

# Scott Reserve Master Plan – DRAFT

City of Kalamunda

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A Balanced View (ABV) Leisure Consultants have developed the Master Plan Report for the Scott Reserve in the City of Kalamunda.

ABV would like to acknowledge City of Kalamunda staff, the sport and recreation community, and local residents within the City of Kalamunda who provided valuable input into this project.

DISCLAIMER

ABV Leisure Consultants, its employees, directors and associated entities shall not be liable for any loss, damage, claim, costs, demands and expenses whatsoever and howsoever arriving in connection with the use of this master plan.

While all due care and consideration has been undertaken in the preparation of this report, ABV advise that all recommendations, actions and information provided in this document is based on our experience as professional leisure consultants and upon research as referenced in this document.

Information contained in this document is based on available information at the time of writing. All figures and diagrams are indicative only and should be referred to as such. This is a strategic document, which deals with technical matters in a summary way only.

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## 1 EXECUTIVE SUMMARY

A Balanced View Leisure Consultancy (ABV) was commissioned by the City of Kalamunda to prepare a master plan for Scott Reserve in High Wycombe. The master plan will guide future development of the reserve in a sustainable manner to maximise opportunities for active and passive recreation for the community.

Scott Reserve is a District Level Reserve located on Norling Road in High Wycombe and is approximately 7.122ha in size. The Reserve includes ovals, the Scott Reserve Pavilion, High Wycombe Community Recreation Centre (HWCRC), a three block natural turf wicket, two sets of practice cricket nets and two synthetic cricket wickets.

The existing sporting groups identified that the sporting facilities are in need of upgrading to meet contemporary standards for their current and future needs.

A concept plan for the Scott Reserve Master Plan has been prepared reflecting the findings of the Demand Analysis outlined in this report. The key features of this concept plan are as follows:

- Complete the currently planned sports flood lighting upgrade to the northern oval to provide improved sports lighting to the oval.
- Undertake an analysis of the traffic and the preferred types and number of bays along Wycombe Road prior to the provision of additional parking. Following analysis, increase parking and include traffic calming measures along Wycombe Road.
- Undertake turf quality, irrigation and drainage works to refurbish ground conditions.
- Replacement of the existing sports pavilion to include increased amenity for the users. (Including additional change rooms with contemporary design to accommodate female and disability participation, increased storage, social space and administration space.)
- Replacement of the HWCRC with contemporary facilities that meet users needs, which are predominantly community centre type facilities. The facility design to ensure existing users are accommodated and provides flexibility for future use.
- Relocation and expansion of the turf cricket practice nets to accommodate the new sports pavilion and community centre. This will require relocation of the turf maintenance equipment shed and water tank.
- Provision of a new nature playground located in proximity to the new sports pavilion and community centre.
- Provision of youth facilities, including an outdoor mini basketball court.
- Utilise the former HWCRC site to expand the existing car park to provide additional parking, particularly during peak usage times.
- Formalise car parking along Wycombe Road (Reserve side) and provide traffic calming measures.
- Improve pathways within the precinct and provide outdoor gym equipment in proximity to pathways.
- Improve spectator seating and viewing throughout the reserve.
- Install water fountains in the reserve at strategic locations.
- Additional sports flood lighting to the southern oval for training for large ball sports.
- Improve signage within the reserve, consistent with the City's style guide.



The proposed developments would be completed as the demand or 'triggers' for their development occurs. However, the full list of developments is substantial and will require prioritisation amongst other key projects of the City. It is reasonable to expect that a 15-year timeframe may be required to implement the proposed developments of this Master Plan. This would be subject to securing significant external funding sources.

Provision of additional parking along Wycombe Road would assist in alleviating some of the parking short fall in the interim until further car park expansion can occur following demolition of the HWCRC.

Construction of the sports pavilion and community centre would trigger the requirement to relocate and extend the turf cricket practice wickets, turf maintenance storage shed and water tank.

Short and medium/long term recommendations for Council have been made in this report and can be seen on page 54 and 55.

The total construction cost estimate for the developments outlined in the concept plan for all works is \$10.74 million exclusive of GST.





## 2 INTRODUCTION

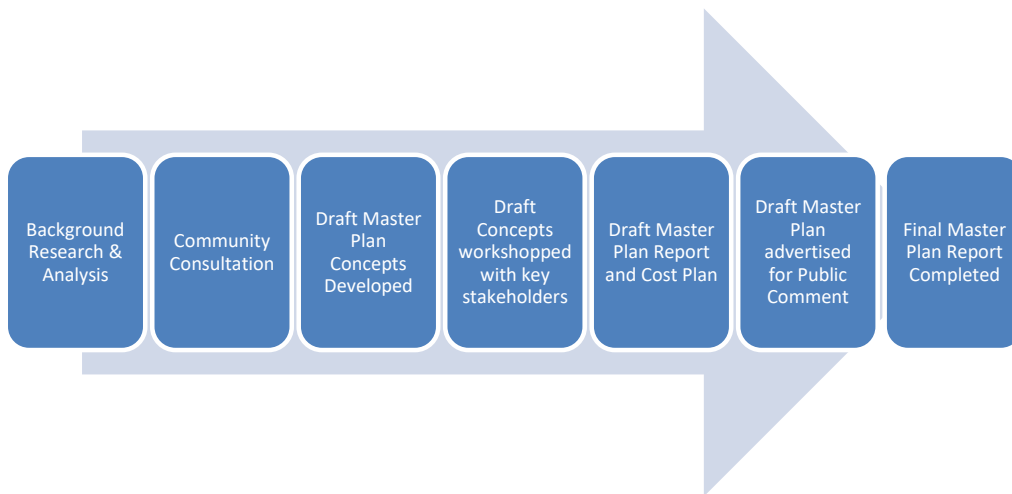
A Balanced View Leisure Consultancy Services (ABV) was commissioned by the City of Kalamunda to prepare a master plan for Scott Reserve, located in High Wycombe.

