floodlit hard courts.</li> <li>• Provide an even spread of Book a Court venues to support casual use of club venues.</li> </ul>
<b>Preferred Facility Guidelines for Grassroots Rugby League (2014).</b>	<p>The guideline which pre-dates recent initiatives related to gender diverse changing infrastructure incorporates:</p> <ul style="list-style-type: none"> <li>• A facility hierarchy including state, regional and local facilities.</li> <li>• Facility components to support participation and competitions.</li> <li>• Guidelines for each level of the facility hierarchy including essential and non-essential items.</li> <li>• Area schedules for each level of facility provision.</li> </ul> <p>A local facility is identified a facility that caters for local level clubs and competitions including junior clubs and associations. Regional level infrastructure references services with a catchment across multiple suburbs and a sport / recreation precinct that incorporates facilities for multiple sports.</p> <p>It states at all levels, the main pavilion should be a community focused facility and appeal to all potential users. The main pavilion should be centrally located to allow for good viewing of the entire field of play.</p>



Document	Precis
	<p>Facility components include:</p> <ul style="list-style-type: none"> <li>• Changing room, showers and toilets at a local level - 55m<sup>2</sup> combined x 2.</li> <li>• Referees room – 15m<sup>2</sup>.</li> <li>• Kitchen / kiosk – 20m<sup>2</sup>.</li> <li>• Social / community room – 75m<sup>2</sup> (125m<sup>2</sup> for regional).</li> <li>• Administration – 15m<sup>2</sup>.</li> <li>• Accessible public toilets – 35m<sup>2</sup>.</li> <li>• Storage internal – 10m<sup>2</sup> and external – 10m<sup>2</sup>.</li> <li>• Cleaners and Utilities – 5m<sup>2</sup> each.</li> <li>• Sports floodlighting – training – 50lux and competition – 100lux.</li> </ul> <p>Area schedules indicate a total floor area of 540m<sup>2</sup> for a regional facility and 410m<sup>2</sup> for a local facility.</p>
<b>Rugby Australia National Facility Guideline (Rugby Union)</b>	<p>The guideline is not dated but has been developed in order to provide direction for the development of new facilities and/or those being considered for major refurbishment. It is not intended that the guideline be used as a basis for assessing the suitability of existing facilities but be used to inform future facility development.</p> <p>State/Regional facilities and venues are referenced as being capable of hosting Club Competition Finals, Intra-State Competitions and minor National Competitions (e.g. States Challenge) and are to be maintained to a high standard.</p> <p>Club facilities and venues are designed to cater for local club competitions within individual municipalities, usually a home ground for an individual club.</p> <p>Of the facilities preferred the following are included:</p> <ul style="list-style-type: none"> <li>• Toilets, showers and changerooms – 40m<sup>2</sup> to 70m<sup>2</sup> (Club) and 55m<sup>2</sup> to 75m<sup>2</sup> (Regional).</li> <li>• First aid – 15m<sup>2</sup></li> <li>• Referees Change room – 20m<sup>2</sup></li> <li>• Strapping room – 10m<sup>2</sup></li> <li>• Administration / meeting – 15m<sup>2</sup></li> <li>• Social – 75m<sup>2</sup> to 250m<sup>2</sup></li> <li>• Kiosk – 30m<sup>2</sup></li> </ul>



## Appendix B: Co-location Benchmarks

Table 27 highlights a series of co-location case studies which have been identified to expand on and support the City's approach to the development of sporting infrastructure at Hartfield Park:

*Table 27: Case Studies Involving Co-location Developments on Sporting Grounds Across WA*


Facility/Initiative	Outcomes
<b>Centennial Park Sporting Precinct Management Framework: City of Albany (Source: City of Albany 2017)</b>	<p>The City of Albany have taken a strategic approach to the development and management of their sporting assets. This has arisen from years of poor asset management and recent significant investment in substantial sporting infrastructure at Centennial Park.</p> <p>The Centennial Park Sporting Precinct Management Framework establishes the approach for future development of sport and recreation infrastructure within the City. The key elements of the framework are:</p> <ul style="list-style-type: none"> <li>• The City encourages the co-location and multi-use of sporting and community facilities and will give preference to those groups that form an incorporated association of user groups influencing the development, use and maintenance of facilities.</li> <li>• Organisations are strongly encouraged to make their facilities available for public and community use.</li> <li>• Organisations should contribute to an asset maintenance fund administered by the City, including setting aside funds for the refurbishment of Lessee fixtures, fittings and chattels and meeting maintenance obligations in line with the type of agreement.</li> <li>• Main consideration – Lease Agreement for a maximum period of 10 years. A higher obligation in respect of management and maintenance is required.</li> <li>• It is supported by a Property Management Leases and Licences Policy.</li> </ul> <p><b>Summary Outcomes:</b> This has been a significant change in the way the City of Albany have approached the management of their assets. Previously too much reliance was placed on volunteer management clubs maintaining their own assets. This has resulted in a series of ad hoc failing facilities which are now in desperate need of replacement. While the clubs initially resisted, the reduction in volunteer time and minimising the risks was ultimately recognised and appreciated by the clubs who were actively engaged in the process.</p>
<b>Success Sub-Regional Facility (Source: City of Cockburn 2018)</b>	<p>Known as the Hammond Road Reserve project it involved the construction of clubroom facilities, two full size and one junior rugby pitch, six touch fields with adjacent clubroom facilities and 20 netball courts. Training standard floodlighting available for large ball sports. The multi-purpose facility accommodates netball, rugby and indoor recreational community activities. The size and design of the facility has the capacity to support tennis, football, soccer and cricket. This has been developed to enable capacity to increase as community demand increases. Rugby WA supported the relocation of the Southern Lions Rugby Club to Hammond Road Reserve. Netball WA through the Coastal Netball Association have established the site as the regional centre servicing the south coastal region. The facility has seen a year-on-year increase in membership numbers. Currently the facility is managed through City of Cockburn Recreation Services.</p> <p><b>Summary Outcomes:</b> The facility and the management are known to have had teething problems which has required a strong working relationship to be developed between Netball and Rugby to gain access to the facility, kiosk and function space. One of the key areas is establishing usage times when the kiosk and associated infrastructure can be used to generate income for the main sporting codes. This will be an ongoing process which will involve the City of Cockburn in facilitating the shared use arrangement.</p>



<b>Manning Community Hub for the City of South Perth (City of South Perth 2016)</b>	<p>The \$14 million facility included a Child Health Clinic, community hall, a relocated library and two playgrounds. Community services included early years services, Moorditj Keila Aboriginal Group (a not-for-profit organisation supporting the Aboriginal community), and Manning Playgroup Association. A sporting clubroom housing the Manning Rippers Football Club is also provided as part of a project which sought to address ageing infrastructure. It opened in 2017 and has proved to be a successful vibrant community hub integrating sport and community services. The vision of the hub was driven by a place-based approach and is City owned and operated model subject to agreed leases. The development took nine years from inception to completion.</p> <p><b>Summary Outcomes:</b> The community hub has been relatively successful in managing a diverse range of uses. They all operate relatively independently within one consolidated facility. The sporting code can operate without reference to other user groups.</p>
<b>Ernest Johnson Reserve, South Perth (City of South Perth 2018)</b>	<p>Ernest Johnson Reserve has two sporting ovals and has been the subject of a recent investment to combine community sporting groups with other community services. The level of infrastructure at Ernest Johnson Reserve is considered to be of a high quality and performs a district level function. It includes:</p> <ul style="list-style-type: none"> <li>• John McGrath Pavilion which provides a hall for sport and recreational purposes with adjacent kitchen and views over Ernest Johnston Oval. Other facilities include meeting rooms, storage infrastructure which are externally accessed (five in number) and high-quality ablutions catering for all abilities.</li> <li>• John McGrath Hall The facility consists of: <ul style="list-style-type: none"> <li>○ One main hall which can be subdivided through a central partition. The main hall incorporates a sink and small storage area.</li> <li>○ A commercial kitchen which also services an external kiosk area.</li> <li>○ In-built cool room.</li> <li>○ Dedicated rooms for the Rotary Club South Perth-Burswood to replace an existing building located to the east of the existing Commo Bowling and Recreation Club. The room consists of a boardroom layout with sink.</li> </ul> </li> </ul> <p><b>Summary Outcomes:</b> The main consideration has been the integration of a number of sporting users and greater flexibility in the use of space, whereby the majority of user groups occupy shared spaces with the ability to sub-let to other groups. Club memorabilia is located in the entrance and lobby areas to avoid unnecessary clutter of the meeting room and hall space and providing a greater opportunity to lease those areas for other activities. It is known that the sporting clubs initially resisted the approach but have now been able to adjust their operational practices to amalgamate with other user groups. A critically positive outcome has been the secured external changing room and storage space which has enabled clubs to operate independently while the only agreements which need to be resolved relate to the use of function areas and meeting rooms.</p>
<b>Mundaring indoor Sports Facility</b>	<p>The \$10.1m facility was funded through the following groups/agencies;</p> <ul style="list-style-type: none"> <li>• Mundaring Community Bendigo Bank which pledged \$100,000 towards the project,</li> <li>• local basketball, hockey and netball clubs pledging between \$10,000 and \$30,000 each.</li> <li>• The State Government provided \$3 million in funding, The Shire of Mundaring funding the remainder.</li> </ul> <p>It was the largest capital project undertaken by the Shire which was in partnership with Hills Raiders Basketball, Eastern Hills Netball and Hills Night Hockey. Facilities included:</p> <ul style="list-style-type: none"> <li>• Four courts for basketball/netball.</li> </ul>






	<ul style="list-style-type: none"> <li>• Two hockey courts.</li> <li>• Eight badminton courts.</li> <li>• Three volleyball courts.</li> <li>• Futsal courts.</li> <li>• Sprung wooden floors to international standards.</li> <li>• Modern changerooms.</li> <li>• Expanded first aid room.</li> </ul> <p><b>Summary Outcomes:</b> The project was highly successful in achieving external funding due to the multi-functional nature of the facility and the level of partnership commitment which was garnered through the development process. The return on investment for the local community was considered high and as a result 30% of the project cost was realised through a mixture of State Government and other funding sources.</p>
<p><b>Yanchep District Open Space, City of Wanneroo (City of Wanneroo 2019)</b></p>	<p>Located within a growth area (northern coastal growth corridor) and is reflective of current approaches to the development of district sporting spaces. The main considerations are the effective use of limited building space to provide:</p> <ul style="list-style-type: none"> <li>• A new multi-functional clubroom facility with flexible function room shared with football, cricket, soccer and little athletics.</li> <li>• Externally accessible storage and changing room space individually allocated.</li> </ul> <p>The main consideration is the diversity of use and seasonality of sporting infrastructure which permits greater flexibility of use. Car parking and servicing of the site is kept to a minimum with the focal point for all club activity being a shared centralised social space. It is to be noted that other dedicated community uses are not provided within the district level infrastructure.</p> <p><b>Summary Outcomes:</b> A relatively simple process due to the fact the facility was being developed for an emerging community. There were therefore no preconceived ideas on how the facility should operate. The most notable aspect of the facility is the external facing changing facilities and storage areas which mean the facility can be operated independently by a number of user groups with agreement required on the use of the function space and kiosk.</p> 

In addition to the co-location of sporting infrastructure the development of Men's Shed Infrastructure on sporting sites was also a consideration of the project. As part of the assessment process a number of existing men shed facilities were investigated. These are provided at Table 28 below:

Table 28: Examples of Men's Shed Development Adjacent to or within Sporting Complexes

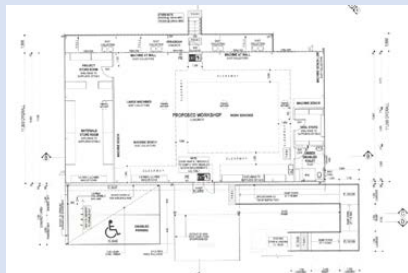
Men's Shed	Background
<p><b>Kalamunda Men's Shed</b></p> 	<p>Located adjacent to Lesmurdie Tennis Club within a small complex of buildings, it was originally located in a small, prefabricated shed. Funding was secured to develop a new shed which was opened on 23<sup>rd</sup> November 2012.</p>



(Source: Kalamunda Men's Shed)



(Source: NearMap)

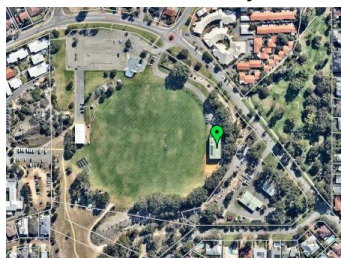


(Source: City of Kalamunda)

It has recently been extended from its initial single storey prefabricated building to a new large open workshop accessed through a sliding door. The recent investment included \$298,728 of Lotterywest grant assistance together with seed funding from community groups. This included the construction of the building and installation of dust extractors and air conditioner. This project was completed in 2019.

The current financial membership is over 140. It has been active in a number of local projects including the Kalamunda History Village School Holiday Program.

#### Mosman Park Community Men's Shed



(Source: NearMap)



(Source: Lotterywest)

The Mosman Park Men's Community Shed is a purpose-built facility. It includes a mezzanine floor making the total floor space 730 square metres. A stairway and a personnel lift service the mezzanine floor.

There are separate woodworking, metal working and general purpose areas as well as a 200 square metre hard standing yard and a paved front patio. The Shed includes an extensive kitchen, an IT / meeting room, bathrooms and a manager's office.

It was made possible by a Lotterywest grant of over \$700,000 which supported the shed construction. The shed, was also supported by the Rotary Club of Mosman Park. The Rotary Club of Mosman Park established the Mosman Park Community Men's Shed in December 2012 after Three years Planning and fund raising. The project cost \$960,000 of which the club contributed \$92,000 in cash plus \$30,000 in kind. The shed has around 300 members and reports to have produced many community and private benefits.

#### Waroona Men's Shed



(Source: Google Earth)

Alcoa contribution to Waroona Men's Shed Inc was \$90,000 towards the construction of a purpose-built men's shed. It was originally operated under a steering committee and they have undertaken a number of major projects, including an outdoor musical instrument play equipment at the Waroona Playgroup.

Typical work undertaken includes:

- Creating furniture
- Fixing bicycles for a local school,
- Fixing lawn mowers or
- Making a kid's cubby house for Camp Quality to raffle.



(Source: NearMap)

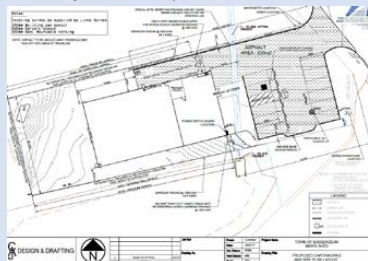
#### Cambridge Community Men's Shed, Lake Monger recreation precinct in Wembley



(Source: Peter Hunt Architects)



#### Town of Bassendean Men's Shed, May Holman Drive (adjacent to Bassendean Railway Museum).



- Imparting skills to younger men working with the older men.

The facility includes a kitchen and an area for sitting and talking. Cooking and Computer skills are also taught within the shed.

This development was initially considered by the Rotary Club of Cambridge for Alderbury Reserve within the Town of Cambridge. The facility was due to be combined with a hockey clubhouse but was rejected due to opposition from the local community related to potential noise and disturbance. It was eventually located on the old park's depot site at Lake Monger and work has begun on clearing the site. It is located adjacent to the Lake Monger Recreation Club which provides for Bowls, Dancing, Archery, 5 a side soccer, Petanque and walking groups.




The Town of Cambridge received a \$200,000 grant from Lotterywest in late 2019 to contribute towards the construction of the Shed and construction was approved in November 2019. Construction commenced in June 2020 and is due for completion in early 2021. The shed includes a storeroom, machine room in an acoustic enclosure, carpentry area, hand tool area, paint booth, toilets, kitchenette and office space. A community activity centre is also incorporated.

The overall size of the shed is 450sqm which is anticipated to cater for up to 240 members (current membership of 50). The overall project cost was estimated at \$1.65M of which \$825,000 was being sought in partnership funding.

