

### **Future Aquatic Facility Study Preliminary Site Investigation Workshop**

A preliminary site investigation workshop was held on 10 October 2019 to discuss the potential site options and high level opportunities and constraints with the following attendees.

- Brett Jackson – Director Asset Services
- Darren Jones – Manager Community Development
- Nic Dexter – Leisure Planning Project Manager
- Chris Lodge – Principal Strategic Planner
- Mitchell Brooks – Senior Strategic Planner
- Fiona Stuart – Leisure Planning Officer
- Doug Bartlett – Manager Asset Planning and Management

For the purpose of this investigation the team based their analysis on a site area of up to approximately 3.5 hectares as it would provide adequate space for a co-located recreation (or other compatible facilities) and aquatic facility including car parking requirements. If it was determined that the facility would be an aquatics facility only, then a land parcel of around 2ha only would be required. It was further noted that the ultimate size of the site required will depend on the amenities identified through the needs assessment process of the study.

This information has been formed through discussions with CCS Strategic (Consultant) and Officer knowledge of similar sites within the City and other LGAs as per below:

- Kalamunda Water Park – 1.7ha
- Hartfield Park Recreation Centre – 1.3ha
- Cannington Leisureplex – 2.9ha
- Beatty Park – 3.2ha
- Bold Park – 1.4ha
- Aquamotion Wanneroo – 1.6ha

#### **Sites Investigated include:**

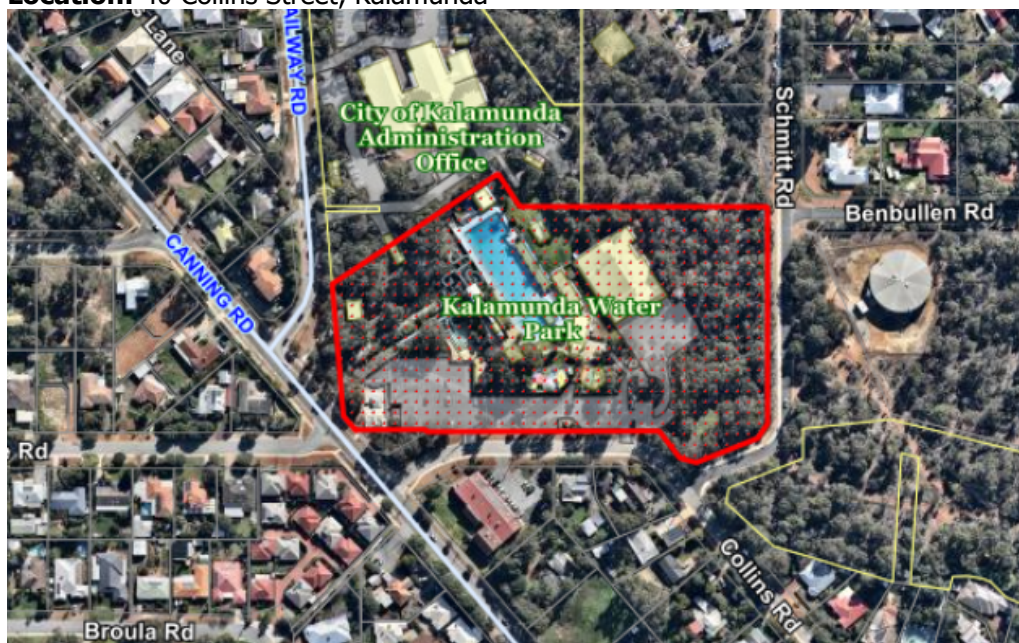
- Site 1 – Kalamunda Water Park, Kalamunda;
- Site 2 – Kalamunda Sporting Precinct, Kalamunda;
- Site 3 – Ray Owen Reserve, Lesmurdie;
- Site 4 – Pickering Brook Sports Club, Pickering Brook;
- Site 5 – Heidelberg Reserve, Lesmurdie;
- Site 6 – Maida Vale Reserve, Maida Vale;
- Site 7 – Scott Reserve, High Wycombe;
- Site 8 – Hartfield Park Recreation Centre, Forrestfield;
- Site 9 – Pioneer Park, Forrestfield;
- Site 10 – Woodlupine Community Centre, Forrestfield;
- Site 11 – Forrestfield North Sporting Precinct, High Wycombe;
- Site 12 – Forrestfield North Transit Oriented Development (TOD) Precinct;

- Site 13 – 584 Kalamunda Road, High Wycombe;
- Site 14 – Hillview Golf Course and 332 Kalamunda Road, Maida Vale;
- Site 15 – 332 Kalamunda Road, Maida Vale;
- Site 16 – Seventh Day Adventist site, 345 Kalamunda Road, Maida Vale;
- Site 17 – Abruzzo Molise Club, Brook Road, Wattle Grove;
- Site 18 – 655 Welshpool Road East, Wattle Grove; and
- Site 19 – Altona Hatchery Site, 344 Hawtin Road, Forrestfield.

Please note – Sites 13 – 18 are all Privately owned sites.

**Consultants Role**

The City of Kalamunda has employed CCS Strategic to undertake a business case for the development of a future aquatic facility within the City. Part of the consultant's role will be to identify and investigate potential future aquatic facility sites within the City. The intention of this preliminary officer report to assist the consultant in understanding potential sites available and their high-level constraints and opportunities. The Consultant will review and further undertake a detailed analysis of the sites identified, or other site opportunities as they present themselves throughout the study.

**Hills Sites:****Site 1 – Kalamunda Water Park (Existing Site)****Background****Location:** 40 Collins Street, Kalamunda**Size:** 3.06ha**Existing Uses:**

- 50m swimming pool;
- Young children's pool;
- Water slides;
- Change rooms and amenities;
- Café;
- Large Separate building on site is currently leased to Zig Zag Gymnastics;
- Kalamunda Skate Park (Identified to be relocated to Stirk Park as per master plan); and
- Car parking.

**Planning Context****MRS Zoning:** Urban**LPS3 Zoning:** Public Purposes**Bush Forever on Site?** No, but areas of DRF to the north east of the site on Schmitt Road.**Strategic Context**

**Draft Community Facilities Plan 2019-2029:**

Identifies a potential need for an aquatic facility in the City, however, notes that the existing Kalamunda Water Park is now reaching the end of its useful life and recommends the City undertakes a study for its eventual replacement.

**Community Facilities Plan 2010**

The CFP 2010 recommended that an amount of \$600,000 be allocated over a period of two years (2011/2012) for the revitalisation and beautification of the existing water park. Improving the aquatic centre was also identified as one of the highest priorities by residents. It further recommended that in 2026/27 an Aquatic centre be developed within the Hartfield Park Recreation Centre.

**Opportunities / Positives of Location**

- Existing location of the aquatic facility within the City, therefore it is well known by residents and visitors, who have a strong connection to the site. In addition, facilities exist on the site which may be more affordable.
- Kalamunda town centre receives an economic benefit from the current location as the site is within close proximity.
- Reasonably large site which allows for various development options and expansion of building footprint.
- Site provides direct tourism opportunities, drawing visitors to the Hills.
- Kalamunda has the largest population base and is anticipated to have the largest population growth of the hills suburbs within the City.
- Demolition costs would be relatively low in the overall cost of a new building.
- Wayfinding already exists for the current location which is on the main road that links directly to the Kalamunda town site.
- Site has a small walkable catchment.
- Location is on major transport route.

**Constraints / Negatives of Location**

- Topography constraints for expansion, although this may be advantageous for water slides (if deemed to be required).
- The Hills suburbs have a smaller population catchment than the Foothills suburbs.
- Bushfire prone area.
- No aquatic facility would be available for the general public during any construction phase.
- Land parcel includes the old Rollerama building which is currently tenanted by Zig Zag Gymnastics. Therefore an alternative site or replacement amenities will be required for this user.
- Tree clearing will be required to maximise the available space on the site.
- There are areas of DRF to the north east of the site within the WAPC owned parcels of land on Schmitt Road, which impact on potential clearing applications.

**Officer Summary**

Site is considered to be a viable option for the study to explore in further detail.



## **Site 2 -Kalamunda Sporting Precinct**

### **Background**

**Location:** 3 Recreation Road, Kalamunda



**Size:** approx. 8.04ha (including School owned portion of sporting precinct)

### **Existing Uses:**

- Sporting use – AFL, Cricket and Little Athletics and Kalamunda Senior High School;
- Club rooms;
- Drainage sump;
- Car Parking;
- Cricket Nets;
- Cricket Pitches – Turf and Synthetic;
- Playground.

### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Local Open Space / Public Purposes

**Bush Forever on Site?** No

### **Strategic Context**

#### **Draft Community Facilities Plan 2019-2029:**

Current draft CFP is suggesting that a needs and feasibility study be undertaken into a new sporting club facility at the site.

**Community Facilities Plan 2010**

Recommended the redevelopment of Koster Oval to a district level sports ground.

**Master Plan:**

A Feasibility study was completed in 2007 by MacDowell Affleck with the primary intention of developing a concept to redevelop the multi-level Koster and Hedley Jorgensen Ovals into one larger oval. This project has since been completed with Koster Oval classified as a district level sports ground. In addition in 2018, new sports floodlighting across the entire site was installed for the sporting users.