The Bassendean Men's Shed which was developed at the cost of \$370,000 in 2019 on land adjacent to the railway museum on May Holman Drive. The area is largely dominated by industrial buildings and stock yards. It is detached from any major residential properties by Railway Parade and the Perth to Midland rail line.

The shed is approximately 15m x 30m providing an internal floor area of 450m<sup>2</sup> with 2/3<sup>rd</sup> of the space utilised for Men's Shed activities and 1/3<sup>rd</sup> for community meeting space. It is understood that the membership at the time of build was 40 and is now approaching double that number. There is no noise attenuation and dust extraction equipment contained within the building which has the appearance of a large shed with an area provided for three toilets (including



	<p>a UAT). 11 car parking bays are provided on site. There is no external storage detailed on the plans.</p> <p>A grant of \$135,900 was provided in April 2020 to fit out the Men's shed which opened officially in January 2020. This included plasterboard cladding of the internal walls, a 'drop' ceiling with down lighting, air conditioning, a stud walled office for IT, store room with trestle tables/chairs to provide for diverse users of the utility space, durable floor coverings, a phone line connection and network cabling to increase IT capabilities, alarm system and security grills over windows, and a better equipped kitchen.</p> <p>The low cost build is generally reflective of the location of the facility within an existing commercial industrial area and limited potential adverse impact on local amenity.</p>
<p><b>City of Stirling's Community Men's Shed</b></p>  <p>(Source: Google Earth)</p>  <p>(Source: NearMap)</p>	<p>Located at 8 Vasto Place in Balcatta, the Shed is a newly built facility funded by Lotterywest, Home and Community Care (HACC) and the Department of Veterans' Affairs (DVA). It lies adjacent to Vasto Club Casa Dabruzzo and the Rickman Delawney Reserve which caters for Football (soccer), tennis and cricket. It also contains large areas of passive recreational use. The Men's Shed complex is a single storey building constructed adjacent to a backdrop of mature trees. To the north is a BMX circuit.</p> <p>The facility consists of a number of woodworking machines, a training room and a lunchroom. Outside the shed is a small garden, barbeque and meeting area, and there is also a dedicated small car park.</p> <p>The Shed provides a focal point for raising awareness of men's health issues. Membership has been capped at just over 140 registered members. This was temporarily suspended for a few months due to limitations on the capability of the workshop to safely cater for a limited number of people.</p>
<p><b>Vincent Men's Shed, North Perth</b></p>  <p>(Source: NearMap)</p>	<p>The Vincent Men's Shed is a City of Vincent initiative. The Shed was opened in 2014 and is next door to the North Perth Community Garden and adjacent to North Perth Bowling Club, North Perth Tennis Club and Multi-Cultural wellbeing Centre. The area is predominantly residential and recreational in nature, with Woodville Reserve occupying land to the east of the bowling club.</p> <p>It is promoted as a community-based, non-profit, non-commercial organisation that is accessible to all men and whose primary activity is the provision of a safe, friendly and welcoming environment where men are able to work on meaningful projects at their own pace in their own time in the company of other men. They predominantly work with timber, have a small welding area and have a metal lathe.</p>





A major objective is to advance the health and well-being of their male members and to encourage social inclusion.

#### Rockingham Men's Shed



(Source: NearMap)



Located within the centre of a sporting reserve at Anniversary Park. A community-based organisation that is accessible to all men and whose primary activity is the provision of a safe environment for men to gather. It principally provides a communal workshop for men to do woodworking including;

- wood turning
- carving
- furniture building and repairs
- community projects

The facility was founded in 2010 and is a single storey prefabricated building located between two sporting pavilions which service the sports of Football and Cricket.

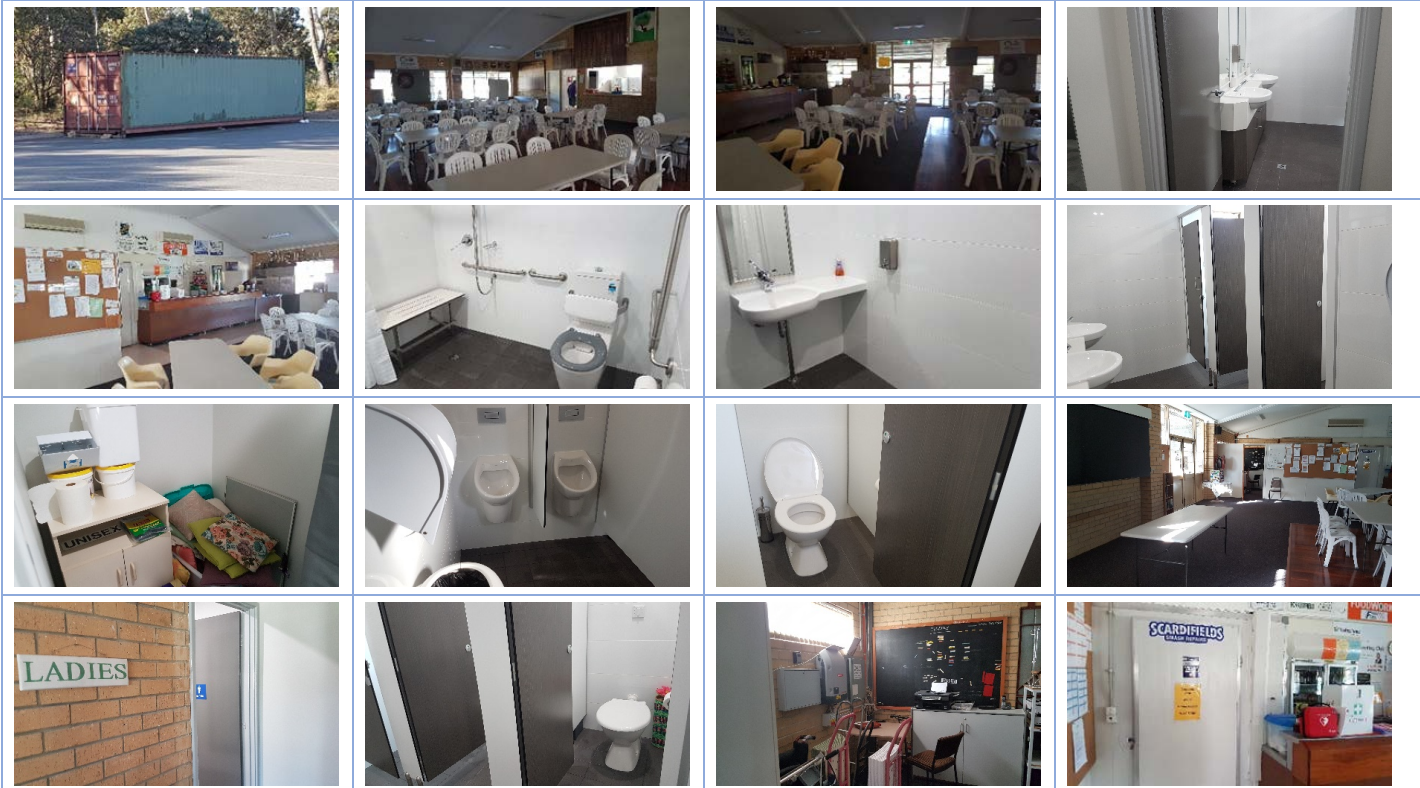
It is located in a predominantly residential and recreational area.

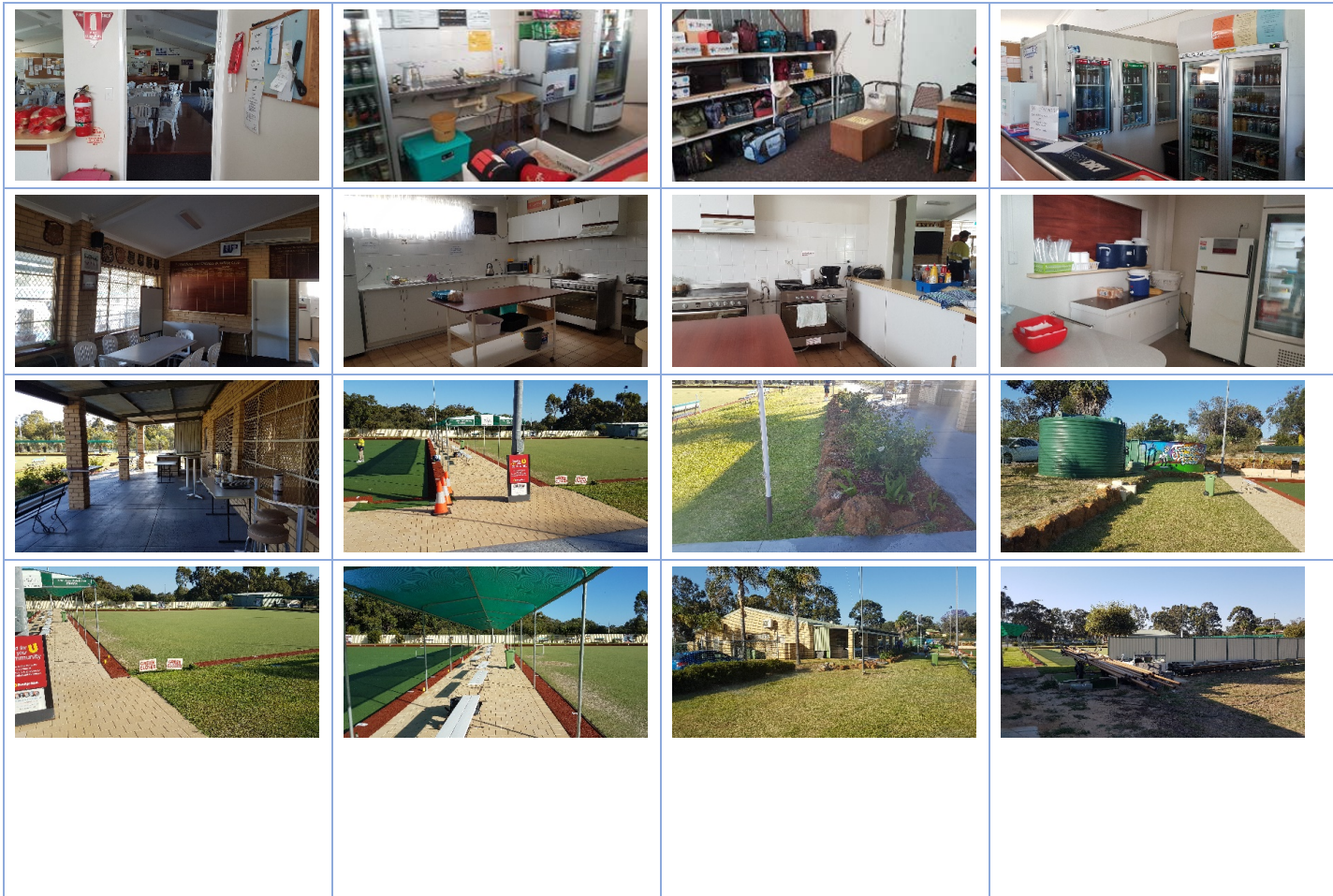


## Appendix C: Visual Audit

### Images

#### Forrestfield & Districts Bowling Club







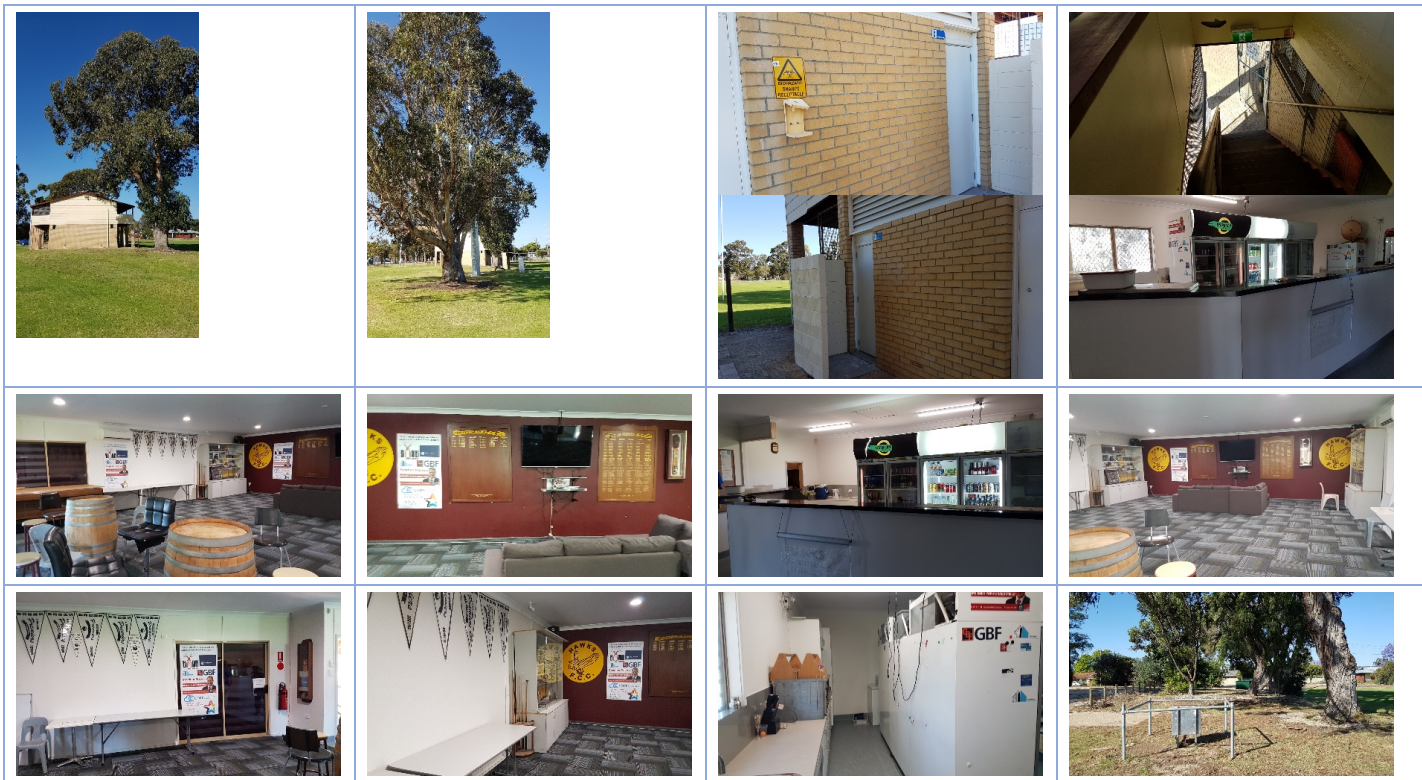


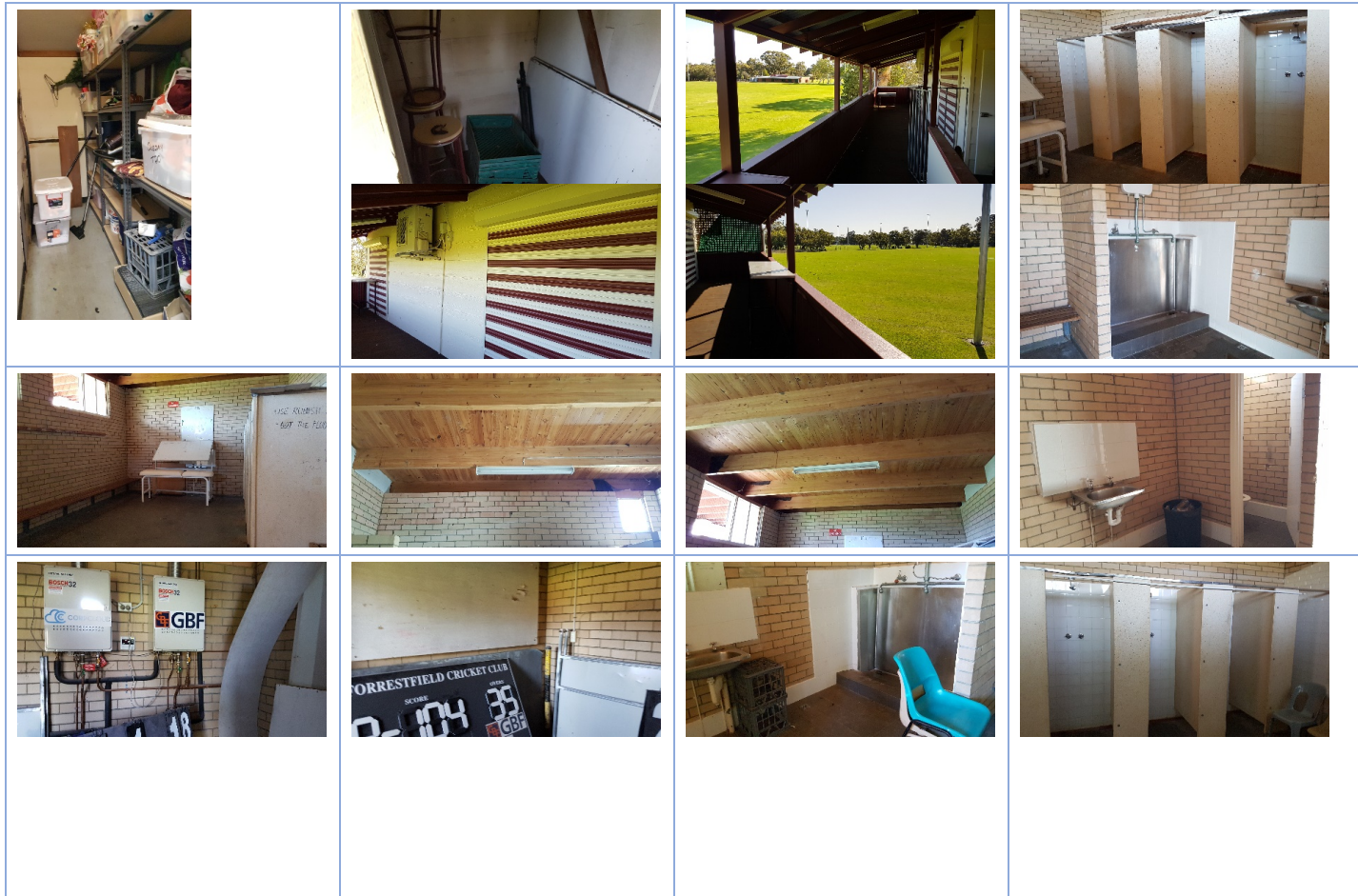
### Forrestfield Tennis Club









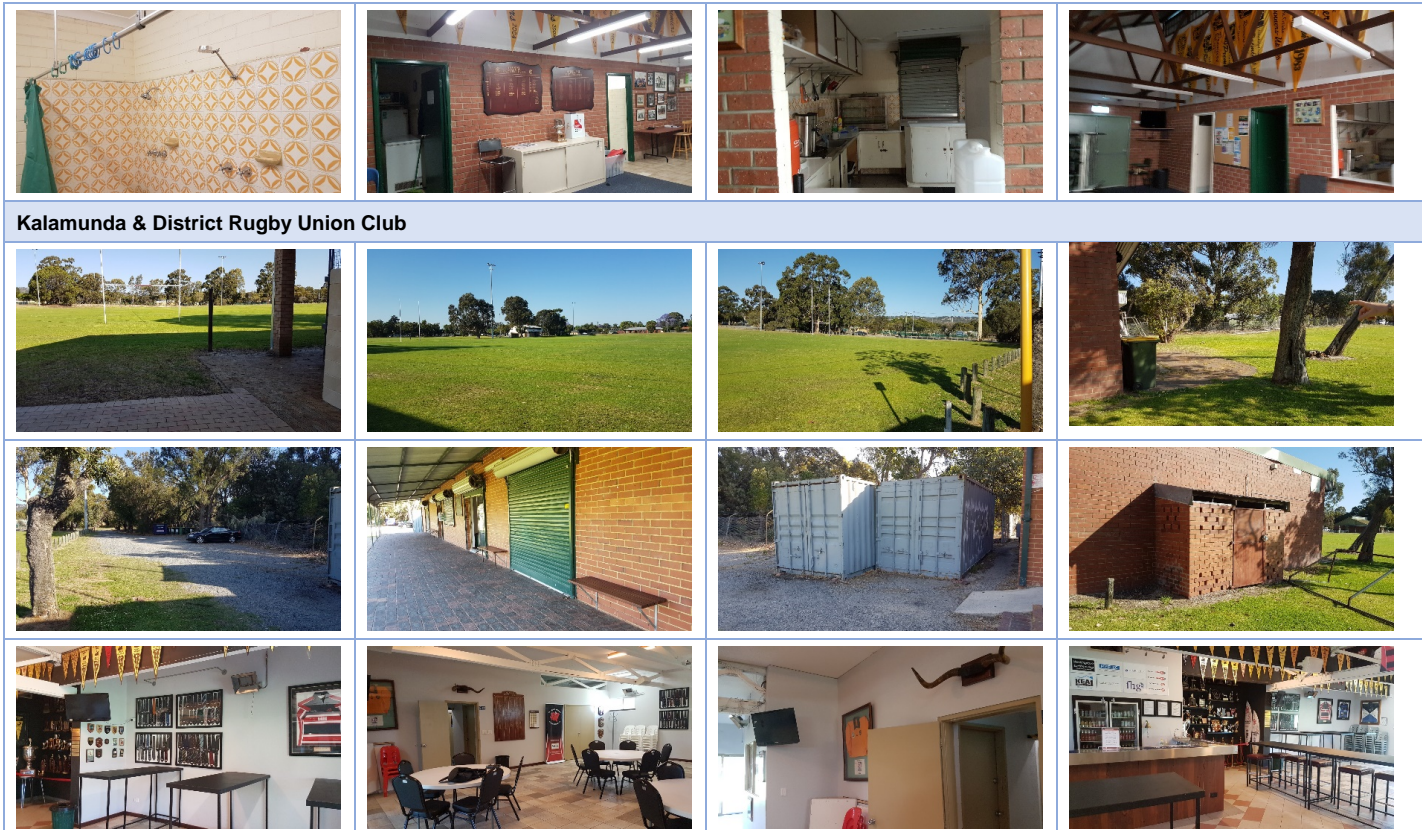




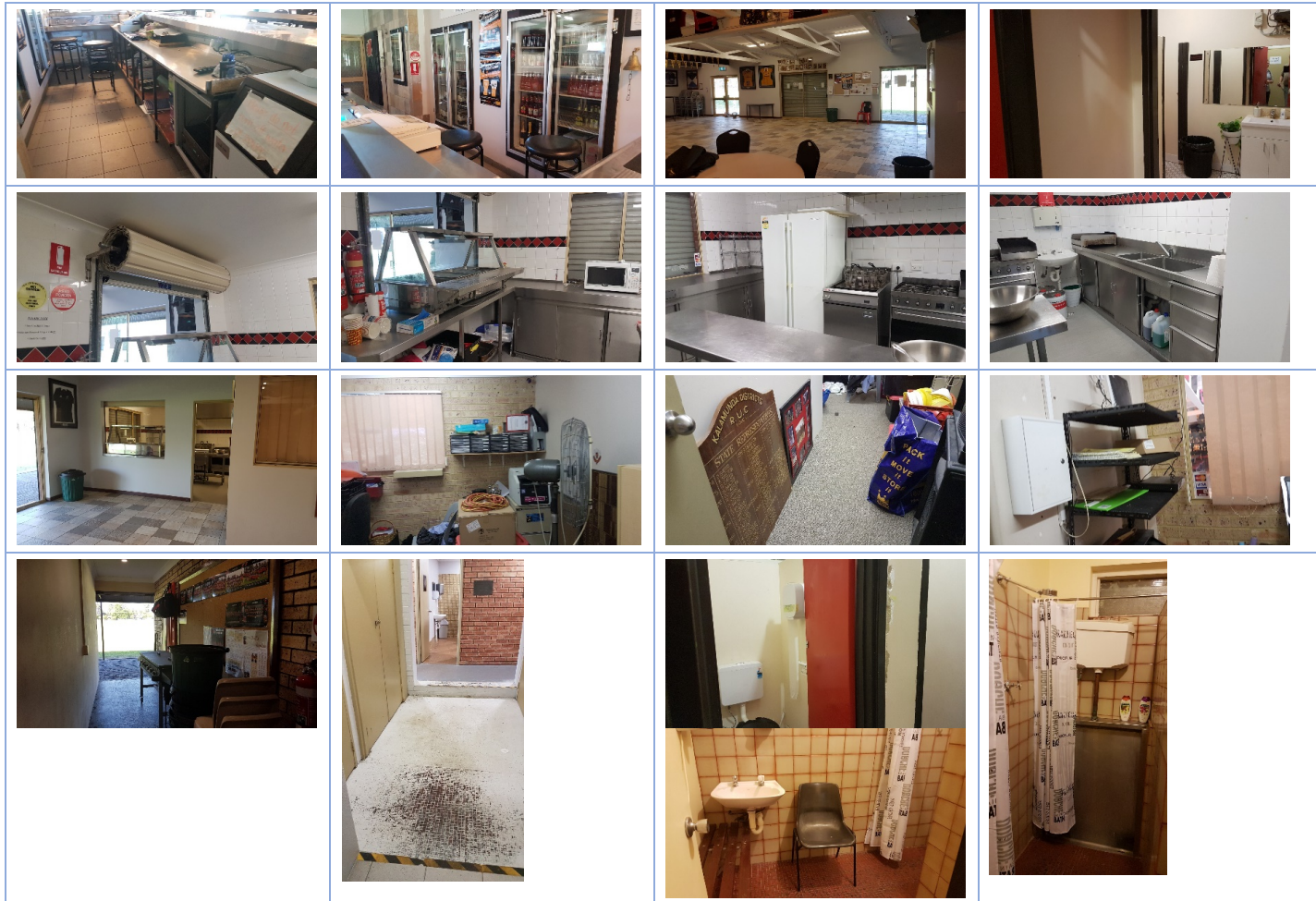


### Kalamunda & District Rugby League Club and Forrestfield Little Athletics Club (FLAC)

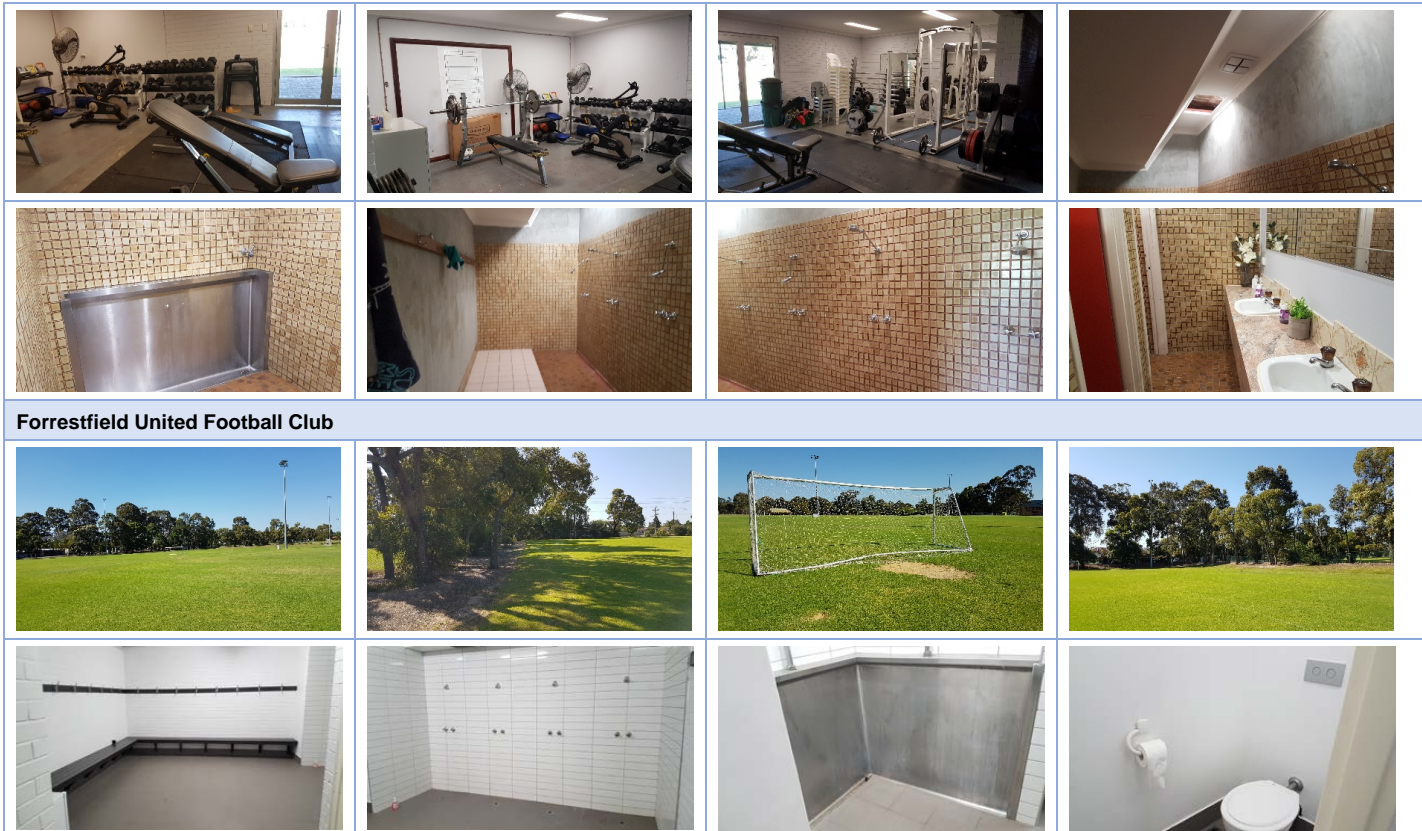


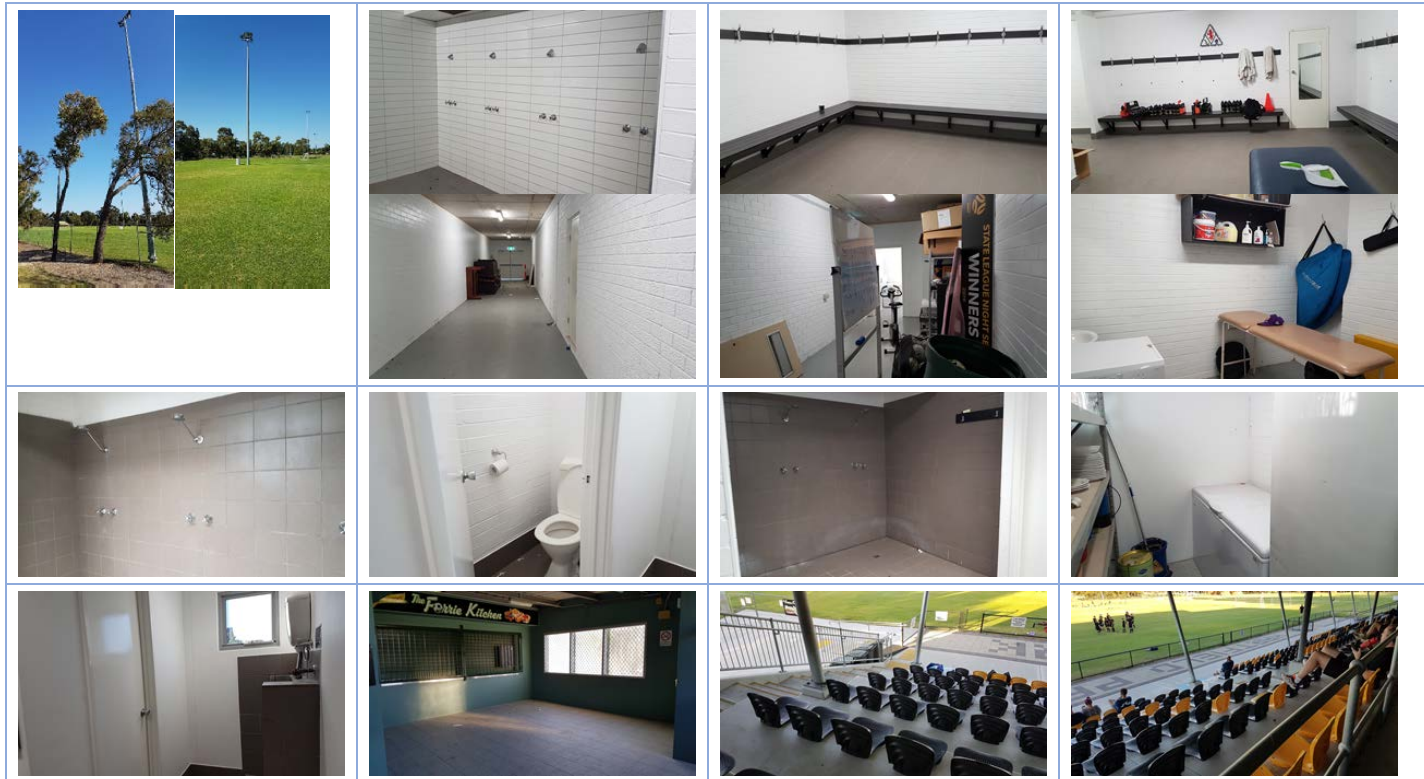


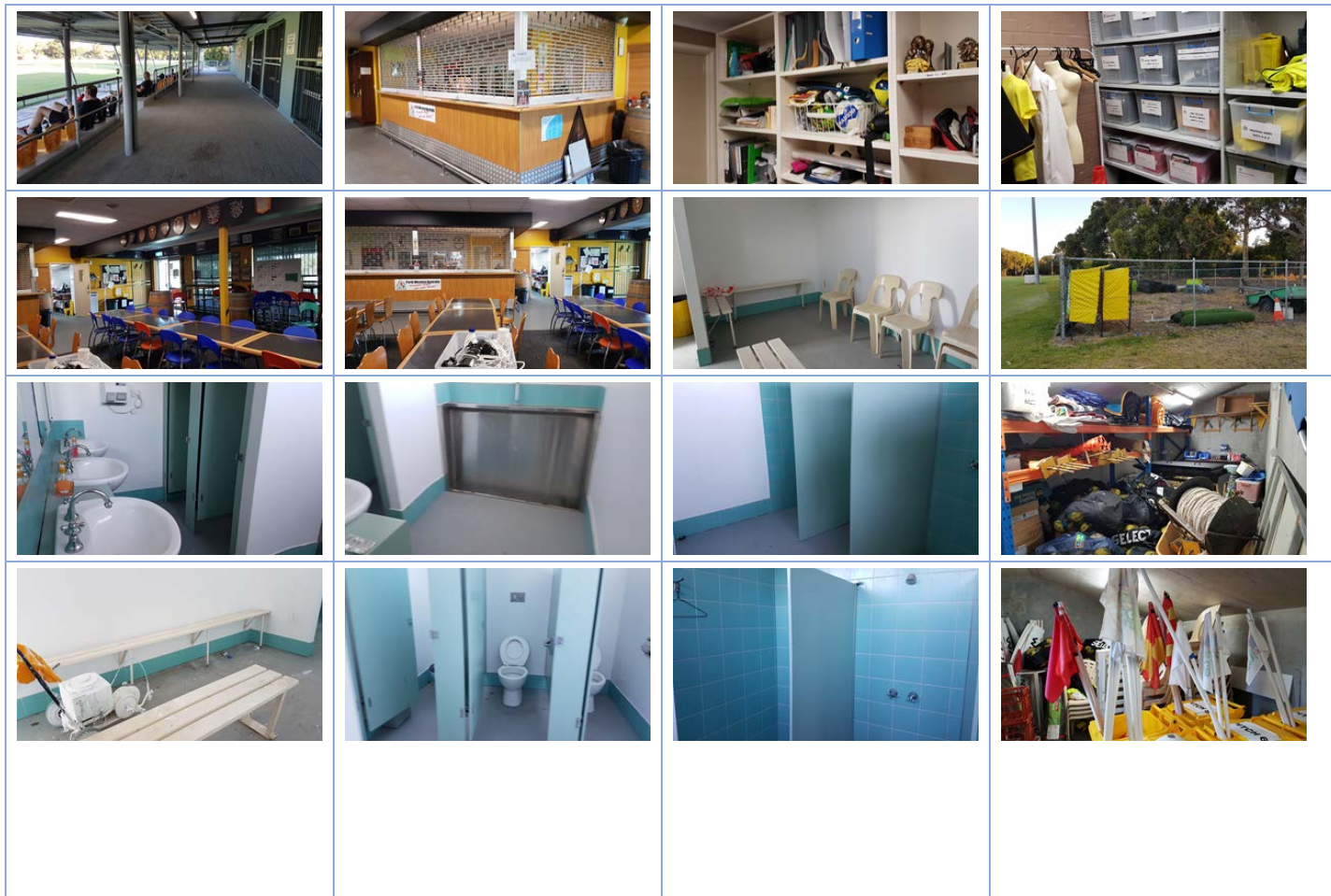








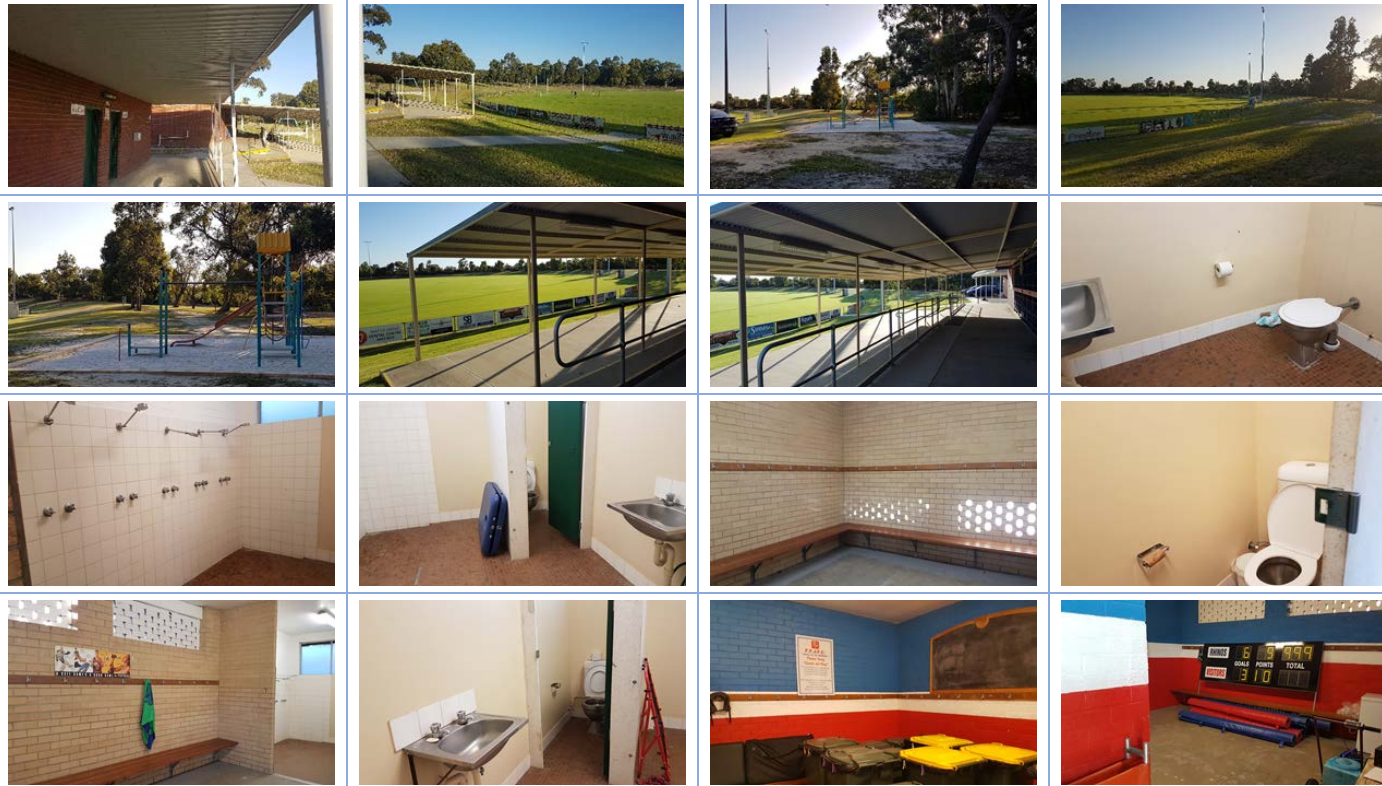




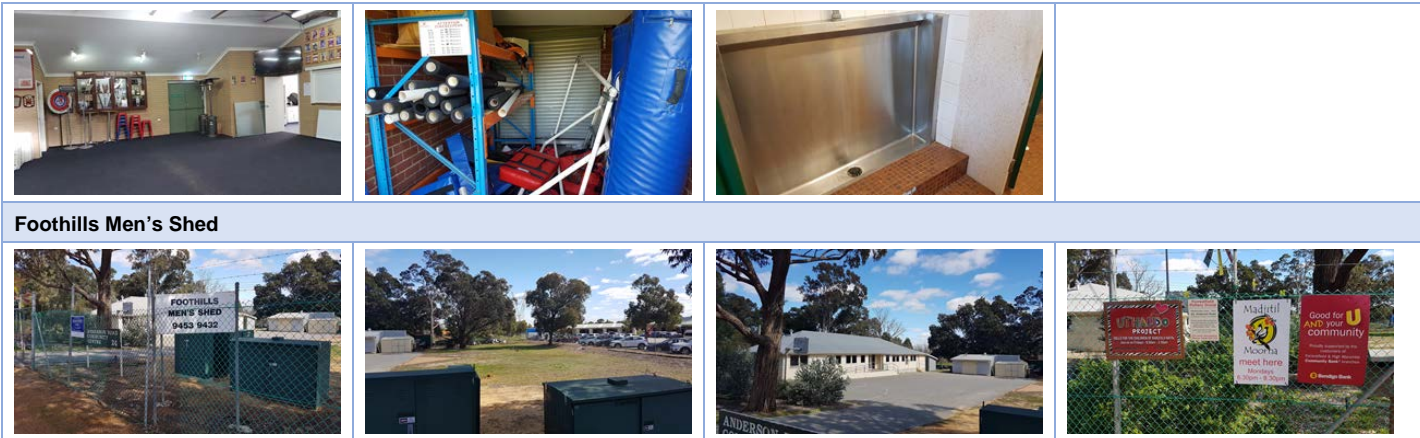




### Forrestfield Football Club (Reid Oval)









## Appendix D: Consultation Outputs

Table 29 incorporates the outputs from joint workshops held with all of the clubs at Hartfield Park.

*Table 29: Workshop Outputs Relating to the Individual Co-location Consultation Sessions*

WORKSHOP OUTPUTS
<p><b>Workshop Notes – Hartfield Park – AFL and Little Athletics: 20<sup>th</sup> November 2019 6:00 to 7:30pm</b></p> <p><b><u>Combined User Comments:</u></b></p> <ul style="list-style-type: none"> <li>• Crossover works well between the two sports (winter/summer).</li> <li>• Storage shed for Little Athletics required on site.</li> <li>• Memorabilia display required.</li> <li>• Long jump / triple jump pits are required with a 20-40m run up.</li> <li>• Placement of storage areas is important – for training and transition from juniors to seniors.</li> <li>• Discus and javelin can be undertaken on the oval.</li> <li>• The Hartfield Park facility is not a competition venue for Little Athletics.</li> <li>• Viewing areas are important (cars for footy).</li> <li>• Entrance to the club should have memorabilia for both clubs.</li> <li>• Require four change rooms (partitioned changing rooms).</li> <li>• Indoor training area would be beneficial.</li> <li>• Injury management – baths etc. Required.</li> <li>• Function room to service up to 400 people.</li> <li>• Indoor and outdoor area.</li> <li>• Viewing from wing on an AFL ground is best.</li> <li>• Strength and conditioning room.</li> <li>• Floodlighting around the facility – currently 100 lux which is suitable for matches at a senior level.</li> <li>• Security lighting in car park.</li> <li>• Disability access.</li> <li>• Bar / kiosk issues can be managed.</li> <li>• Outdoor kitchen.</li> <li>• Bar is a major revenue raiser and access to a suitable area is important.</li> <li>• Technology – Wi-Fi etc.</li> <li>• Seminar rooms.</li> <li>• Lockers in changerooms.</li> <li>• Footy has funds to contribute.</li> <li>• Change rooms is the biggest issue impeding growth.</li> <li>• Timing is important to determine when and what to invest in.</li> <li>• Storage must be down on the flat ground.</li> </ul>
<p><b>Workshop Notes – Hartfield Park – Men's Shed, Tennis, Bowls: 26th November 2019 6:00 to 7:30pm</b></p> <p><b><u>User Comments:</u></b></p> <p><b><u>Men's Shed:</u></b></p> <ul style="list-style-type: none"> <li>• 30 – 40 parking bays.</li> </ul>





- Power machinery.
- Supervision.
- Toilets – unisex, disabled, attached to building.
- Safety washdown facility.
- Meeting room.
- Minor kitchen.
- Currently only a 25 member capacity building (ref: lathes and equipment limit space).
- 80-amp power at current site, restricts development.
- Operating on Tuesday and Thursday. Stirling Men's Shed is identified as the optimum solution – Cost \$870k.
- Mosman Park also identified (<http://mpms.org.au/>). Excellent storage capability.

#### **Tennis:**

- Social club atmosphere and culture.