**Public Open Space Strategy:**

- Rating – A
- Classification – District Park
- Functions – Sport and Recreation
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.
- Identified as a reserve well liked by the community during community engagement.

**Opportunities / Positives of Location**

- Existing sporting site, so would add value to area.
- Centralised location, in close proximity to Kalamunda Town Centre.
- Economic benefit to the Kalamunda Town Centre with visitors also spending money within the area.
- Kalamunda has the largest population base and is anticipated to have the largest population growth of the hills suburbs within the City
- Site is located adjacent to the Kalamunda Senior High School, which does not currently have an aquatic facility, which will enhance the utilisation of the facility.
- The current location is on the main road that links directly to Kalamunda town site.
- Site has a small walkable catchment.
- Location is on major transport route.

**Constraints / Negatives of Location**

- There is not considered to be enough space available for an aquatic centre, without significantly impacting the existing users on the site.
- Limited space for additional car parking to cater for additional visitors to the site.
- Hills have smaller population catchment than Foothills.
- Overall the City, particularly the hills suburbs, have a shortfall of active open space, any development would increase the active open space shortfall and require the loss to be offset on an alternative site, of which there are limited options.

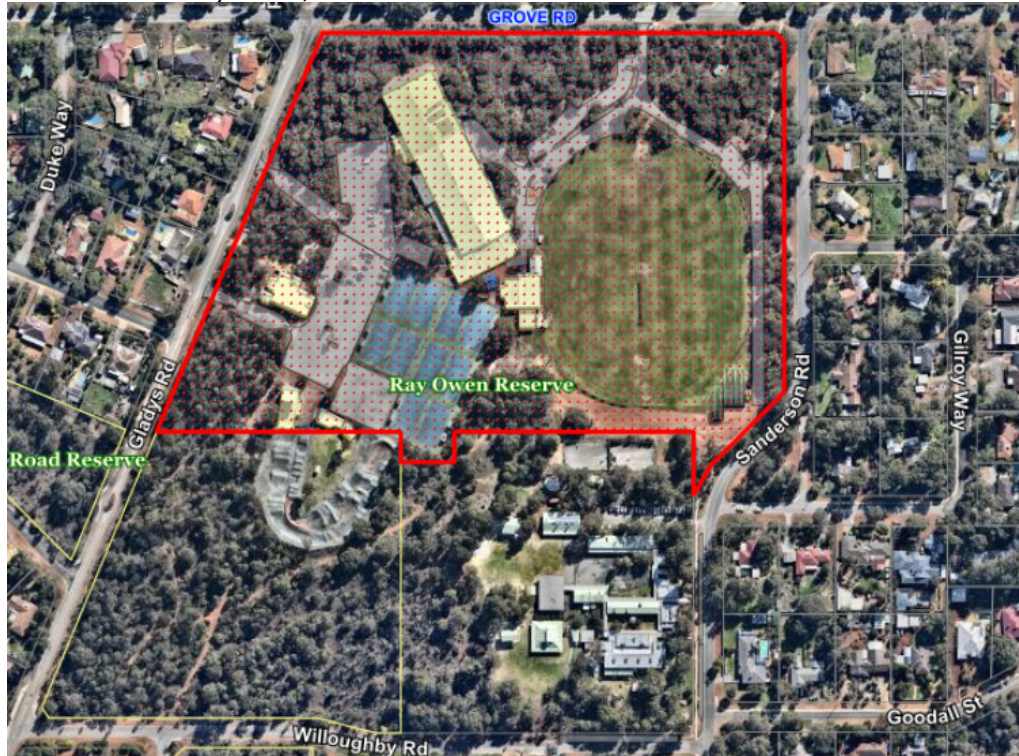
**Officer Summary**

The site is not considered to be a plausible option given the likely impact on other sporting users and the increased shortfall of active open space within the City.

### **Site 3 – Ray Owen Reserve**

#### **Background**

**Location:** 96 Gladys Road, Lesmurdie



**Size:** 14.09ha

#### **Existing Uses:**

- Sporting field use – AFL and Cricket;
- Cricket nets;
- Cricket pitch synthetic;
- Club rooms;
- 10 outdoor netball courts;
- Sports centre that has six indoor basketball and netball courts;
- Community hall;
- BMX track;
- Bushland / conservation;
- Playground; and
- Car parking.

#### **Planning Context**

**MRS Zoning:** Parks and Recreation

**LPS3 Zoning:** Nil



**Bush Forever on Site?** No but highly valued bush to south of BMX track that has very Active Friends of Ray Owen Group who extensively work with that particular area.

### **Strategic Context**

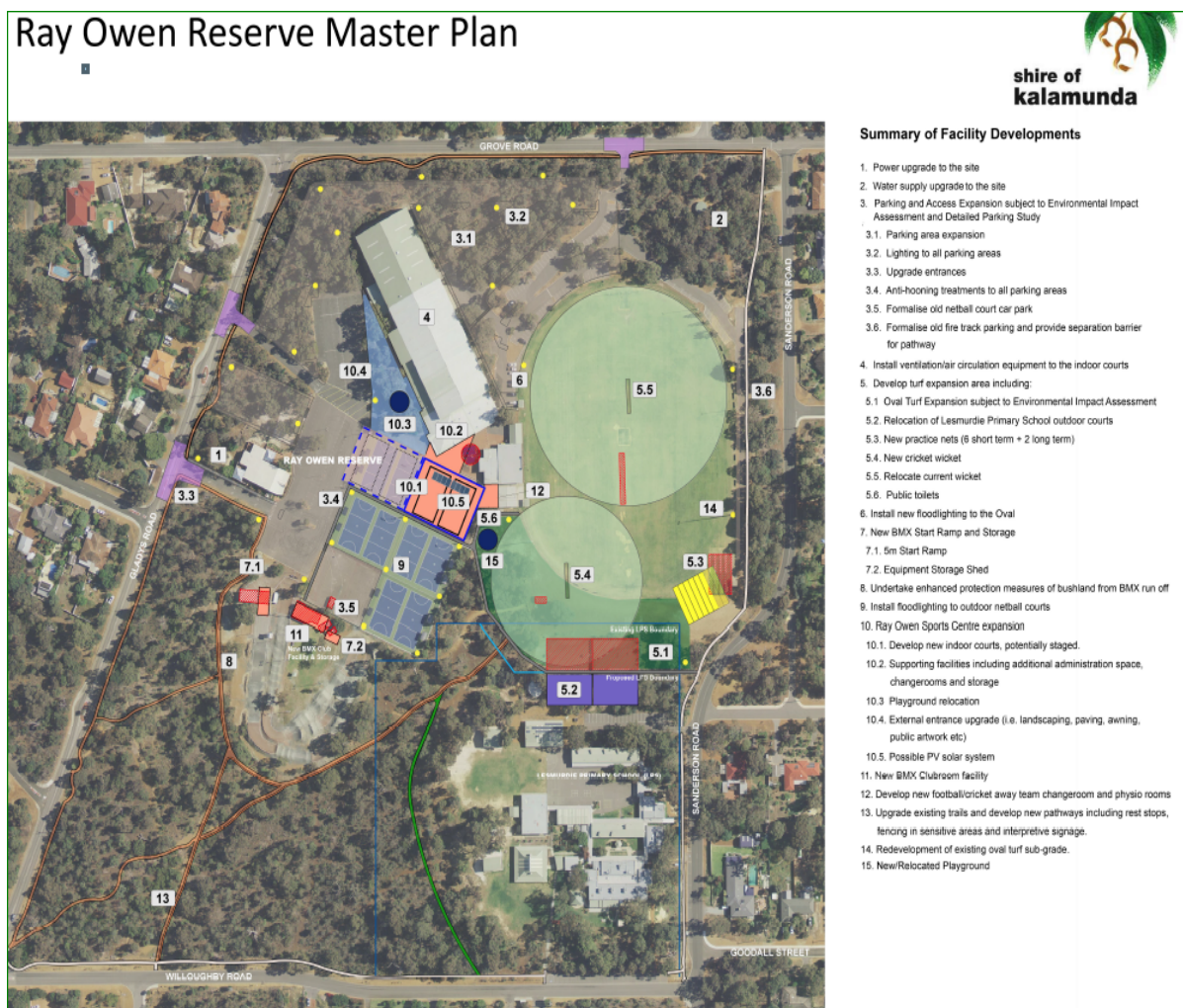
#### **Draft Community Facilities Plan 2019-2029:**

Recommends implementing the 2014 master plan in a staged manner.

#### **Community Facilities Plan 2010**

CFP of 2010 recommended extending Ray Owen sports ground as a five year recommendations reflecting the current undersupply of adequate sports grounds in the Escarpment and the growing demand placed on this ground, due to increasing teams and training requirements.

### **Master Plan**



The City is currently advocating for significant external funding for the implementation of the master plan. In addition the City is currently undertaking concept designs for the extension

of the existing Ray Owen Sports Centre building for an additional four indoor courts. The City recently completed a concept design for the expansion of car parking at the site, which proposes the removal of large areas of natural bush area to the north of the site.