- Casual hiring of courts is important.
- 80 current members.
- Club raised concerns about the court ratio of one floodlit court to service 30 members as identified by Tennis West – advised it does not work for Forrestfield.
- Currently six courts – recently resurfaced with lights and fully booked.
- Additional two courts required – people want to be on the courts – clubroom relocation not a significant concern.
- Co-location may be challenging due to Club not requiring a bar, rather a social area, preference would be for a separate social space.
- The current facility was built by members and is a modest building. A replacement of a similar size would be reasonable. Critical aspect is the outdoor area for viewing.
- Priority is hard floodlit courts – minimum six, preferably eight.
- Require change room space and upgraded toilets.

#### **Bowls:**

- Two synthetic greens required.
- Bigger clubroom required – Currently caters for 100 seated and needs to double in size.
- Priority is an independent Men's shed – workshop (for safety) – currently at the back of the existing greens, would be preferred.
- Not opposed to co-location as it is required for funding purposes, could see it working with Tennis.
- Recent investment in toilets is good but does not achieve what they ultimately need being more toilets and change rooms for players.

#### **Management Model:**

- Men's Shed ideally should be separate.
- Peak use of bowls and tennis is similar – weekends and nights during the week.
- Security is important.

#### **City of Kalamunda (Hartfield Park)**

Workshop Notes – Cricket, Scouts, Rugby League and Rugby Union – 28 November 2020 – 6:00 – 7:30pm.



#### **User Comments:**

##### **Cricket**

- Lack of Suitable Car Parking. Illegal parking on the streets is dangerous. Parking is also occurring in and around the Skate Park.
- Ageing change rooms and toilets.
- Lack of suitable female changing areas. Club will have 30-35 males and 20 females in 2020.
- Upstairs social room works well and raises revenue primarily through sale of drinks.
- Would be interested in sports lighting for cricket matches.

##### **Scouts**

- Ageing and basic facilities.
- Restrictions on activities by City. The Scouts cater for a broad age group from 6 to 26 years old and activities need to be varied. Inadequate kitchen facilities and male / female toilets.
- Sea containers are used for storage including camping equipment.
- Appropriate space is only needed for District and Regional meetings, as local group has now disbanded.
- Scouts are now 50/50 male / female participation.

##### **Rugby Union**

- Current clubroom was built and paid for by members and has been extended and maintained via internal resources.
- New female facilities (including a disabled toilet) are in the process of being built.
- Current toilet facilities are average and not female friendly. There is no current disabled toilet.
- Storage is supported by two sea containers.
- The kitchen area is small and ageing.
- The viewing area onto the ovals is small.
- Current change rooms are reasonable but tired and not female friendly.
- Social facilities are reasonable. The bar is an important revenue raiser.
- Parking on game days is often dangerous.
- Pitch one is overused and has drainage issues.
- The club is able to be accessed 24/7 and the facility is used constantly. Gym is open for access to members 24/7.
- Touch Football uses the facility and turf one night during the week.
- Saturdays are extremely hectic with Juniors in the morning and seniors in the afternoon/evening.

##### **Rugby League**

- Facility is too small and there is a heavy reliance on the Cricket facilities.
- Lack of a kitchen facility.
- Change Rooms can barely fit a team.
- No referee rooms.
- No disabled access.
- The field runs away from the viewing area, which is not ideal.
- Participants are leaving the club because of the quality of the facilities. Previously the club, prior to its relocation from Pioneer Park had up to 300 members.
- General requirements are similar to Rugby Union.

##### **Sharing**

- Rugby League and Rugby Union are both winter sports with similar space requirements. Both sports are primarily played on a Saturday (Rugby Union Juniors - Saturday morning/ Seniors -



Saturday afternoon and Rugby League Juniors Sunday morning and Seniors Saturday afternoon).

- Management of the facilities will be the greatest issue as opposed to the facilities themselves.
- Field location and viewing will be difficult to manage, given the three different fields.
- Social room space will be difficult to manage. Alcohol could be an issue with Scouts and sharing of liquor licences of union and league will be problematic.
- Rugby Union social space already has significant use.
- Social room can also be used as meeting space.
- Needs to be a dedicated office space.
- Commercial kitchen is required but would also need to be shared, which isn't ideal.
- Toilets (including disabled) can be shared.
- Require six change rooms which could be shared but scheduling will be difficult between rugby league and rugby union, particularly on a Saturday afternoon.
- Independent storage is required.
- Gym space could be shared.

#### **City of Kalamunda (Hartfield Park)**

Workshop Notes – Forrestfield United Soccer Club – 4 December 2019 6:00 – 7:30pm.

#### **Background**

- 800 members ranging from Juniors to Masters.
- Club turnover is almost \$1m per annum.
- Senior competition players are paid with no salary cap. Coaches are also paid.
- Full facilities including social area, kitchen, bar, (120 seated/190 standing), covered grandstand and change rooms (Two home and Two away).
- Club is part of State Soccer League.
- 12-month user of facility with winter/summer competitions and day/night competitions.
- Generally regarded as one of the better facilities and constant requests come from Football West for use.
- Club raises funds through membership and internal initiatives. It does not have a major benefactor (as some other clubs do).
- Club has good base of volunteers but could do with more if the base grows. Now paying people to work (bar manager, canteen manager etc.).

#### **Issues with Facility**

- Parking is a significant issue, particularly during the weekday evenings when training and soccer competitions clash with popular Recreation Centre usage times.
- Training space is limited and there is a constant need to overflow into the Cricket and Rugby League ovals for training.
- Pitches are generally in good condition with an excellent ground's person employed by the City of Kalamunda.
- Function space is good but inefficiently used by the Club. External users could hire the space.
- Turf areas could also be used for night movies and the like.
- Change rooms and toilets are average for female use and there is not a good junior program for females, particularly for those aged 11-16 years of age. The Club has **no** program in place for this age group. Gender diversity looms large for the Club.
- Fixtures can be an issue with back-to-back matches.



#### **Sharing**

- Relationship with other sport users on Hartfield Park is ok, particularly with Cricket and Rugby League where oval use is permitted.
- Have considered approaching primary schools in the area for oval use but this has not been carried out to date.
- Training away from Hartfield Park is considered ok but playing must be at the home base.
- Ideal world is not to train on main playing pitches.

#### **Urgent Priorities**

- Additional Change Rooms that are Gender diverse.
- Additional lighting across Hartfield Park, particularly Morrison Oval and Pitch 5.
- Public toilets close to Club's facility.
- Additional parking, particularly when HPRC events are being held.

#### **Wish List**

- Additional social space (more than double).
- Additional office space with private rooms.
- Grounds person shed.
- Fencing around main pitch.
- Sponsors signs on Hale Road (against City By-Laws).
- Transform into a boutique stadium.
- Best facilities are down the southern corridor in Rockingham, Mandurah and Bunbury.

Table 30 highlights the comments received from the State Sporting Associations at the early stages of the Master Plan development. It should be noted that the majority of these comments were received in advance of the Covid-19 pandemic and the impact on participation during the initial lockdown period and subsequent re-opening of the sports in a staged manner.

*Table 30: State Sporting Association Feedback*

State Sporting Association	Comments
<b>West Australian Football Commission (WAFC)</b>	<p>The preferred model is to have junior and senior clubs at one facility.</p> <p>Female footy has seen significant growth with the AFLW having greater prominence. Sport has not prepared for the growth and facilities need to take account of this. The biggest promotion now is to ensure changing infrastructure is gender diverse and of sufficient size.</p> <p>There are three critical issues for Footy:</p> <ol style="list-style-type: none"> <li>1) Match lighting – maximise green space (minimum 100lux) – enables more utilisation of green space,</li> <li>2) Planning for girls – more sport, more teams,</li> <li>3) Participation – developing initiatives to support a constant increase.</li> </ol> <p>The facilities at Hartfield Park are recognised as substandard which was confirmed with the recent audit undertaken to develop the state facilities strategy.</p> <p>The sport is heavily reliant on local governments sourcing the funds for such development although the WAFC have been working with State</p>



	Government to source funding for the gradual improvement of infrastructure.
<b>Western Australian Cricket Association (WACA)</b>	<p>Reference was made to the emerging facilities plan where Kalamunda is referenced as being within the Midland Guildford Region. Current facility infrastructure is substandard and would benefit from either a complete refurbishment or redevelopment. In particular the facility needs to address the lack of all-gender player amenities given the growth in the women's game and likely future target for growth.</p> <p>There is a recognised need to look at Lifestyle Cricket and Social Cricket – the reasons for the dip in participation is not down to facilities.</p> <p>Three biggest issues for the sport:</p> <ol style="list-style-type: none"> <li>1) Sustainable participation and appealing to societal trends,</li> <li>2) Facilities – consistent with all sports (hence why the strategic facilities plan for WA was produced),</li> <li>3) Sustainability of volunteer network.</li> </ol> <p>The WACA recognises the value of co-location, provided that the interests of the club are protected and the ability to grow is not inhibited. They are strong advocates of shared use, but the shoulder period is an issue. Turf management can be worked through. In any shared / co-located facility it is important that competition can be undertaken to the maximum and the integrity of each sport is maintained i.e. compartmentalise sites to run competitions for different sports concurrently. The less traffic through the pitch the better. Soccer is a preferred partner as opposed to the rugby codes.</p>
<b>Football West (FW)</b>	No response received
<b>Bowls WA (BWA)</b>	<p>Bowls recognise that the fundamental reason for many Bowling Clubs continuing to exist, is the income that can be derived from a function room and bar. Generally, Bowls WA are supportive of developments which focus on income derived from social activities being re-invested in maintaining the bowling club structure.</p> <p>The biggest challenge is to get clubs to operate as a business and to generate business opportunities.</p> <p>Average age of participants is between late sixties and early seventies for most clubs and they have a significant concern with being able to attract and retain younger members.</p> <p>Concern has been expressed with bowling clubs in general over capitalising. An additional synthetic green in place of the existing grass green could be a viable proposition. The main move with the majority of metropolitan based clubs is to focus on synthetic turf for management reasons. as there are not enough green keepers and a two green synthetic can be an adequate replacement for four greens. Care would need to be taken to ensure the club have sufficient capability to invest in a sinking fund to secure the greens replacement and also put in place a plan for the management and maintenance of the asset.</p>



	<p>Within the metropolitan area it is considered there are too many clubs. The world has moved on since their initial facility strategy (2012) was drafted and Bowls WA do not see the need for any more bowling clubs to be built.</p>
<b>Tennis West (TW)</b>	<p>Generally, supportive of increasing the financial viability of tennis at Hartfield Park and consider a co-location with bowling and a potential men's shed as a positive outcome to improve club facilities. They do not wish to see a reduction in hard courts and are supportive that all hard courts should be floodlit. Care needs to be taken in the management of a shared / co-located facility to ensure neither club loses their sense of identity and the financial viability of the entity / individual clubs is secured.</p> <p>They referenced the over-provision of courts within the City of Kalamunda which had been identified through the audit and assessment process in developing the State Facilities Plan for the sport. This highlighted a high level of provision per resident population and a high level of floodlit courts across the facilities available.</p> <p>They would welcome working with the City on any future assessment of court provision and potential rationalisation.</p>
<b>WA Rugby League (WARL)</b>	<p>Consultation was undertaken at the outset of the project when there was an issue within the club and the need for an administrative change to secure the long-term future of the Bulldogs. Pioneer Park was referenced, and the loss of the facility had created a number of issues with divergent views on the future of the club.</p> <p>Hartfield Park was seen as a significant step in the right direction with the intention to construct lights on the former hockey pitch areas. The Bulldogs had fallen on hard times and lost a huge membership base but was now getting really good numbers, indicating the club was stabilising.</p> <p>The main consideration was to work on improving the clubroom infrastructure, abide by the constitution and welcome change. Alternative opportunities are not readily available to grow the club outside of Hartfield Park.</p> <p>Clubs such as the bulldogs are essential to growing the sport in the state as it appears highly unlikely an NRL franchise will be granted to WA. The state of origin was likely to be confirmed on a three-yearly cycle for WA and this is going to be used as a key promotion tool in addition to developing NRL 9's in the state.</p>
<b>Rugby WA (RWA - Rugby Union)</b>	<p>Generally, spikes in growth in the sport is linked to the resource sector – 2015/16 saw a plateauing out of growth following the previous downturn.</p> <p>The girl's game is growing with centralisation of the sport having enabled that. For Rugby WA the growth strategy is a challenge. They are looking to enable the growth of the southern zone – getting juniors to develop through to colts has been a problem. It is more about seeing how growth could occur than being explicit.</p> <p>KDRUC have been one of the sport's most successful and durable clubs. The option to co-locate would be beneficial in maintaining the financial viability of the club and its presence on site. It is however essential that</p>



	<p>the club maintain an ability to generate income through bar and function areas.</p> <p>The sport is now seen as a 12 months of the year sport with the emerging growth in 10's and 7's format.</p> <p>Three critical success factors to ensure the objective of recruit/participate/retain is met:</p> <ul style="list-style-type: none"> <li>• Engagement in all forms of the game (girls, youths, low impact, seniors),</li> <li>• Administrative excellence and support to clubs,</li> <li>• Excellence.</li> </ul> <p>Rugby WA is committed to supporting clubs to achieve that these success factors. The preferred management model is shared arrangements with other codes (only Wanneroo does not out of all of their clubs). The model and method of operating just needs to be efficient and is heavily reliant on individuals and personalities. Try to avoid volunteer fatigue.</p>
<b>Little Athletics</b>	<p>Little Athletics is now combined with WA Athletics, having undergone a restructuring and alignment of the two organisations over the past 18 months. It is recognised that Forrestfield Little Athletics Club competes off site. Facility requirements are modest requiring a playing area of a good quality, shade, storage and the ability to provide a grass track which allows for co-use and ideally should enable activities internally on the field.</p>





Table 31: Consultation Survey Responses Received from Hartfield Park Clubs and The Foothills Men's Shed

INDIVIDUAL CLUB OUTPUTS
<b>Provide an overview of what your club or group does:</b>
<p><b><u>Forrestfield Tennis Club:</u></b></p> <ul style="list-style-type: none"> <li>• Male and female social tennis and pennant competitions. Junior coaching and pennants.</li> <li>• Use: Social days, competitions, fun days, coaching.</li> <li>• Typical member profile: Larger proportion of adults in 50+ age group but all ages are welcome and represented.</li> <li>• Membership: Approx. 80.</li> <li>• Catchment: Forrestfield, Wattle Grove but many members from surrounding suburbs.</li> </ul> <p><b><u>Kalamunda Districts Rugby Union Club:</u></b></p> <ul style="list-style-type: none"> <li>• The Club plays in the Rugby WA premierships division (the highest amateur WA competitions).</li> <li>• The Club has been located on Hartfield Park Forrestfield since 1974 and initially paid and built our own clubroom facilities. We have two full size playing fields (corners Hartfield &amp; Morrison Road) and one training field located on Morrison oval (training field is shared with Rugby League).</li> <li>• We currently have one senior female squad and one U15 girl's squad. U5-U12 girls play with the boys.</li> <li>• 18+ squads most seasons.</li> <li>• We have members at all age Groups from U5 – Golden oldies (65+).</li> <li>• 2018 – 354 players + 80 volunteers + parents/ supporters.</li> <li>• 2017 – 411 players 95 volunteers + parents/ supporters.</li> <li>• We have a significant catchment area with the bulk of our membership base from all suburbs within the City of Kalamunda, however we also have members from Gidgegannup to Armadale to Belmont to Midland. We even have members who travels from Fremantle and Quinn Rocks to participate with our Club.</li> </ul> <p><b><u>Forrestfield Little Athletics Club:</u></b></p> <ul style="list-style-type: none"> <li>• FLAC is a junior sporting club with athletes aged 5-17 years.</li> <li>• We currently train at Hartfield Oval (with Rugby League) during the week and compete Saturdays at the Belmont Athletics Centre.</li> <li>• Athletes compete in typical Athletics events including running, jumps and throws.</li> <li>• We average 60-80 athletes per season typically from Wattle Grove, Forrestfield, Maida Vale, High Wycombe, Lesmurdie and Kalamunda.</li> <li>• Training at Hartfield Park generally consists of athletes practising sprints, medium &amp; long distance running on a 400m track we mark out or throwing events such as discus, shot put &amp; javelin or jumps - long jump, triple jump and high jump.</li> </ul> <p><b><u>Forrestfield Football Club:</u></b></p> <ul style="list-style-type: none"> <li>• Both a Junior &amp; Senior Incorporated club bound by one constitution and prides itself on being a family friendly environment.</li> <li>• The club consists of the following             <ul style="list-style-type: none"> <li>◦ Auskick -pre-primary, year 1 &amp; year 2.</li> <li>◦ Juniors Year 3 to Year 6.</li> </ul> </li> </ul>



#### INDIVIDUAL CLUB OUTPUTS

- Youth Year 7 to Year 9.
- Youth girl's year 7 & 8.
- Senior Amateurs Male.
- Location of activities is located at Reid Oval, Morrison Road, Forrestfield.
- Training is Monday to Friday. Games are played Friday nights, Saturday - day/night and Sunday – day.

#### **Kalamunda Bulldogs Rugby League Football Club:**

- We are currently promoting the development of the game of rugby league in the area.
- We have junior mixed boys and girls and a senior men and women's teams. They occupy Morrison Oval grounds one and two.
- Training varies for each team – occurring Mondays to Fridays. The women's team plays on Friday nights, senior men on Saturday mornings and juniors on Sunday.
- Typical membership covers 4-year old's through to senior men – with some life members of the club being over 65.
- Membership numbers in the club have been on the decline in the past 5 years from 260 to 120 currently, however this has now turned around since having a permanent base again.
- The broad participation catchment is mainly, but not limited to, Perth Eastern Suburbs, South Eastern Suburbs, Bayswater and Morley.

#### **Foothills Men's Shed:**

- Men's Shed, woodworking, metalworking and gardening.
- Manufacturing and social sharing knowledge.
- There is a membership of 30, in addition there is a wait list for people to join.

#### **What current development programs do you run/operate?**

#### **Forrestfield Tennis Club:**

- Club coach, Warren Vickers, works with the juniors.
- Tennis West is introducing a new initiative, Open tennis, which is aimed at 25-40 yrs.
- Old players returning to tennis.

#### **Kalamunda Districts Rugby Union Club:**

- Training academy for U16-U20's, Female intro Rugby (14 +), Rugby Roo's (U5-U10 intro to rugby).

#### **Forrestfield Little Athletics Club:**

- As a Club we do not currently run any development programs.

#### **Forrestfield Football Club:**

- Nonspecific.

#### **Kalamunda Bulldogs Rugby League Football Club:**

- The club itself does not have development programs, however they work with their affiliate organisation, NRLWA, in their programs.



#### INDIVIDUAL CLUB OUTPUTS

##### **Foothills Men's Shed:**

- Sharing knowledge in current activities.