#### **Public Open Space Strategy:**

- Rating - B
- Classification – Regional Park
- Functions – Sport, Recreation, Nature
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.

#### **Opportunities / Positives of Location**

- Existing sports centre under a management agreement with basketball and netball. Site could provide opportunity to co-locate recreation and aquatic facility. A centralised management system would then be considered as a viable option.
- Economic benefit to the Sanderson Road Shopping Centre.
- Large site to allow for the development of aquatic centre and associated car parking (note constraints on expansion below).
- Location is on major transport route.
- Noted the Hills BMX Club could be easily relocated to an alternative site, and their land reutilised.
- Site has a small walkable catchment.
- Site is adjacent to the Lesmurdie Primary School site.

#### **Constraints / Negatives of Location**

- Hills have smaller population catchment than Foothills. Lesmurdie in particular has a small, low density population catchment.
- Any development for the aquatic centre and car parking will likely require the clearing of significant bushland to the south of the site. Areas of bush around the sports centre are already earmarked for clearing for car parking through the master plan. It is highly unlikely that this additional clearing would be supported by the community and local members.
- Wayfinding – the current location is on Local roads, off any major arterials.
- Potential road upgrades required.
- Bushfire prone area.
- No reticulated sewer.

#### **Officer Summary**

This site is not recommended given the existing reserve master plan has identified the needs for the site, noting a positive facility co-location opportunity existing with the Ray Owen Sports Centre. Any development would also likely impact the remaining natural vegetation on the site which is highly unlikely to be supported.

## **Site 4 - Pickering Brook Sports Club / George Spriggs Reserve**

### **Background**

**Location:** 35 Weston Road, Pickering Brook



**Size:** 7.52ha (approx. 1.4 ha usable)

### **Existing Uses:**

- Sporting Field used by AFL, Cricket, Bowls, Archery and drone clubs;
- Pickering Brook Sports Club;
- Grass bowling greens x2;
- Car parking;
- Cricket Pitch –Synthetic;
- Remote control car gravel track;
- Redundant pavilion/tennis/basketball courts/swimming pool (filled in).
- Bushland / Conservation

### **Planning Context**

**MRS Zoning:** Rural

**LPS3 Zoning:** Local Open Space

**Bush Forever on Site?** No, but adjacent to State Forrest.

### **Strategic Context**

**Draft Community Facilities Plan 2019-2029**

Draft recommendation is for the City to confirm the future approach to the development and use of the site and associated facilities, which is to be undertaken through a feasibility study.

### **Community Facilities Plan 2010**

Community Facilities Plan 2010 considered that there was an oversupply of facilities at the Pickering Brook site and that given the small catchment the club served the long term viability of the facilities would not be sustainable. The Alan Fernie Pavilion and associated tennis and netball/basketball courts were considered residual to the current and future requirements.

### **Master Plan:**

N/A

### **Public Open Space Strategy:**

- Rating – B
- Classification – District Park
- Functions – Sport, Recreation and Nature
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.

### **Opportunities / Positives of Location**

- Existing facilities / activities to co-locate an aquatic facility with. Previous existence of a swimming pool on the site
- Economic benefit to the Pickering Brook region with visitors also spending money within the area.
- Current study being undertaken through Tourism Task Force to identify future uses / activation.
- Opportunity to demolish existing redundant assets for a new facility.

### **Constraints / Negatives of Location**

- Department of Fire and Emergency Services (DFES) do not support intensification of land in the area due to high bushfire rating.
- Hills have smaller population catchment than Foothills – low density area in Pickering Brook as large rural blocks.
- Poor infrastructure / services to area – no sewer.
- Wayfinding is poor – off major arterial routes and on school bus route only.
- Users would have to drive to facility.
- Long way from any town centre.
- Possible conflict of use with Archery.
- Available parcel of land on site very small, without large vegetation clearing.
- No reticulated sewer.

### **Officer Summary**

This site is not recommended, as it is not located within a large population catchment area of the City which would reduce its viability.



## **Site 5 – Heidelberg Reserve**

### **Background**

**Location:** 420 Canning Road, Carmel



**Size:** 13.56ha (approx. 7 ha useable land)

### **Existing Uses:**

- Bushland / Conservation

### **Planning Context**

**MRS Zoning:** Parks and Recreation

**LPS3 Zoning:** Nil

**Bush Forever on Site?** No

### **Strategic Context**

**Community Facilities Plan:**



Not currently identified as a strategic public open space site.

**Master Plan:**

N/A

**Public Open Space Strategy:**

N/A

**Opportunities / Positives of Location**

- Large developable portion of land on the site.
- No existing uses or development on site allows for fresh canvas to design for.
- Large area of clear land or land without significant environmental values which may allow for clearing of bushland to be avoided.

**Constraints / Negatives of Location**

- The hills suburbs have a smaller population catchment than the foothills suburbs.
- Poor infrastructure services to area – no sewer.
- Wayfinding is poor – Not located on a major arterial road or routes.
- Users would have to drive to facility.
- Long way from any town centre, therefore reducing any economic impact for local businesses.
- Major water pipeline runs down eastern border.
- No colocation opportunities with existing facilities, although site is large enough for a significant sporting and recreation development.
- State Crown land not owned by the City.
- Bushfire prone area.
- Bush land to the west of the site is believed to be of high quality.

**Officer Summary**

Although it is a large green field site, it is not located within close proximity of a town centre or major arterial road network. In addition, the site currently has poor infrastructure services which would increase the potential cost of the site. The site is not recommended.

## **Foothills Sites:**

### **Site 6 - Maida Vale Reserve**

#### **Background**

**Location:** 20 Ridge Hill Road, Maida Vale



**Size:** 30.58ha

#### **Existing Uses:**

- Sporting fields used by soccer, baseball, cricket and t-ball;
- Archery range;
- Cricket nets;
- Cricket pitch – synthetic;
- Tennis courts and club;
- Club Rooms;
- 12 netball courts;
- Community hall and club rooms (adjacent to netball courts);
- Bushland / conservation; and
- Car parking.

#### **Planning Context**

**MRS Zoning:** Parks and Recreation, Class A Reserve.

**LPS3 Zoning:** Nil

**Bush Forever on Site?** Yes, with much of the site containing smoke bush and other native species which are protected and rare fauna.

## Strategic Context

### Draft Community Facilities Plan 2019-2029:

Current recommendation within the draft document is to implement the master plan.

### Community Facility Plan 2010:

The CFP 2010 recommended that the City develop a master plan for Maida Vale Reserve and consider establishing a recreation centre on Maida Vale Reserve. The establishment of a recreation centre has since been determined as not being required through the master planning process.

### Master Plan:

### Maida Vale Reserve Master Plan - 2018



**Public Open Space Strategy:**

- Rating – B
- Classification – Regional Park
- Functions – Sport, Recreation, Nature
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.

**Opportunities / Positives of Location**

- There are existing sporting facilities at the site of which an aquatic centre could add value to.
- Large site to allow for the development of aquatic centre and associated car parking (note constraints on expansion below).
- The site is located closer to the major population centres of the City, compared to the hills suburbs.

**Constraints / Negatives of Location**

- Any development for the aquatic centre and car parking will require the clearing of significant bushland (Bush forever) or replacement of existing sporting fields. The removal of vegetation is highly unlikely due to its quality, quantity and the rare vegetation that exists.
- WAPC approval required as it's a Class A Reserve.
- Overall the City, has a shortfall of active open space, any development would increase the active open space shortfall and require the loss to be offset on an alternative site, of which there are limited options.
- The location of Maida Vale Reserve is in a low density / small population catchment within the Foothills.
- The site is located within a bushfire prone area.
- Site is not on a major transport route, although Midland Road and Kalamunda Road are within close proximity.

**Officer Summary**

The site is not considered to be a plausible option given the likely impact on the other sporting users, the environment and the likely increase in the shortfall of active open space within the City.



### **Site 7 -Scott Reserve**

#### **Background**

**Location:** 30 Norling Road, High Wycombe



**Size:** 7.51ha

#### **Existing Uses:**

- Sporting fields used by cricket and AFL;
- Cricket Pitches – Turf and synthetic;
- Cricket nets;
- Club rooms;
- Recreation centre – Indoor  $\frac{3}{4}$  size basketball court, stage, gym, foothills learning centre, meeting room and kitchen;
- Car parking; and
- Playground.

#### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Local Open Space

**Bush Forever on Site?** No

### **Strategic Context**

#### **Draft Community Facilities Plan 2019-2029:**

Current draft suggests undertaking a detailed master plan of the site and eventual implementation of its recommendations.

#### **Community Facilities Plan 2010:**

The CFP 2010 recommended that the Scott Reserve Clubroom be redeveloped at the existing reserve.

#### **Master Plan**

A master plan for the site is currently being developed with a draft only developed at this stage and subject to final Council endorsement which is anticipated in early 2020.

#### **Public Open Space Strategy:**

- Rating – B
- Classification – District Park
- Functions – Sport and Recreation
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.
- Identified as a reserve well-liked by the community during community engagement.

### **Opportunities / Positives of Location**

- There is an opportunity for the future aquatic facility to be collocated with the existing recreation centre.
- High Wycombe is the City's second most populated suburb and anticipated to grow in population significantly with the inclusion of higher densities and the Forrestfield North development. Scott Reserve is therefore well located in that it serves a significant population catchment within the Foothills.
- Is located on a transport route and will be near to the new train station once developed in 2021.
- The facility would have a reasonably large walkable population catchment.
- The site is adjacent to the Edney Road Primary School, which would likely utilise such a facility.

### **Constraints / Negatives of Location**

- Scott Reserve isn't particularly close to any activity centres of note, meaning the economic benefits to centres will likely be minimal.
- There is limited to no space available for a future aquatic facility and associated car parking at Scott Reserve.
- Any development would likely significantly impact existing sporting and recreation users.
- Overall the City, has a shortfall of active open space, any development would increase the active open space shortfall and require the loss to be offset on an alternative site, of which there are limited options.
- Wayfinding – the site is not directly linked to any major arterial routes

**Officer Summary**

The site is not considered to be a plausible option given the likely impact on the other sporting users and the likely increase in the shortfall of active open space within the City. An opportunity may exist for the existing recreation services (gym and indoor sports courts) at Scott Reserve to be adjoined to a new recreation and aquatic facility if located within the foothill's suburbs.

## **Site 8 - Hartfield Park Recreation Centre**

### **Background**

**Location:** 90 Hartfield Road, Forrestfield



**Size:** 136.04ha

### **Existing Uses:**

- Sporting fields used by soccer, cricket, rugby union and league, AFL, hockey, Teeball and little athletics;
- Seven clubroom facilities on site;
- Cricket Pitches – 3 x synthetic;
- Recreation centre – Two full sized basketball courts, four squash courts, gymnasium, administration area and aerobics room;
- One grass bowling green and one synthetic bowling green;
- Six tennis courts;
- 18-hole golf course;
- Bushland / conservation; and
- Car parking.

### **Planning Context**

**MRS Zoning:** Parks and Recreation, Class A Reserve



**LPS3 Zoning:** Nil

**Bush Forever on Site?** Yes

### **Strategic Context**

#### **Draft Community Facilities Plan 2019-2029:**

The draft CFP recommends the update of the Hartfield Park Master Plan given the original master plan was completed 10 years ago, a large majority of infrastructure projects have now been completed and the sporting clubs' needs have significantly changed.

#### **Community Facilities Plan 2010:**

The CFP 2010 recommended the staged implementation of the master plan and that an aquatic facility be built within the Hartfield Park Recreation Centre site in 2026/27.

#### **Master Plan:**

#### **HPMP 2010:**

The Hartfield Park Master Plan (HPMP), which was adopted by Council in 2010, has provided the City with a framework for the reserves development over the last 10 years including the need for additional playing fields, upgraded sports floodlighting and the potential colocation of sporting pavilions.

In 2013 the City received a \$6 million State Government grant to assist with the implementation of the HPMP. Through this funding the City was able to achieve the HPMP's high priority items including the addition of new playing fields and sports pavilion at the old Horse and Pony club site for hockey and tee-ball, upgraded pavilion for soccer and upgraded sports floodlighting for large ball sports (soccer and rugby union). These were identified as high priority items due to their potential ability to increase physical activity and cater for the users at capacity.

#### **Future of Hartfield Park Recreation Centre:**

In 2007, CCS Strategic completed a study into the future of the Hartfield Park Recreation Centre. The report identified a portion of land behind the existing HPRC to expand the facility to include an aquatic's facility component. The report also identified the need to upgrade the existing HPRC. This project did not eventuate.

#### **Public Open Space Strategy:**

- Rating – A
- Classification – Regional Park
- Functions – Sport, Recreation, Nature
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Action 5.3.1 – Master Plans to be reviewed periodically every 10 years.
- Identified as the most visited sports reserve in the City during community engagement.

### **Opportunities / Positives of Location**

- An ideal colocation opportunity exists on site for an aquatic facility to be collocated with a recreation centre, which will provide an operational benefit to the City.

- As the site has existing infrastructure from which an aquatics facility could be expanded less land area is required for the aquatic's facility components
- Forrestfield is the City's highest populated suburb and is anticipated to continue to have significant population growth in the future providing Hartfield Park with a significant population catchment with the Foothills.
- Hartfield Park is well located in proximity to Tonkin Highway, Hale Road and Welshpool Road East. It is noted that the future proposed flyover of Tonkin Hwy at Hale Road will remove easy access to Hartfield Park from Tonkin Hwy.
- Large site to allow for the development of aquatic centre and associated car parking (note constraints on expansion below).
- Hartfield Park is the City's premier sporting facility.
- There is a potential economic benefit to the Forrestfield Town Centre with visitors also spending money within the area.

### **Constraints / Negatives of Location**

- The Hartfield Park site has numerous layers of Statutory approvals including (but not limited to): Section 18 Aboriginal Heritage, sensitive sewerage site given a waterway is within 1km, WAPC approval as it's a Class A Reserve and DPAW clearing permits for clearing of vegetation (off set may be required).
- Any development for the aquatic centre and additional car parking will require the clearing of significant bushland (Bush forever) or alternatively replacing sporting fields. The removal of vegetation could pose a challenge to get the required approvals, given its significance.
- Overall the City, has a shortfall of active open space, any development would increase the active open space shortfall and require the loss to be offset on an alternative site, of which there are limited options.
- Site is already constrained with clubs growing and requiring more sports space to train and play.
- The existing HPRC site including car park, recreation centre and bush area immediately behind the facility is approximately 2ha. Therefore, an additional 1ha would likely be required to best accommodate a combined recreation and aquatic facility.
- Offset requirements for any clearing of bush areas needs to be clarified. Detailed investigation on offsets to be undertaken if Hartfield Park progresses as a potential aquatic facility site as part of further detailed analysis and investigations.
- Car parking is already an issue at the site, would need to consider how much additional clearing would be required to accommodate the additional car parking space that would be required.

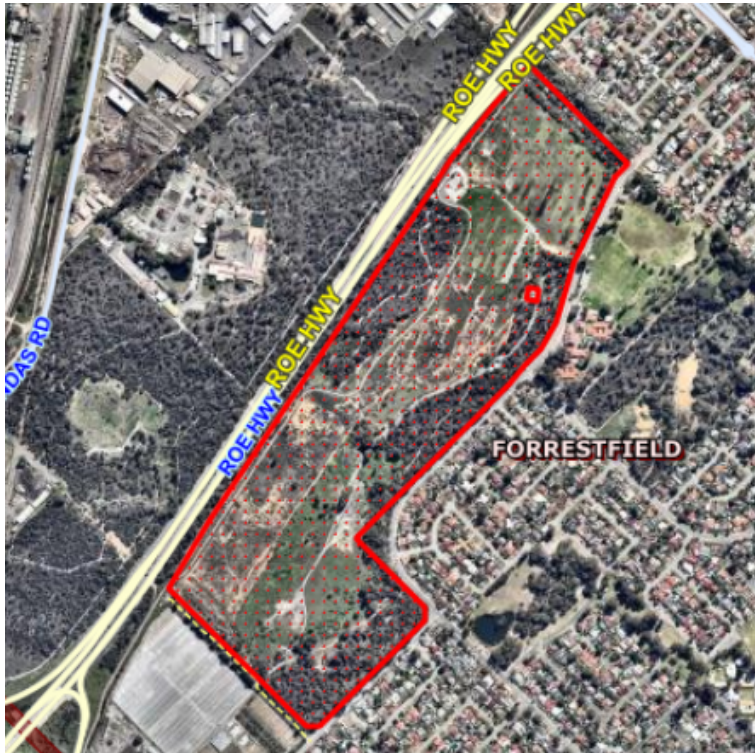
### **Officer Summary**

The site is considered to be a potentially viable option for a new aquatic facility given the colocation opportunity with the existing HPRC and strategic location on the reserve. It is noted that this site has numerous constraints that will need to be considered further.

### **Site 9 - Pioneer Park**

#### **Background**

**Location:** 120 Dawson Avenue, Forrestfield



**Size:** 51.58ha

#### **Existing Uses:**

- Bushland / Conservation
- Passive Recreation

#### **Planning Context**

**MRS Zoning:** Parks and Recreation

**LPS3 Zoning:** Nil

**Bush Forever on Site?** Yes. Also used as an offset area

#### **Strategic Context**

#### **Community Facilities Plan 2010:**

The 2010 CFP noted that the reserve had ongoing issues with the quality of the sports ground, given the site was previously a landfill site. It was noted that further investigation

into the remediation works required was to be undertaken, prior to any future works being undertaken.

### **Master Plan**

A Master Plan was undertaken by AECOM consultancy in 2014, after it was found that further site remediation works were required.

The Master Plan was completed at the site in 2015 and focused on the northern end of the reserve. Following the findings of the Master Plan process, the City closed the site to future development, subject to further investigation on its potential use and the remediation works required. Existing users were relocated to alternative sites including Hartfield Park.