##### **When do you utilise your existing facilities? (Days, Time and Season)**

##### **Forrestfield Tennis Club:**

- Mainly Saturdays and Tuesday mornings but three teams play Monday nights, three teams play Wednesday mornings, two teams play Thursday nights, juniors Thursday evenings and Sunday.

##### **Kalamunda Districts Rugby Union Club:**

- January – March: Preseason Training - Tuesdays & Thursdays Training 5:00pm-8:00pm.
- March – September:  
Regular Training - Tuesdays & Thursdays 5:00pm-8:00pm, Senior home games - Saturdays 11:00am – 6:00 pm & Clubroom to 12:00pm (midnight), Junior carnivals - Saturdays 7:00am – 12am (Noon).
- Women's & U20's Matches March-September under lights 6:30pm- 10:00pm.
- AEON 7's competition October Friday Nights 5: 30pm – 9:00pm.
- Club Touch Competition October – January - Wednesday or Friday nights 5:30pm – 9:00pm.
- Training Gym – All year, approved members use year around most days at times to suit them.
- Clubhouse activities – Potentially all year, most Thursdays, Saturdays.

##### **Forrestfield Little Athletics Club:**

- We typically train on Tuesday and Thursday from 4:30-8:30pm.
- Our main season, summer operates from September to March.
- We do operate a winter cross-country program however due to lack of facilities we train at various parks around the area.

##### **Forrestfield Football Club:**

- Season is all year round.
- In winter season, times are expanding due to increased participation. Days – Sunday to Saturday. Times vary based on training and game days.
- Monday – 4:30pm to 5:30pm.
- Tuesday – 4:30pm to 8:30pm.
- Weds – 4:30pm to 7:30pm.
- Thursday - 4:30pm to 8:30pm.
- Friday – 4:00pm to 9:30pm.
- Saturday – 7:30am to 11:59pm.
- Sunday – 7:30am to 2pm.



#### INDIVIDUAL CLUB OUTPUTS

##### **Kalamunda Bulldogs Rugby League Football Club:**

- Currently the club mainly utilise existing facilities during the season (winter sport) trainings on Monday to Friday – from around 5:30 to the latest 8:00pm.
- We have home games being played Saturdays for seniors and Sundays for juniors.

##### **Foothills Men's Shed:**

- Main days 8:30am to 12:30pm - Tuesdays and Thursdays. Other days as required.

#### **What is the future growth aspirations for the club or group? (If you have a strategic plan please provide).**

##### **Forrestfield Tennis Club:**

- The new Open Tennis sessions are designed to bring in more players in the 25-40 age group. We are seeing many enquiries from new residents to Wattle Grove and their children.

##### **Kalamunda Districts Rugby Union Club:**

- Strategic Plan provided and very actively being implemented.

##### **Forrestfield Little Athletics Club:**

- Our club has had steady numbers for a long time and is unlikely to become much larger.
- We do need a permanent base / club room though to give the athletes a place they can call their own. We do have a high turnover and we believe this will help retain athletes and parents.

##### **Forrestfield Football Club:**

- The club has developed a strategic plan document and facility development strategic plan. This information was reviewed part of this project. In summary:
- In 2018, the club forecast that by 2021, that they will have approximately 1,600 players.
- Redevelopment plan identifies several development options and amenities required for a new clubroom, costing up to a potential \$4.9 million.
- The Club has a Strategic Plan 2016 – 2021, which has the vision to be the hub of the central conference. It identifies five strategic vision pillars to attaining their vision, including a pillar dedicated to Facilities and Infrastructure.
- Identified the WAFC Audit Results as a key driver to the requirement for a new facility.

##### **Kalamunda Bulldogs Rugby League Football Club:**

- Our goal is to fill all grades once again from under 6s through to senior men, women, girls tag teams.
- To become a major competitive team in all competition grades through NRL.

##### **Foothills Men's Shed:**

- Current growth is restricted by the small work areas available and Anderson Road prices for large shed.
- The aim is to increase membership.



#### INDIVIDUAL CLUB OUTPUTS

- Prospective members have indicated they would join when a larger facility becomes available.

#### Is there anything that is currently inhibiting growth or the level of provision for your club or group?

##### **Forrestfield Tennis Club:**

- We are growing faster than other clubs because of our friendly reputation. We have newly resurfaced courts, but toilet facilities are very sub-standard.

##### **Kalamunda Districts Rugby Union Club:**

- Restrictions by City of Kalamunda. If the Club still owned the premises, we would have developed them by now. Note: We currently are in the process of adding additional female changing rooms & showers; officials change room & showers & disability toilets. This project will commence as soon as permits are finalised, with an estimated completion in March / April 2020.

##### **Forrestfield Little Athletics Club:**

- With the lack of storage we are limited to how much equipment we can use. Our equipment is currently split between the Hartfield Park Recreation Centre storage and rooms where we train.
- At the start of each season athletes often turn up to the first competition having not trained for an event because it is not practical to get it out of storage.
- Without rooms we are unable to hold club events. Parents do not have anywhere to sit during training and often sit in their cars, reducing the level of interaction and involvement. Athletes compete shot put and discus on concrete pads but train on grass which is different.
- Our long jump pit is too small, and athletes have jumped into each other.

##### **Forrestfield Football Club:**

The club facilities inhibit our strategic objectives in providing adequate facilities:

- For female's growth in AFL football.
- For the disability demographic for the club to establish growth in this area for players and spectators.
- Objectives to increase members and playing numbers.

##### **Kalamunda Bulldogs Rugby League Football Club:**

- The club rooms are too small with inadequate change rooms for men and women. The current kitchen, canteen, is too small and limits what can be sold and made.
- Current lighting of the fields have provided insufficient lighting and makes training impossible and dangerous in some areas which is why we need to spread our training days out every day of the week which costs the club extra money.

##### **Foothills Men's Shed:**

- Growth is restricted by the size of the current facility.



#### INDIVIDUAL CLUB OUTPUTS

##### Are your existing facilities adequate for your current usage? If not, why not?

###### **Forrestfield Tennis Club:**

- Courts and lights are good. Toilets are poor, clubroom is adequate.

###### **Kalamunda Districts Rugby Union Club:**

- Yes, with extensions about to commence for additional female changerooms however there are shortcomings with current toilets, kitchen facilities, storage, parking and future change room requirements as required by AusRugby. Plus spectator viewing is sufficient.
- KDRUC has teams representing U5 right through to Golden Oldies and members aged from 5 – 70+ years old.

###### **Forrestfield Little Athletics Club:**

- As above.

###### **Forrestfield Football Club:**

The club's current facilities are not adequate for the following reasons:

- Does not meet the standard to Align with AFL Community Facilities Guideline.
- Does not provide any adequate disable facilities.
- Does not provide vibrant unisex /accessible / parent / player & match official changeroom and toilet facilities.
- Vibrant and scalable clubrooms and spectator facilities, providing capability to support future growth.
- Does not provide any adequate disable facilities.

###### **Kalamunda Bulldogs Rugby League Football Club:**

- No but the club will make do. We have not had home grounds, clubrooms for five years now and it is a foundation we can start to build on and build our club back up.

###### **Foothills Men's Shed:**

- Totally inadequate.





INDIVIDUAL CLUB OUTPUTS			
What do you require in a future facility?			
<b><u>Forrestfield Tennis Club:</u></b>			
Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Changerooms	√	1 x Male and 1 x Female	
Toilets	√	2 x Male 2 x Female plus two showers	Plus disabled facilities
Social Area	√	2 – 1 internal 1 external	
Kitchen / Servery	√	36	50 sqm
Internal Storage	√	1	50 sqm
External Storage			
Meeting Rooms			
Umpires rooms			
External covered areas	√	1	70 sqm
First Aid/Trainers room			
<b><u>Kalamunda Districts Rugby Union Club:</u></b>			
Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Changer rooms & showers	√	6	Large enough for squad of 25 plus 2 coaches, manager and 2 x physios



INDIVIDUAL CLUB OUTPUTS			
Toilets	√		Male/ Female sufficient for numbers
Social Area	√	2 – 1 internal 1 external	Internal sufficient for social functions for 200 people and sitting/ dining for 120 (maybe able to split into two areas) External standing for 100
Kitchen / Servery	√		2 – large enough to cater for full clubhouse plus canteen style for snacks & external BBQ area
Internal Storage	√	2 secure	30 sqm
External Storage	√	Ground fittings	60sqm
Meeting Rooms	√	1	20 people
Umpires rooms	√	2	Secure change rooms/ showers for 2 in each room
External covered areas	√	2	1 x grandstand area suitable for 200+ people 1 x entertaining / BBQ area
First Aid/Trainers room	√	1	16 sqm
Office	√	1	20 sqm
Gym	√	1	50 sqm
Bar area + Cool room	√	1 / 2	Split into 2 areas? Large enough for 140
Merchandise store/ shop	√	1	Secure internal area with shelving, display area and “storefront” 20sqm
Trophy display and Club Memorabilia	√		Sufficient for display of the Clubs current trophies and memorabilia with room for new (we genially win a few each year.)
External and Internal PA system	√	2	Separate PA systems to allow for announcements music etc



#### INDIVIDUAL CLUB OUTPUTS

##### Forrestfield Little Athletics Club:

Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Changerooms	√		
Toilets	√		
Social Area	√		
Kitchen / Servery	√		
Internal Storage	√		
External Storage	√		
Meeting Rooms	√		
Umpires rooms	√		
External covered areas	√		
First Aid/Trainers room	√		

##### Forrestfield Football Club:

Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Changerooms	√	4	See AFL preferred facility guidelines State league level size
Toilets	√	52	See AFL preferred facility guidelines State league level size
Social Area	√	4	Cater for 400 capacity
Kitchen / Servery	√	4	TBC
Internal Storage	√	5	TBC
External Storage	√	4	TBC
Meeting Rooms	√	6	TBC



INDIVIDUAL CLUB OUTPUTS			
Umpires rooms	√	2	See AFL preferred facility guidelines State league level size
External covered areas	√	4	TBC
First Aid/Trainers room	√	2	TBC
<b><u>Kalamunda Bulldogs Rugby League Football Club:</u></b>			
Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Changerooms	√	4	30m <sup>2</sup> min plus showers and toilets
Toilets	√	4	2 x 25m <sup>2</sup> male / female 2 x 6m <sup>2</sup> wheelchair accessible
Social Area	√	1	150m <sup>2</sup> to 200m <sup>2</sup>
Kitchen / Servery	√	1	20m <sup>2</sup> to 30m <sup>2</sup>
Internal Storage	√	1	30m <sup>2</sup>
External Storage	√	1	30m <sup>2</sup>
Meeting Rooms	√	1	30m <sup>2</sup>
Umpires rooms	√	1	6m <sup>2</sup> min plus shower
External covered areas	√	1	150m <sup>2</sup>
First Aid/Trainers room	√	1	15m <sup>2</sup>
<b><u>Foothills Men's Shed:</u></b>			
Facility Component	Tick (If Required)	How many required?	Estimated Square Metre Size?
Workshop	√		550m <sup>2</sup>
Toilets	√		
Social Area	√		50m <sup>2</sup>



INDIVIDUAL CLUB OUTPUTS			
Kitchen	√	1	20m <sup>2</sup>
Internal Storage	√		
External Storage	√		150m <sup>2</sup>
Meeting Rooms	√	1	
Office	√		20m <sup>2</sup>
External covered areas	√		
First Aid/Trainers room	√		
What supporting infrastructure do you require for your club to play its sport? (i.e. Cricket nets, goals, greens etc.)			
<p><b><u>Forrestfield Tennis Club:</u></b></p> <ul style="list-style-type: none"> <li>Tennis Courts, nets, lights.</li> </ul> <p><b><u>Kalamunda Districts Rugby Union Club:</u></b></p> <ul style="list-style-type: none"> <li>Goal posts, Equipment storage, public parking &amp; reserved secure parking; three pitches (preferably 4); rubbish area &amp; recycle bottle collection area. Floodlights (min 2 pitches to game quality).</li> <li>Electronic scoreboards enabling visibility to two main pitches. Team seating area – rather than temporary areas set up each game.</li> </ul> <p><b><u>Forrestfield Little Athletics Club:</u></b></p> <ul style="list-style-type: none"> <li>400m running track - 4 lanes.</li> <li>100m sprint - 6 lanes.</li> <li>long jump pit.</li> <li>concrete circle for shotput.</li> <li>concrete circle for discus.</li> </ul> <p><b><u>Forrestfield Football Club:</u></b></p> <ul style="list-style-type: none"> <li>Goals.</li> <li>Oval space.</li> <li>Oval Lighting &amp; Security lighting.</li> <li>Score board.</li> </ul> <p><b><u>Kalamunda Bulldogs Rugby League Football Club:</u></b></p> <ul style="list-style-type: none"> <li>Two rugby league fields with goal posts.</li> </ul>			



#### INDIVIDUAL CLUB OUTPUTS

##### **Foothills Men's Shed:**

- Large new workshop and ancillary building. Utilities include sufficient electricity. Workshop at 550sqm.

##### **What could you deliver if additional facilities were made available in addition to what you currently provide?**

##### **Forrestfield Tennis Club:**

- More available times where casual hirers of all ages could make use of the facility.

##### **Kalamunda Districts Rugby Union Club:**

- To be discussed.

##### **Forrestfield Little Athletics Club:**

- Athletes would be better able to replicate competition conditions during training. Space for weights would help athletes build strength. Having a permanent base would give us the opportunity to train and host Winter cross-country running events.

##### **Forrestfield Football Club:**

- A dual-purpose facility that could accommodate player & booming participation levels.
- New change facilities to accommodate female sporting needs (currently not suitable & outdated), growth of members and expand Reid Oval use to the community including safety initiatives in potentially hosting a staging evacuation facility.
- Ability to create an inclusive environment to offer fully accessible facilities for player opportunities in specialised programs & spectators.
- Align into the State Governments new strategy to maximise Perth Hills tourism, visitors to the area, improved facilities for the community and encouraging sport in our community.
- To offer more sporting opportunities for the growing City of Kalamunda population in Forrestfield, Wattle Grove & surrounding suburbs.
- Revitalise change rooms and other facilities to improve WAFC audit rating to offer premium facilities for AFL footy, Co shared sport facilities & community events.
- Continue to host Swan Conference Final series, Local primary school interschool carnival & extend to surrounding schools for AFL State school fixtures.
- An appropriate emergency evacuation centre for the City of Kalamunda Community.
- Vibrant Community function facility.
- Strategic alignment to sport and health educational for practical learning environment.
- Shared facility opportunities for e.g. with outdoor netball and or basketball and other shared facility opportunities.

##### **Kalamunda Bulldogs Rugby League Football Club:**

- More social fundraising activities, initiate NRL touch football program, can have a location for Friday Night Football start up senior tag.

##### **Foothills Men's Shed:**

- A safer and increased work area for a larger membership.





## INDIVIDUAL CLUB OUTPUTS

### What are you able to provide in support of your operations?

#### **Forrestfield Tennis Club:**

- Volunteer training and development, ability to pay/financial contribution, social atmosphere has been described as second to none. Tennis is provided by other clubs in the City of Kalamunda but not close to Wattle Grove, which is a growth area.

#### **Kalamunda Districts Rugby Union Club:**

- Yes, KDRUC has already contributed significant monies into facilities that have been resumed by City of Kalamunda for no benefit to the Club. We have also recently obtained a Federal Government Grant to the value of \$180,000k to improve the current facilities, now owned by City of Kalamunda.

#### **Forrestfield Little Athletics Club:**

- Athletics is a high involvement sport for parents. We are constantly training new coaches and officials. We have no club rooms for events or canteen facilities and most of our fundraising going towards trophies and the end of season windup. We have limited financial resources.
- Athletics is a unique sport boys and girls can compete and train together. There is a strong focus on participation and personal best, not winning. It offers an opportunity for athletes of all abilities either sprinting, long distance running, jumping or throwing events.