### **Public Open Space Strategy:**

- Rating – D
- Classification – Regional Park
- Functions – Nature
- Identified as a potential improvement site.
- Action 2.6.2 – As funding and resources allow, the City should aim to enhance three reserves per annum.
- Identified as a reserve that should be improved during community engagement.

### **Industrial Development Strategy:**

- Action 3.3.1 – Consider alternative employment generating land uses associated with industry or renewable energy developments on contaminated sites.

### **Opportunities / Positives of Location**

- Large site to allow for the development of aquatic centre and associated car parking.
- Forrestfield is the City's highest populated suburb and anticipated to continue to have significant population growth in the future providing Pioneer Park with a significant population catchment with the Foothills.
- A small walkable population catchment.
- Pioneer Park is well located in proximity to Tonkin Highway, Roe Highway and Berkshire Road, which will provide a high visual benefit to a facility.
- No existing uses or development on site allows for fresh canvas to design for.
- The southern portion of land is considered to be the most viable area for any development.
- High exposure from Roe Highway.

### **Constraints / Negatives of Location**

- It is a contaminated site which requires remediation works given previous attempts at the northern end (sporting fields) failed. It is understood that the southern portion of land is not as contaminated as the northern end.
- Limited opportunities to co-locate with other community or commercial facilities.
- Recent studies into the level of contamination at the southern end completed by City's Environmental Health Officers. Results could constrain use of southern end.
- Areas of site are believed to be used for environmental offset.
- High level of cost of remediation.

- The City is considering alternative uses for the reserve, which may not be compatible with a future aquatic facility.
- The Hartfield Park Recreation Centre is now an aging facility, which may not be best serve the needs of the facility. Therefore, this project may also trigger the need for additional upgrades of the facility in order to best collocate an aquatic facility and service the needs of the community.

**Officer Summary**

The site is not recommended to be a viable option given the likely high cost of remediation works required on the site.

## **Site 10 - Woodlupine Community Centre**

### **Background**

**Location:** 88 Hale Road, Forrestfield



**Size:** 1.8ha

### **Existing Uses:**

- Community Centre including halls, meeting rooms and kitchen;
- Child Health care centre; and
- Car parking

### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Residential R60 / Mixed Use / Public Purposes

**Bush Forever on Site?** No

### **Strategic Context**

#### **Draft Community Facilities Plan 2019- 2029 and 2010**

The draft CFP 2019-2029 and the CFP 2010 recommended the development of a new multifunctional hub incorporating a learning centre and the existing Forrestfield Library being collocated on the exiting Woodlupine Community Centre site.

### **Opportunities / Positives of Location**

- Forrestfield is the City's highest populated suburb and anticipated to continue to have significant population growth in the future providing a future aquatic facility with a significant population catchment within the Foothills.
- A large walkable population catchment.
- A new facility could incorporate the existing Woodlupine Community Centre and Forrestfield Library, which would provide a good collocation opportunity and operational benefits to the City. The existing Forrestfield Library site could be repurposed with proceeds of the land sales being directed towards the new facility.
- The site is further located directly within the Forrestfield Town Centre, which would significantly activate the area and provide a strong community hub considering it is also within close proximity of the Forrestfield Shopping Centre precinct.
- Direct economic benefit to the Forrestfield Town Centre with visitors also spending money within the area.
- Reasonably sized site which may allow for the development of aquatic centre and associated car parking, depending on the scale of the development. An opportunity may exist to utilise additional car parking areas of the town centre site, which will reduce the land area required.
- Woodlupine Primary School is within close proximity, in addition the site is reasonably close for other local schools in the area.
- Wayfinding – on major road through Forrestfield.
- Potential to use land parcels opposite site for parking or development (privately owned)
- Hawaiian Group the Forrestfield shopping centre owner has expressed a strong interest in having collocated community facilities located within shopping centre precinct, given the known strong economic benefits it would bring to the town centre site. There may be potential projects benefits to be received for it being located there (land, funding etc.).
- There may be a further opportunity to relocate the aging Hartfield Park Recreation Centre to this site as well.

### **Constraints / Negatives of Location**

- The site in isolation to other town centre sites does not have enough land space to accommodate a proposed community centre redevelopment and an aquatic centre. As mentioned above other private land opportunities would need to be explored make this opportunity feasible.
- Site may only be able to cater for a small aquatic centre which may not be suitable for the City's needs.
- Woolworths Drive is currently a private entry off Hale road, that has multiple landowners, making developments challenging.
- May have to consider car parking options and whether the shopping centre car park could be used.
- Trees along Hale Road are believed to be of significant value.

### **Officer Summary**

It is recommended that this site option be further considered given the potential to have a facility located within a town centre site and being collocated within a shopping centre precinct creating a large community hub, in addition to being collocated with a community centre and library or recreation facilities. It is noted that there are some site constraints that will need to be further explored.



### **Site 11 - Forrestfield North – Sporting Precinct**

#### **Background**

**Location:** 65 Brand Road, High Wycombe



**Size:** 9.64ha

#### **Existing Uses:**

Nil

#### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Urban Development

**Bush Forever on Site?** No

#### **Strategic Context**

##### **Draft Community Facilities Plan 2019- 2029:**

The draft CFP 2019-2029 currently considers the Brand Road site within the Forrestfield North DSP as providing additional public open and active sports space, to meet the requirements for the future population, without increasing the net shortfall of active public open space within the City. The site is also located adjacent to a proposed local primary school. This is based on a Community Infrastructure Plan for the development area. In addition, a multi-functional community hub is also noted as being required within the district. This proposed facility would likely replace the existing Cyril Road Hall and High Wycombe Library. This area is not identified in the 2010 CFP.

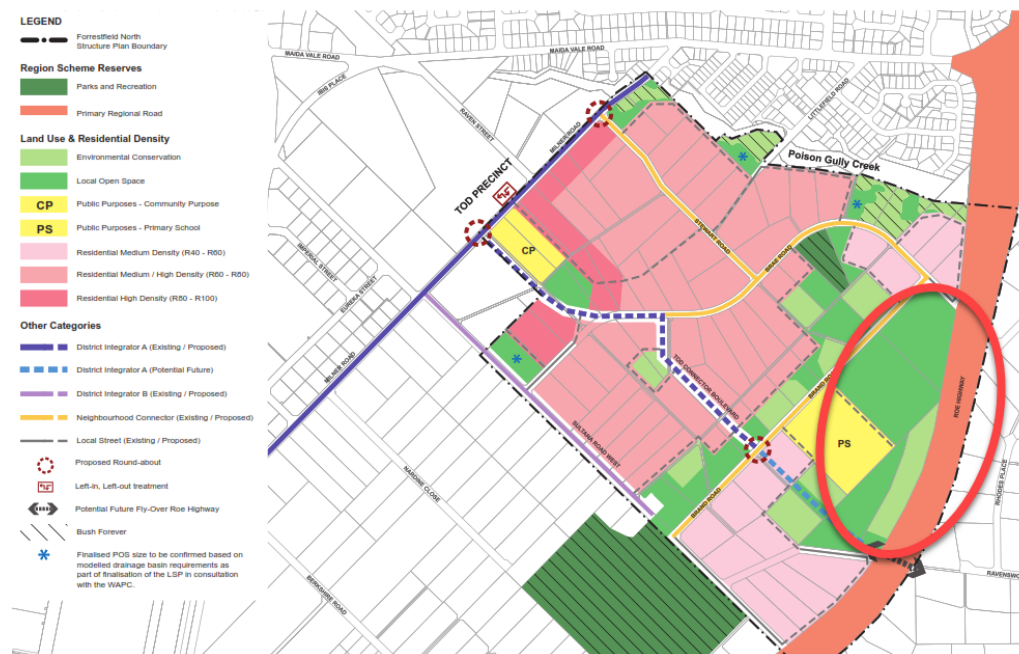


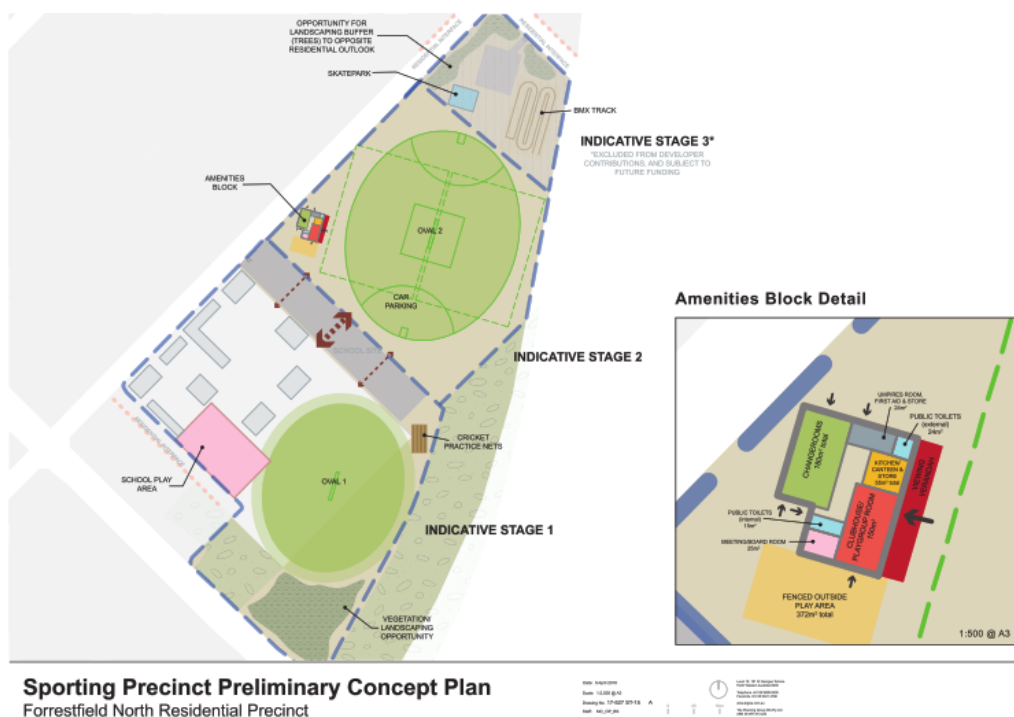
## Public Open Space Strategy:

- Identified as a potential sports space site to alleviate sports space shortfall.
- Action 2.1.1 – Future Structure Plan areas to address POS deficiencies identified in the Strategy with a particular focus on the provision of sports space in High Wycombe and Wattle Grove.

### Forrestfield North Residential Precinct Local Structure Plan (Draft):

- Identified as local open space by the Structure Plan, catering for sporting fields and associated facilities and infrastructure.
- Preliminary concept plan does not identify aquatics facility on site.





### **Opportunities / Positives of Location**

- There is potential to collocate the aquatic facilities with other sporting amenities and a local primary school
- No existing uses or development on site allows for fresh canvas for design.
- Large site which can cater for aquatic centre and associated car parking.
- Anticipated significant population growth in the Forrestfield North precinct and in close proximity to the City's two highest populated suburbs, Forrestfield and High Wycombe providing a significant catchment for the site within the Foothills.

### **Constraints / Negatives of Location**

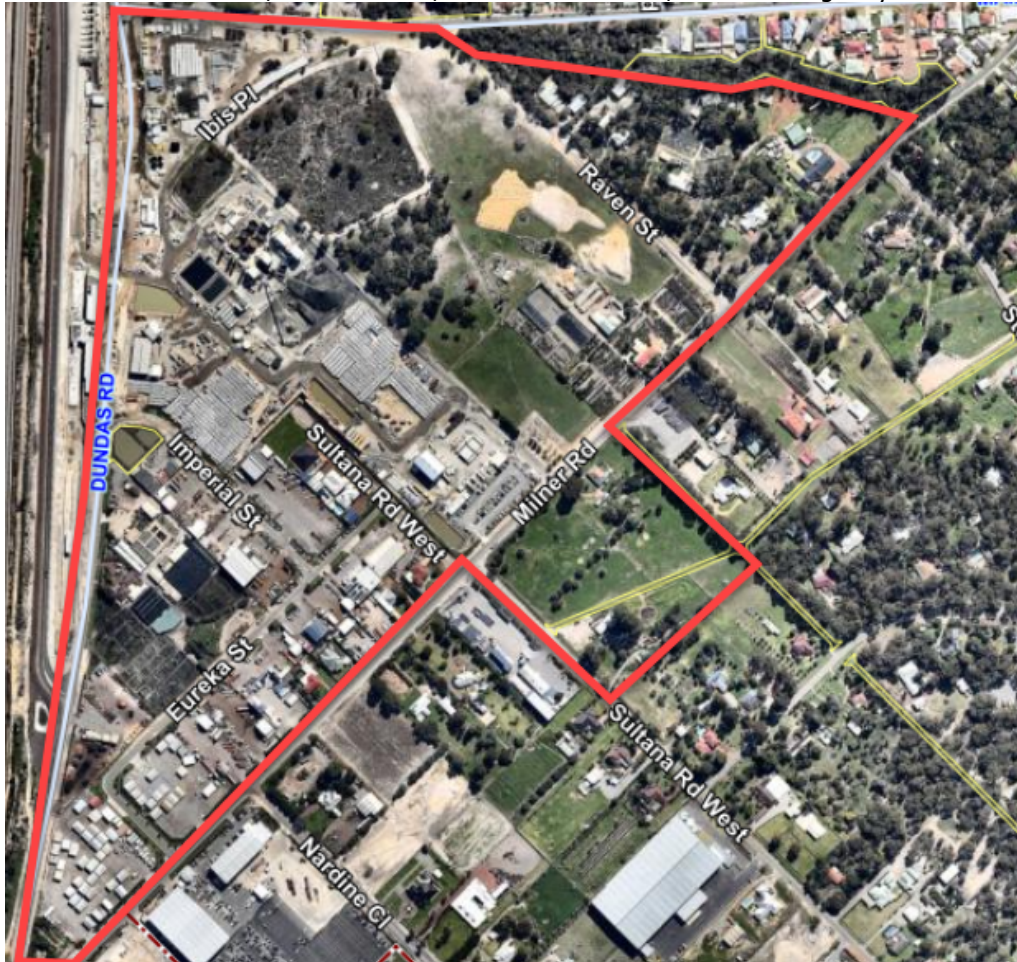
- The brand road site is currently contaminated. The City is currently completing a contamination assessment on the site and recommend any remediation works required.
- Population will establish over the medium-long term (10 to 15 years). Unlikely to be much of a population catchment initially.
- Way finding – the site is not located off a major arterial road.
- The site is currently identified as sports space within the development area, as the future population of the area will require additional active sports spaces to be provided, otherwise the development will increase the City's net shortfall of active open space.
- Overall the City, has a shortfall of active open space, any development would increase the active open space shortfall and require the loss to be offset on an alternative site, of which there are limited options.
- Contamination studies of the area are currently being undertaken – this will provide idea of level of remediation required for any infrastructure.

**Officer Summary**

This site option is to be further considered, as it is located on a green field site, noting remediation works are required. The site is also located within a large residential development and in between two existing major population centres.

**Site 12 - Forrestfield North – TOD Precinct****Background**

**Location:** Milner Road / Raven Street / Sultana Road West / Ibis Place High Wycombe



**Size:** N/A

**Existing Uses:**

- Future train station and car parking construction site;
- Construction Site;
- Semi-rural; and
- Light Industry.

**Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Urban Development

## Bush Forever on Site? No

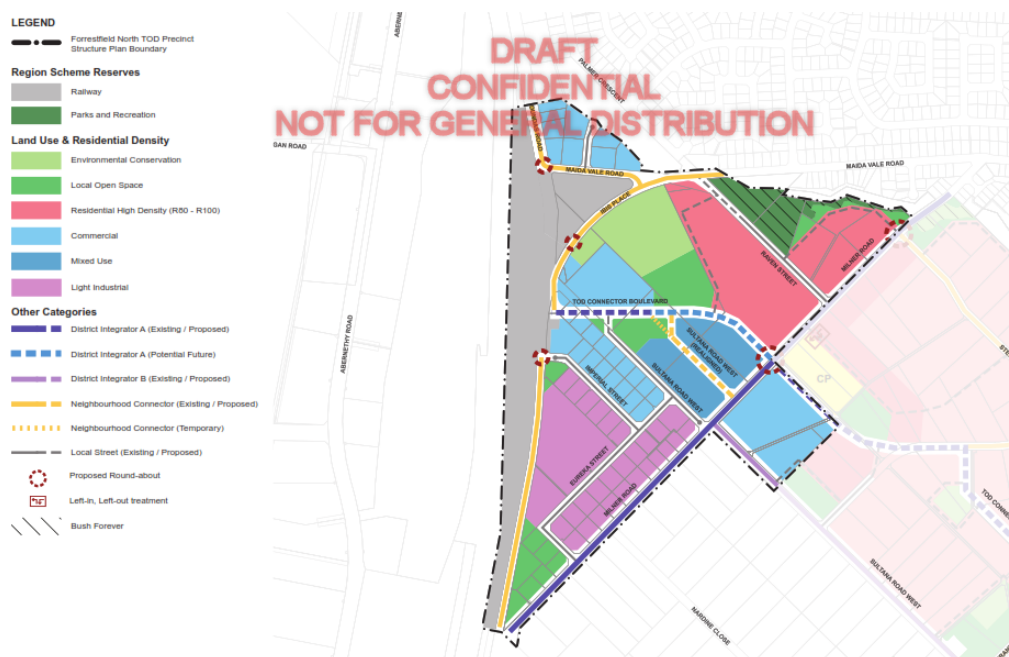
### Strategic Context

#### **Draft Community Facilities Plan 2019- 2029:**

The draft CFP 2019-2029 currently considers the Brand Road site within the Forrestfield North DSP as providing additional public open and active sports space, to meet the requirements for the future population, without increasing the net shortfall of active public open space within the City. The site is also located adjacent to a proposed local primary school. This is based on a Community Infrastructure Plan for the development area. In addition, a multi-functional community hub is also noted as being required within the district. This proposed facility would likely replace the existing Cyril Road Hall and High Wycombe Library. This area is not identified in the 2010 CFP.