#### **Forrestfield Football Club:**

Various volunteers of all types, coaching, professional development and training opportunities:

- strategic alignment to sport and health educational for practical learning environment.
- ability to have capable facilities to use for community use for adequate training facility.
- Volunteers in trade industry for reduce cost of project.
- FFC has a contribution amount of \$500,000 (Federal Government grant).
- Services provided for the community: Vibrant community facility for hire and functions. Facility to enable higher participation levels in disability demographic. Opportunity for education facility to be integrated as practical learning centre.
- Shared facility opportunity for small business, kitchen and attraction for more volunteers to be active in the community. Increase community participate in physical activity.

#### **Kalamunda Bulldogs Rugby League Football Club:**

- Training and development is done in different ways, but a lot of development is done through our affiliated organisation NRLWA. The club have got some fundraising activities in the works from raffles to a quiz night.
- The closest other NRL clubs are 20-30 minutes away and we are hoping now that we have home grounds we can grow and implement new teams and be part of new competitions associated with NRL.

#### **Foothills Men's Shed:**

- Cover utilities, insurance and can provide a small contribution.



## INDIVIDUAL CLUB OUTPUTS

### Any other comments?

#### **Forrestfield Tennis Club:**

- We understand that with the amalgamation of clubs, our facilities will be renewed. It would be nice in the meantime if our toilet facilities could be improved for members and for the many visiting teams to our club. Our clubroom is functional, but improvement would be advantageous as well.

#### **Kalamunda Districts Rugby Union Club:**

- KDRUC currently utilise the club facilities most days of the year, with unlimited access for members to our Gym. The Clubroom facilities being used most weekends and 2 days per week during the off season 3-4 per week during the season. We would require similar access.

#### **Forrestfield Little Athletics Club:**

- As a Club we have been operating in Forrestfield since the mid-1970s. All that time the Club has not had a permanent base. We have equipment and paperwork being stored at multiple locations including people's houses, Hartfield Park Recreation Centre and the Rugby League rooms. Having a Club room will allow us to display memorabilia such as State Record Holders, National and International representatives.
- We believe it will give the athletes and parents a sense of belonging and a better overall experience.

#### **Forrestfield Football Club:**

The Forrestfield Football Club has provided the following attachments:

- 2017 to 2021 Strategic plan.
- Concept plans previously created for election contribution made by Ken Wyatt.
- Quote from Hilltop Group Pty Ltd on basic concept plans.
- WAFC Facility Audit 2017.

The club is open to either a full development of both clubrooms and change room facility or a staged approach for which is most practical and achieves the vision from the Forrestfield Football Club. The \$500,000 is assigned and specific to upgrade the change room facility as per the election contribution however having a holistic approach with further contributions may reduce cost in an entire facility upgrade project.

Specific sizes have not been provided on the basis more detailed design is required to meet the expectations of the club and inclusions that will compliment sports injury prevention. Concept designs quote was based on an approximate square meter measurement inclusive of internal fittings however measurements due to commercial reasons not disclosed to the club.

There are further dependencies on who the shared facility will be shared with and this group may require further requirements to be included in the design.

On the basis the facility has one oval, it is important to include suitable indoor warm up area and an area for recovery purposes to ensure:

1. the appropriate measures are in place to reduce injury.
2. promote safe environment objectives.
3. educate junior and youth members on maintain a healthy body standard to promote longevity in playing sport.
4. duty of care.

Our club has a number of members within the building trade that could contribute towards the project in an opportunity to reduce cost.



#### INDIVIDUAL CLUB OUTPUTS

##### **Kalamunda Bulldogs Rugby League Football Club:**

- We are a long-standing club with a great history which was formed in 1948 and we have represented the Eastern Suburbs since. We have previously been a successful club and would like to prosper once again. With proper facilities it will only enhance our reputation and grow the sport of Rugby League in the community. The clubroom needs to align with the length of the field.

##### **Foothills Men's Shed:**

- At the current location the facility provided does not lend itself to increasing members in a safe working environment.

*Table 32: Additional Scouts Action Planning Agreed with the City of Kalamunda*

#### Scouts Building Action Plan

The Scouts building lies within a Bush Forever area (Site #320) and also contains threatened flora and fauna which require ongoing monitoring and management in association with City of Kalamunda and the Department of Parks and Wildlife (DPaW). These species are protected under both State and Federal legislation due to their low numbers. As a result, an Environmental Management Plan was previously established between the City and Forrestfield Scouts Group, to protect and enhance the site, and restrict any potentially harmful activities.

The Scout hall sits within a registered Aboriginal Heritage site, being site# 3773 – Welshpool Reserve. There are no listed cultural restrictions for access to information about this site.

Generally, access to the bushland is available only when Scouts events are scheduled. However, many of the regular activities (e.g. using the fire pit, camping) held outside in the bushland present a risk to the threatened flora present in the reserve. All outside activities need to take into account the presence of each individual threatened plants, to avoid legal implications.

There is a substantial amount of unwanted material within the reserve which detracts from the area's natural values. This includes parts of an old obstacle course, some general waste, old camping areas and the like.

The action plan includes a number of actions which include:

- Weed Control
- Restoration Plantings
- Dieback Control
- Track Management
- Maintain Amenity by removal of general waste
- Photographic Monitoring
- Cultural Awareness by facilitating workshops to increase awareness of the cultural values of the site



## Appendix E: Current Site Usage

Table 33 identifies the current usage of Hartfield Park by the clubs and organisations which are the subject of this study:

Table 33: Current Site Usage by Season

Club	Season	Usage
Forrestfield Cricket Club *proposed Friday night women's cricket	Summer	<u>Building:</u> Annual Lease <u>Reserve:</u> Tuesday 5:00 - 7:00pm; Thursday 5:00 - 7:00pm; Friday 5:00 - 7:00pm; * Saturday 1:00 - 6:00pm
Forrestfield Football Club *proposed Friday night AFL 9s	Summer	<u>Building:</u> Annual Lease <u>Reserve:</u> Friday 5:30 - 9:00pm*
Forrestfield Little Athletics Club	Summer	<u>Building:</u> MOU (at Rugby League facility) <u>Reserve:</u> Tuesday 5:00 - 7:00pm; Thursday 5:00 - 7:00pm
Lesmurdie Mazenod Cricket Club and Lesmurdie Mazenod Junior Cricket Club (Occasional Use – FCC have priority access)	Summer	<u>Building:</u> Rugby League facility – via hire. <u>Reserve:</u> Saturday 8:00am to 6:00pm; Sunday 8:00am to 12:00pm
Forrestfield United Football Club - Summer Competition	Summer	<u>Building:</u> Annual Lease <u>Reserve:</u> Thursday 6:00 - 9:00pm; Friday 6:00 - 9:00pm
Kalamunda & Districts Rugby Union Club - Summer Touch Rugby	Summer	<u>Building:</u> Annual Lease <u>Reserve:</u> Wednesday 5:30 - 9:00pm
Forrestfield Football Club *Friday and weekend dependant on fixtures	Winter	<u>Building:</u> Annual Lease <u>Reserve:</u> Monday 4:45 - 5:45pm; Tuesday 5:00 - 7:30pm; Wednesday 4:30 - 6:30pm; Thursday 4:15 - 7:30pm; Friday 6:00 - 9:00pm; * Saturday 9:00am - 5:00pm*; & Sunday 8:45am - 3:30pm*
Forrestfield United Football Club	Winter	<u>Building:</u> Annual Lease <u>Reserve:</u> Monday 5:00 - 7:00pm; Tuesday – Friday 5:00 – 8:30pm; Saturday 9:00am - 8:00pm; Sunday 9:00am to 5:00pm (pending games fixtures)
Kalamunda & Districts Rugby Union Club *weekend dependant on fixtures *1 - 2 Sunday carnivals per season	Winter	<u>Building:</u> Annual Lease <u>Reserve:</u> Tuesday 5:00 - 8:00pm; Thursday 5:00 - 8:00pm; Friday 5:30 - 9:00pm; & Saturday 8:00am - 5:00pm*
Kalamunda-Canning Rugby League Club *weekend dependant on fixtures	Winter	<u>Building:</u> Annual Lease <u>Reserve:</u> Monday 5:00 - 8:30pm; Wednesday 5:00 - 8:30pm; Saturday 8:00am - 5:00pm*; & Sunday 8:00am - 2:00pm*
Forrestfield Football Club	Winter	<u>Building:</u> Annual Lease <u>Reserve:</u>



*Friday and weekend dependant on fixtures		Monday 4:45 - 5:45pm; Tuesday 5:00 - 7:30pm; Wednesday 4:30 - 6:30pm; Thursday 4:15 - 7:30pm; Friday 6:00 - 9:00pm*; Saturday 9:00am - 5:00pm*; & Sunday 8:45am - 3:30pm*.
<b>Foothills Men's Shed</b>	Annual	<u>Building:</u> Annual Lease Tuesday 8:30am – 12:30pm; & Thursday 8:30am – 12:30pm, with potential for other days.

Figure 19 below best summaries the above current usage details of Morrison Oval and the associated soccer and rugby fields at Hartfield Park during the winter season. This is provided as a visual aid only, as usage on the playing fields is continually managed as the various winter users grow and individual sporting user needs alter.



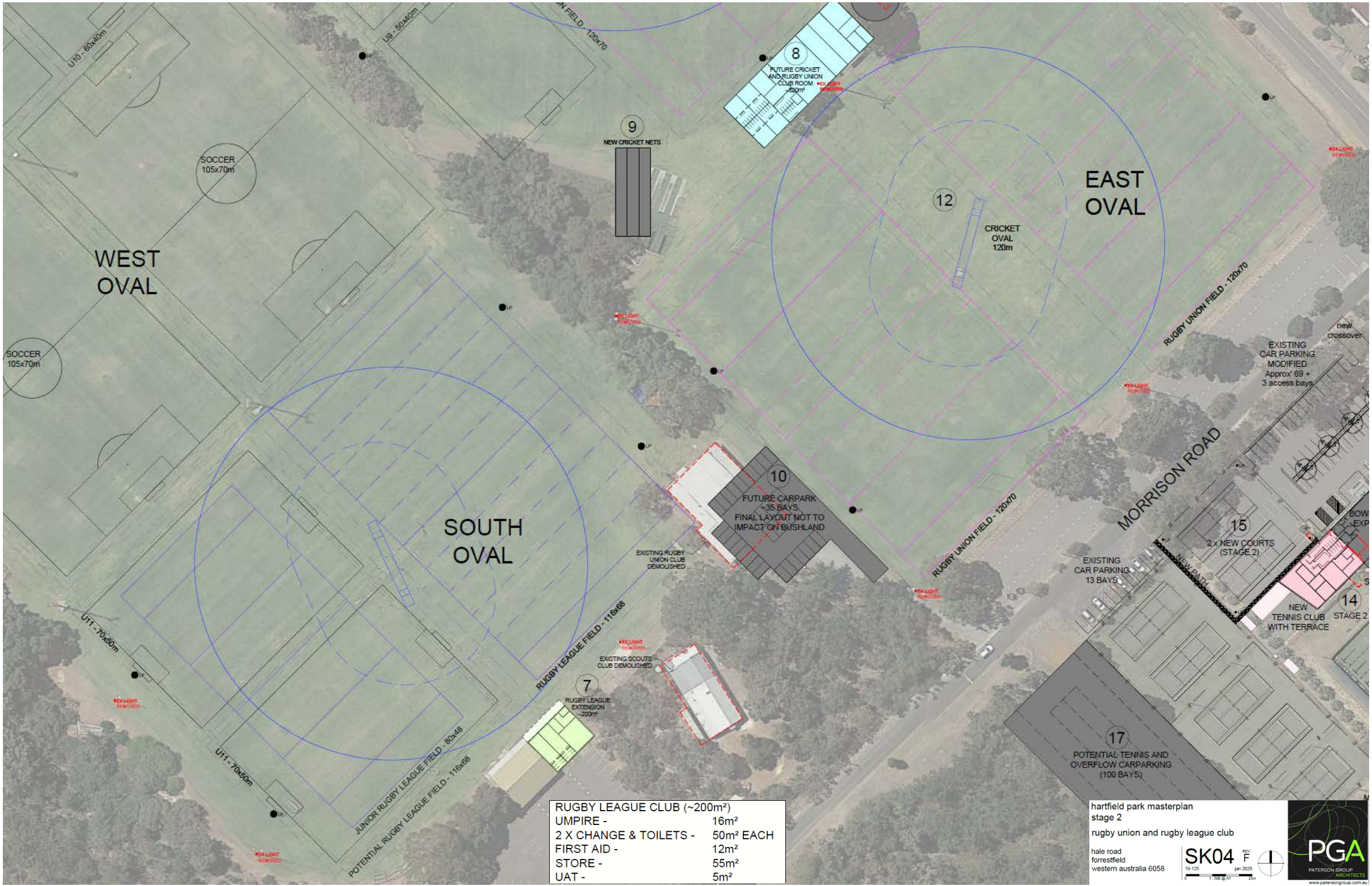
Figure 19: usage details of Morrison Oval and the associated soccer and rugby fields at Hartfield Park during the winter season