#### **Forrestfield North TOD Precinct Local Structure Plan (Draft):**

- Identified as Commercial, Mixed Use and High Density Residential by LSP.
- State Government significant landowner in LSP area.



### Opportunities / Positives of Location

- In close proximity to the train station and proposed district level multi-functional community centre and library facilities.
- Opportunities to collocate an aquatic facility and a new district level multi-functional community centre and library facility, within a town centre site with high density residential development within close proximity. These facilities will also provide an opportunity to rationalise the existing HW Library and Cyril Road Hall facility. This new facility is currently earmarked within the concepts to east of this site)

- Economic benefits to the commercial areas of Forrestfield North with visitors also spending money within the area.
- Large parcels of State Government owned land within the TOD Precinct to develop the aquatic centre and associated car parking. As it is a green fields site there is opportunity to create a well-designed, activated and connected precinct.
- State Government are currently looking for activation opportunities for the TOD Precinct.
- A large walkable population catchment will exist for the site once it is fully built out, given the higher density living proposed and access to the train station.
- Anticipated significant population growth in the Forrestfield North precinct and in close proximity to the City's two highest populated suburbs, Forrestfield and High Wycombe providing a significant catchment for the site within the Foothills.
- Possible early activation uses in proximity to the train station, this may act as drawcard to stimulate lot sales and residents to the area.

#### **Constraints / Negatives of Location**

- There is no City owned land within the TOD Precinct. The City would have to come to a lease arrangement with State Government or purchase land for a site.
- Population will establish over the medium-long term. Unlikely to be much of a popular catchment initially.
- Wayfinding – The location may not be as easily accessible for the hill's population catchment.
- Moving the aquatic centre from Kalamunda will have economic impacts on the Kalamunda Town Centre.

#### **Officer Summary**

This site option is to be further considered, as it is located on a green field site within a town centre area and the potential collocation opportunities. Noting the City does not own any land within the area and would be required to negotiate land arrangements with developers and the State Government.

#### **Officer Actions**

Officers to meet with CEO Development WA and CCS Strategic to discuss activation of this site, and if there is any potential appetite for such a facility on State owned land.



### **Privately Owned Sites:**

**Other Privately-owned sites were identified for consideration. (All noted to be in Foothills)**

Key issues that may prohibit private land utilisation and would need to be further explored:

- Land ownership issues.
- Management arrangements suitable to the City.
- Public investment on private land holdings (lack of control for City).
- Potential limitations or guarantees required on public access to facilities.
- Potential reduction in available State and Federal Government funding opportunities.
- Potential large land purchase costs.

#### **Site 13 - 584 Kalamunda Road – High Wycombe**

##### **Background**

**Location:** 584 Kalamunda Road, High Wycombe



**Size:** 8.07ha

##### **Existing Uses:**

- **Commercial Vehicle Parking**

**Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Light Industry

**Bush Forever on Site?** No

**Strategic Context****Draft Community Facilities Plan 2019- 2029:**

Not identified as a current community facility site.

**Opportunities / Positives of Location**

- Large 10 ha site in a good location.
- Owner currently seeking opportunities for sales / developments.
- Wayfinding- on a major arterial road.
- May be some economic benefits to the High Wycombe shopping centre / town centre area.
- A small walkable population catchment.
- High Wycombe is the City's second most populated suburb and anticipated to grow in population significantly with the inclusion of higher densities and the Forrestfield North development providing the site with a significant population catchment within the Foothills.

**Constraints / Negatives of Location**

- High cost for City to purchase a portion of land.
- Located in the north western corner of the City's boundaries and close to other LGA boundaries which may restrict utilisation from across the wider City population catchments.
- Conflicting surrounding land use – industrial.

**Officer Summary**

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.



### **Site 14 –Hillview Golf Course**

#### **Background**

**Location:** 350 Kalamunda Road, Maida Vale (Golf Course)



**Size:** 69.18ha

#### **Existing Uses:**

- Golf course

#### **Planning Context**

**MRS Zoning:** Rural

**LPS3 Zoning:** Private clubs and institutions

**Bush Forever on Site?** No

#### **Strategic Context**

#### **Draft Community Facilities Plan 2019- 2029 or CFP 2010:**

Not identified as a current community facility site.

#### **Opportunities / Positives of Location**

- Possibility to lease land and build Aquatic facility, which would create a larger sporting precinct, given close proximity to Maida Vale Reserve.
- Located on transport routes and major transport routes.

- State Government identified the site as an investigation site the North East Sub-Regional Planning Framework.

**Constraints / Negatives of Location**

- Subject to State Government study into future land use. Any availability of the site is likely to be well into the future.
- The location of Maida Vale Reserve is in a low density / small population catchment within the Foothills.
- There may be other uses identified for the site.
- High cost for City to purchase a portion of land.
- Not located within a town centre site.

**Officer Summary**

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.

### **Site 15 –332 Kalamunda Road – Maida Vale**

#### **Background**

**Location:** 332 Kalamunda Road, Maida Vale



**Size:** 1.81ha

#### **Existing Uses:**

- Vacant land

#### **Planning Context**

**MRS Zoning:** Rural

**LPS3 Zoning:** Special Use (Nursery)

**Bush Forever on Site?** No

#### **Strategic Context**

#### **Draft Community Facilities Plan 2019- 2029:**

Not identified as a current community facility site.

#### **Opportunities / Positives of Location**

- 2ha parcel of land owned by Active Foundation located at the south eastern end of the current Hill View Golf Course.
- Possibility to lease land and build Aquatic facility, which would create a larger sporting precinct, given close proximity to Maida Vale Reserve.
- Located on transport routes and major transport routes.

#### **Constraints / Negatives of Location**

- Land parcel may not be of sufficient size to accommodate proposed combined recreation and aquatic facilities, it is likely that it would support aquatic facilities only. Unless a portion of the Golf Course is also utilised.
- The location of Maida Vale Reserve is in a low density / small population catchment within the Foothills.
- There may be other uses identified for the site.
- High cost for City to purchase a portion of land.
- Not located within a town centre site.

**Officer Summary**

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.



### **Site 16 - 345 Kalamunda Road Maida Vale – Seventh Day Adventist Site**

#### **Background**

**Location:** 345 Kalamunda Road, Maida Vale



**Size:** 10.57ha

#### **Existing Uses:**

- Site used by Seventh Day Adventist Church; and
- Used for large events and camps.

#### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Special Use (Church / Convention)

**Bush Forever on Site?** No

#### **Strategic Context**



**Draft Community Facilities Plan 2019- 2029:**

Not identified as a current community facility site.

**Opportunities / Positives of Location**

- 10ha site in good location.
- Wayfinding -on major road and close to Roe Highway.
- On major transport routes.

**Constraints / Negatives of Location**

- The location of Maida Vale Reserve is in a low density / small population catchment within the Foothills.
- There may be other uses identified for the site, including continuation of church usage.
- High cost for City to purchase a portion of land.
- Not located within a town centre site.
- Not connected to any other community facilities.

**Officer Summary**

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.

### **Site 17 – Abruzzo Molise Club – Brook Road Wattle Grove**

#### **Background**

**Location:** 30 Brook Road, Wattle Grove



**Size:** 2.15ha

#### **Existing Uses:**

- Site has an existing private Italian club on the land.
- Clubroom building exists on site.

#### **Planning Context**

**MRS Zoning:** Industrial

**LPS3 Zoning:** Private clubs and institutions

**Bush Forever on Site?** No

#### **Strategic Context**

**Draft Community Facilities Plan 2019- 2029 or CFP 2010:**

Not identified as a current community facility site.

#### **Industrial Development Strategy:**

- Identified in the MKSEA/Kalamunda Wedge industrial precinct.

#### **Opportunities / Positives of Location**

- On major transport routes.
- Current landowner has a Development Application in for conversion of areas of the site to soccer pitches, which will remain in control of the club and likely enable the private club to profit.
- Large school site next door that is no longer operational but used as a Storage area for DOE transportable buildings.

**Constraints / Negatives of Location**

- Land parcel may not be of sufficient size to accommodate proposed combined recreation and aquatic facilities, it is likely that it would be aquatic facilities only.
- There may be other uses identified for the site such as soccer fields.
- High cost for City to purchase a portion of land.
- Not located within a town centre site.
- Not connected to any other community facilities.
- Surrounding conflicting land use – industrial.

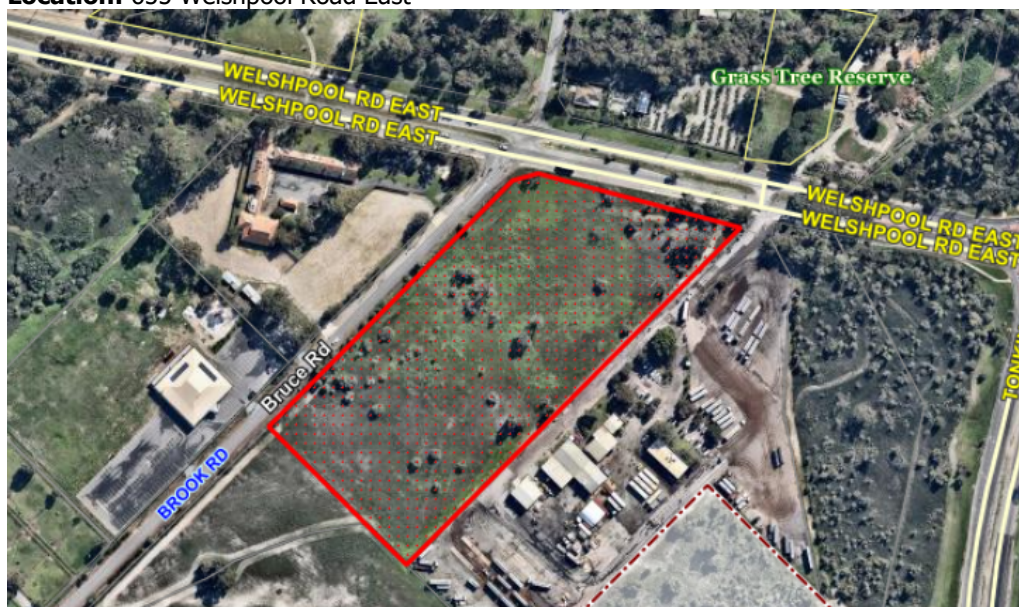
**Officer Summary**

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.

### **Site 18 – 655 Welshpool Road East, Wattle Grove**

#### **Background**

**Location:** 655 Welshpool Road East



**Size:** 3.47ha

**Existing Uses:**

- Vacant.

#### **Planning Context**

**MRS Zoning:** Urban

**LPS3 Zoning:** Industrial Development

**Bush Forever on Site?** No

#### **Strategic Context**

**Draft Community Facilities Plan 2019 – 2029 or CFP 2010:**

Not identified as a current community facility site.

**Industrial Development Strategy:**

- Identified in the MKSEA/Kalamunda Wedge industrial precinct.

#### **Opportunities / Positives of Location**

- On major transport routes.
- A large privately-owned block around 3.5ha, zoned Parks and Recreation.

#### **Constraints / Negatives of Location**

- High cost of land for City to purchase.
- Outside of high density area.
- Not located within a town centre site.
- Not connected to any other community facilities.
- Currently zoned within an industrial precinct, which is not ideally located for a future facility.
- Surrounding conflicting land use – industrial.

**Officer Summary**

It is not recommended due to being located within a future industrial precinct and not in a strategic location and being on private land.



**Site 19 - Altona Hatchery Site - Forrestfield****Background****Location:** 344 Hawtin Road, Forrestfield**Size:** 4ha**Existing Uses:**

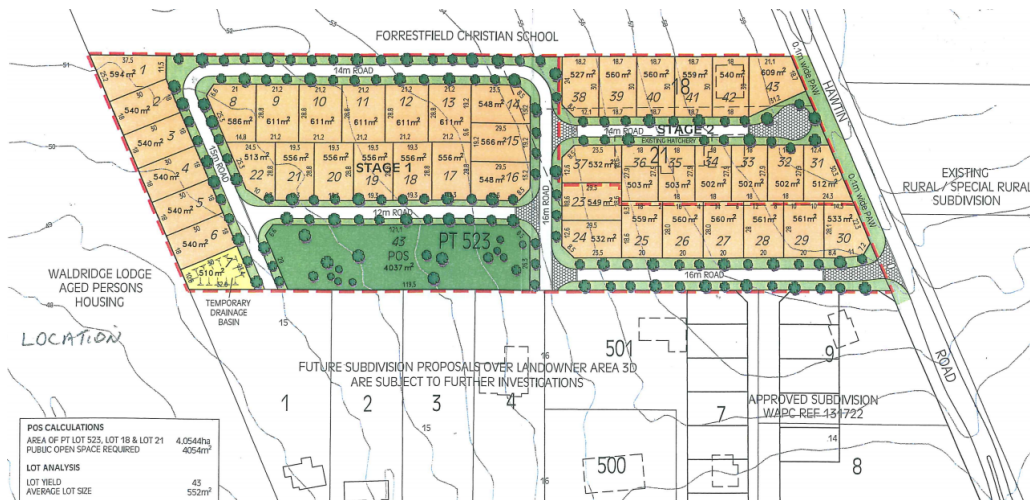
- One portion of the two land parcels is used as a Hatchery.

**Planning Context****MRS Zoning:** Urban**LPS3 Zoning:** Urban Development**Bush Forever on Site?** No**Strategic Context****Draft Community Facilities Plan 2019- 2029:**

Not identified as a current community facility site.

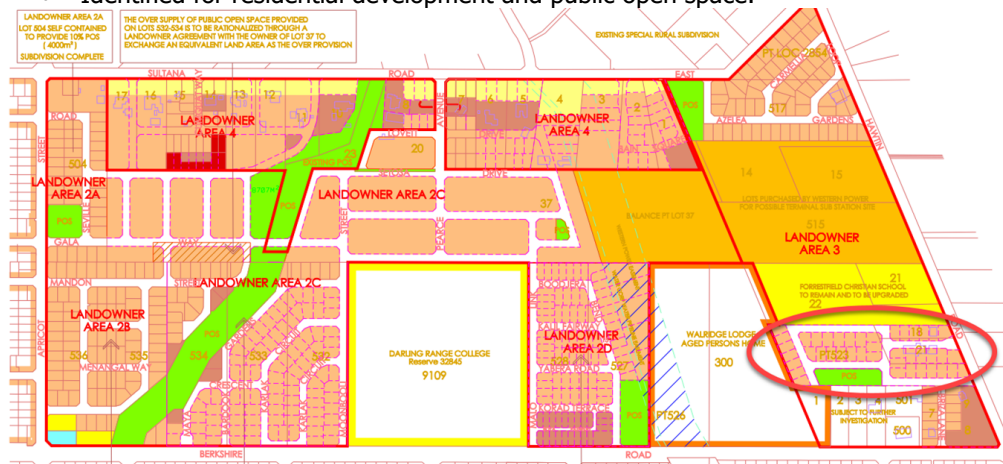
**Subdivision Guide Hawtin Road**

- Identified for residential development and public open space



### Forrestdale ODP Area 2

- Identified for residential development and public open space.



### Opportunities / Positives of Location

- Large privately-owned parcels that equate to around 4.05ha.
- Currently being considered by Private investor for development for an aquatic facility.
- Located adjacent to Hill Side Christian School, which does not currently have aquatic facilities.
- Wayfinding – on main road through Forrestdale but away from major arterial roads such as Tonkin and Roe Highways.

### Constraints / Negatives of Location

- Not located within close proximity of a town centre site.
- Not connected to any other community facilities.
- Environmental constraints – heavily vegetated with likely high environmental value.

### Officer Summary

It is recommended that opportunity be investigated further first and then if suitable potential enquiries be made with the landowner to understand appetite for involvement during this preliminary stage.

## **Recommendations:**

### **High Suitability Recommendations**

The following sites are recommended for further detailed investigation and analysis:

- Site 1 – Kalamunda Water Park (Existing Sites), Kalamunda.
- Site 8 – Hartfield Park Recreation Centre, Hartfield Park, Forrestfield.
- Site 10 – Woodlupine Community Centre Site, Forrestfield.
- Site 11 – Forrestfield North Sporting Precinct, High Wycombe.
- Site 12 – Forrestfield North TOD Precinct, High Wycombe.

### **Reasons for Site Selection:**

These sites are deemed to have the required land area to cater for aquatic centres of varying scales, collocated recreation (or other) facilities and associated car parking. Some also have existing facilities to co-locate with and are in close proximity to activity centres which will provide economic benefits to those precincts and activate them. The sites are also located within population catchments of note, with reasonable to significant population growth expected. Notably all but one is within the Foothills area.

### **Low Suitability Recommendations**

The following sites are recommended as having low suitability due to their location on private land, which will require further investigation and analysis. This analysis should consider whether the City would enter into partnership to acquire privately owned land or enter into lease arrangements with owners.

- Site 13 - 584 Kalamunda Road, High Wycombe.
- Site 14 – Hillview Golf Course, Maida Vale.
- Site 15 – 345 Kalamunda Road (Seventh Day Adventist Site), Maida Vale.
- Site 16 – Abruzzo Molise Club, Brook Road, Wattle Grove.
- Site 18 – 344 Hawtin Road (Altona Hatchery Site), Forrestfield.

### **Not Recommended**

The following sites are not recommended to be further pursued given their existing usage or constraints identified within this preliminary report:

- Site 2 – Kalamunda Sporting Precinct, Kalamunda.
- Site 3 – Ray Owen Reserve, Lesmurdie.
- Site 4 – Pickering Brook Sports Club, Pickering Brook.
- Site 5 – Heidelberg Reserve, Lesmurdie.
- Site 6 – Maida Vale Reserve, Maida Vale.
- Site 7 – Scott Reserve, High Wycombe.
- Site 9 – Pioneer Park, Forrestfield.
- Site 17 – 655 Welshpool Road East, Wattle Grove.