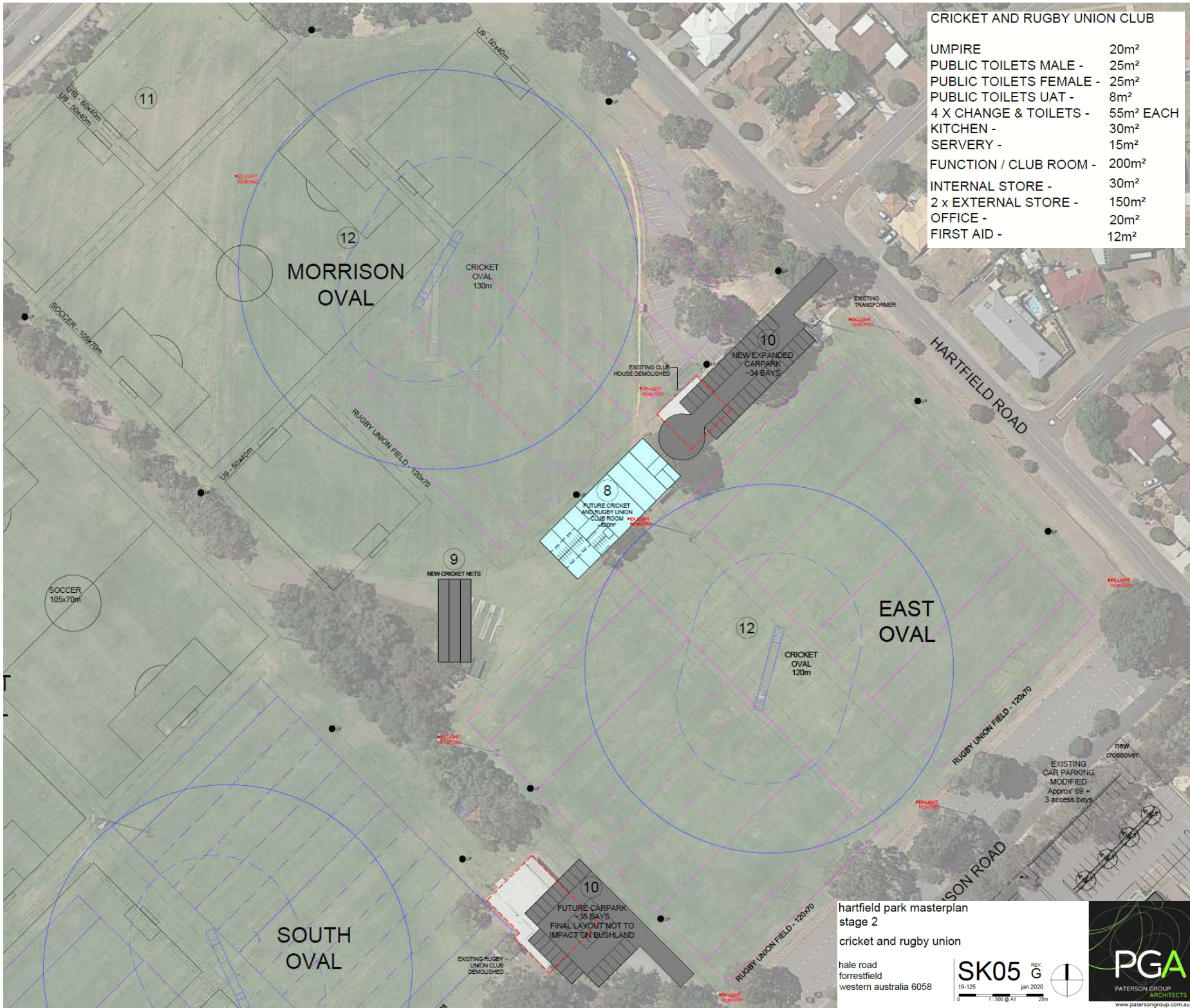
Appendix F: Master Plans











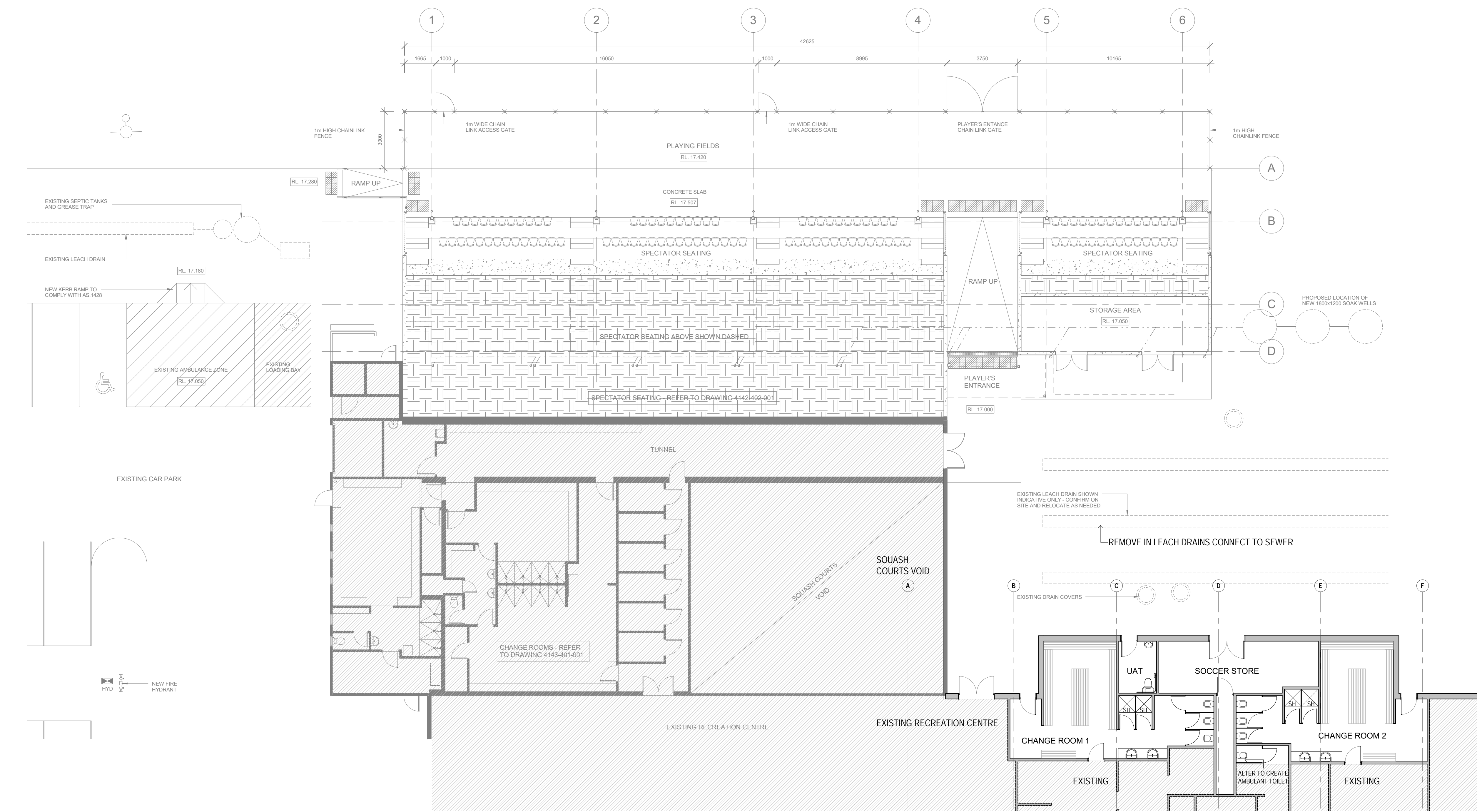










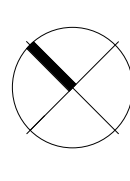


GROUND FLOOR PLAN  
Scale 1 : 100

hartfield park masterplan  
stage 2  
forrestfield soccer club

hale road  
forrestfield  
western australia 6058

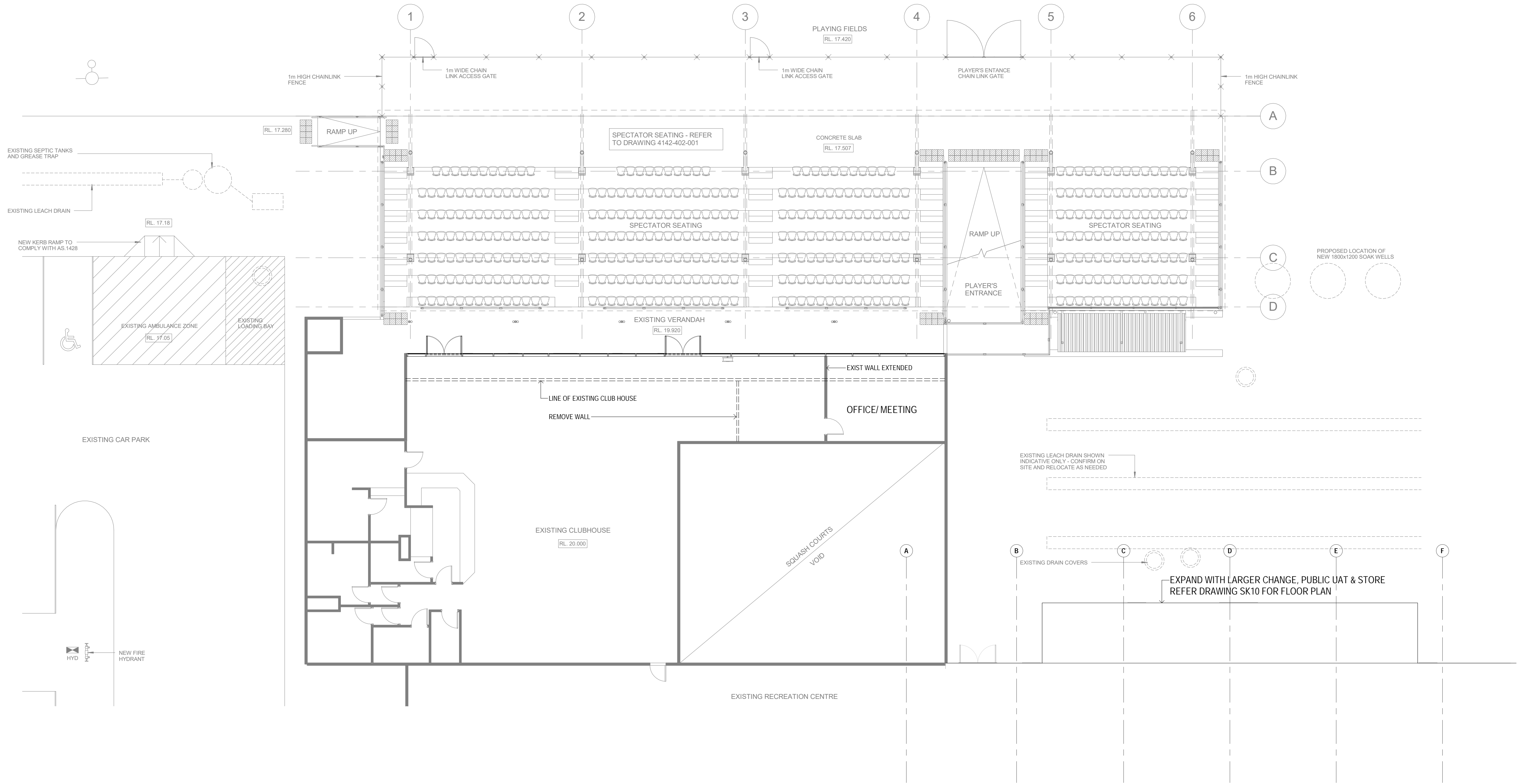
SK06  
19125  
0 1:100 @ A1



www.patersongroup.com.au

PATERSON GROUP ARCHITECTS 20/05/2020 5:17:47 PM



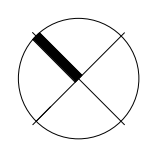


**FIRST FLOOR PLAN**  
Scale 1 : 100

hartfield park masterplan  
stage 2  
forrestfield soccer club

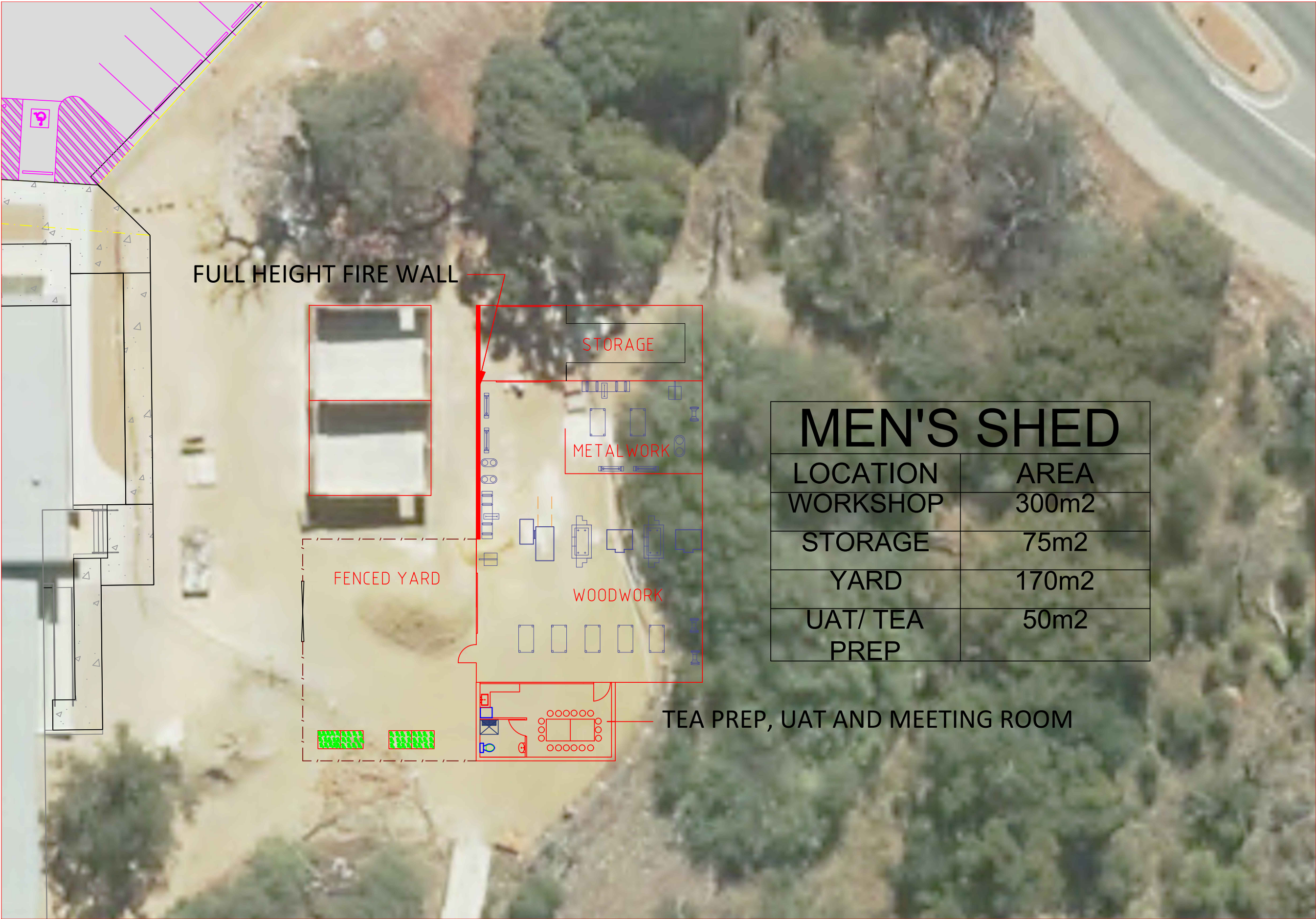
hale road  
forrestfield  
western australia 6058

**SK07** REV.  
19125  
0 1:100 @ A1



www.patersongroup.com.au

PATERSON GROUP ARCHITECTS 20/05/2020 5:18:59 PM







## Appendix G: Foothills Men's Shed Relocation Analysis

An analysis on the benefits and challenges was undertaken on the potential relocation of the FMS to the hockey / tee ball facility or remaining at 24 Anderson Road.

Table 34: Benefits and Challenges of redevelopment or relocation of the Foothills Men's Shed

24 Anderson Road Site		Hockey / Teeball Site	
Benefits	Challenges	Benefits	Challenges
<p>Existing site services.</p> <p>Current location of activities.</p> <p>Existing Infrastructure.</p> <p>Existing lease and approved use.</p> <p>Improves and enhances site activation and use of a community building which would otherwise be underutilised.</p> <p>Existing storage capability.</p> <p>Existing car parking.</p> <p>Secure gated site.</p>	<p>Power and septic require upgrading, which will add to the project costs.</p> <p>Existing infrastructure will need to be replaced as current facility is substandard.</p> <p>The extent of development may be compromised by the heritage listing of the community hall.</p> <p>Security of land is subject to ongoing state government decision making.</p>	<p>Existing site services which are fit for purpose.</p> <p>Opportunity to build a purpose-built structure.</p> <p>Existing storage capability.</p> <p>Existing car parking</p> <p>Ability to co-locate with another complimentary user group and share existing infrastructure which would minimise the new build costs.</p> <p>Land is secure and controlled by the City of Kalamunda.</p> <p>Enhances site activation providing additional passive surveillance during the day.</p> <p>Support from existing site users.</p>	<p>Introduction of new activities on site.</p> <p>Cost of new development.</p> <p>Potential unknown impact on neighbouring residential amenity which would need to be assessed.</p> <p>Potential for minor vegetation clearing (non-native species) which may require a clearing permit to be obtained.</p>



## Appendix H: Stormwater Analysis

### Impact on Stormwater Management

The Stormwater Drainage Assessment was undertaken by Peritas Group and identified the following:

*Table 3535: Breakdown of Increased Impervious Area to Identified Drainage Catchment Areas*

Location	Total Existing Impervious Areas	Total Proposed Impervious Areas	Additional Impervious Areas
<b>Catchment 1: Bowls and Tennis</b>			
Building Roofs	715	860	145
Car Parks	2,860	2,117	-743
Tennis Courts	3,645	4,895	1,250
Lawn Bowls Greens	3,340	3,340	0
<b>TOTAL</b>	<b>10,560</b>	<b>11,212</b>	<b>652</b>
<b>Catchment 2: Football and Little Athletics</b>			
Building Roofs	735	660	-75
Car Parks	0	1,195	1,195
<b>TOTAL</b>	<b>735</b>	<b>1,855</b>	<b>1,120</b>
<b>Catchment 3: Soccer, Rugby League, Rugby Union, Scouts and Cricket</b>			
Building Roofs	1,540	1,460	-80
Car Parks	3,280	5,440	2,160
Cricket Nets	290	290	0
Playground	0	60	60
<b>TOTAL</b>	<b>5,110</b>	<b>7,250</b>	<b>2,140</b>





Dave Lanfear Consulting is located in Fremantle:

Dave Lanfear Consulting Pty Ltd

Unit 9

Gallery Studio Suits

185 High Street

Fremantle WA 6160

Phone: 0477708891

Email: [dlanfear@davelanfearconsulting.com.au](mailto:dlanfear@davelanfearconsulting.com.au)



Web: [www.davelanfearconsulting.com.au](http://www.davelanfearconsulting.com.au)

ABN: 90849638924

ACN: 614 290 934