The principal aim of the master plan 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.

## 3 PROJECT METHODOLOGY

This study is comprised of the following key components:

- Review of background information including relevant City plans, reports and studies, facility usage data and demographics.
- An audit review of the facilities within Scott Reserve.
- Identification of trends and factors that may influence facility development recommendations.
- Extensive consultation with City Officers, sports and recreation groups and key stakeholders, the general community, other relevant agencies and organisations, and City Councillors.
- Analysis of needs through synthesis of all information gathered through the study.
- Preparation of high-level concept plans to illustrate all proposed developments for Scott Reserve.
- Construction cost estimates of developments as recommended.



### 3.1.1 Background

The City of Kalamunda is located in Perth’s south eastern suburbs, approximately 24 kilometres from the Perth CBD. It is bound by the City of Swan to the north, the Shire of Mundaring to the east, the Cities of Armadale and Gosnell’s to the south, and the Cities of Canning and Belmont to the west.

Scott Reserve is a District level Reserve located on Norling Road in High Wycombe and is approximately 7.122ha in size. The Reserve includes ovals, the Scott Reserve Pavilion, High Wycombe Community Recreation Centre (HWCRC), a three block natural turf wicket, two sets of practice cricket nets and two synthetic cricket wickets.



### 3.1.2 Scott Reserve Site

Figure 1: Scott Reserve Site Map



There are a number of long-standing sports clubs and community groups based within Scott Reserve:

FACILITIES	CLUB/KEY STAKEHOLDERS
<b>OVALS AND SPORTS PAVILION</b>	
<b>NORTHERN AND SOUTHERN OVALS &amp; SCOTT RESERVE PAVILION</b>	High Wycombe Cricket Club (HWCC). High Wycombe Junior Football Club (HWJFC). High Wycombe Amateur Football Club (HWAFC).
<b>EASTERN PORTION OF NORTHERN OVAL</b>	Edney Primary School.
<b>HIGH WYCOMBE COMMUNITY RECREATION CENTRE</b>	
<b>HWCRC</b>	Titan Tae Kwon Do. Jollettes Gymnastics. Hill Districts Calisthenics. Jungle Body Yoga. Foothills Learning Centre. Two Badminton Groups. Arise-Emanuel Global. Perth Diabetes. City of Kalamunda programs - Junior Soccer, Zumba and Pilates. Gym Members.

## 4 GUIDING PRINCIPLES

Key Elements for successful Master Plans that have been considered throughout the development of this plan are:

1. **Financially sustainable** - recommended development opportunities provide a mix of facilities that are maintainable in accordance with the City’s Asset Management Plan.
2. **Colocation, shared use, multipurpose designs** - where possible, ensure development is designed to enable greatest use by a variety of users.
3. **Maximised utilisation** - where possible, developments should allow for the greatest utilisation possible.
4. **Contemporary Standards** - developments should meet current designs and trends to enable longevity of use.
5. **Accessibility** - Community facilities should be designed to comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups.
6. **Sustainability** - development that meets the needs of the present without compromising the ability of future generations to meet their own needs.



## 5 STRATEGIC AND PLANNING DOCUMENT REVIEW

### 5.1 CITY OF KALAMUNDA DOCUMENTS

A review of current strategic and planning documents was undertaken to establish the priorities for sport and recreation services and facilities delivery in the City of Kalamunda.

Below summarise the outcomes of the document review. A detailed summary is provided as Appendix 1.

#### 5.1.1 Kalamunda Advancing 2027 Strategic Community Plan

Kalamunda Advancing 2027 purpose is to document the community's main priorities, expectations and aspirations for the City over a 10 year period and to plan strategies for achieving them.

The plan notes that the suburb of High Wycombe and the adjacent suburb of Forrestfield are growth areas within the City, with the new suburb Forrestfield North expected to undergo significant growth.

Community Vision:

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

Simple Guiding Principle will be:

*"To ensure everything we do will make Kalamunda socially, environmentally and economically sustainable".*

#### 5.1.2 Community Facilities Plan 2011 - 2031

The plan was commissioned to identify community facility needs within the City to accommodate the growing population to the year 2031.

The report identified that in general, the City provides an extensive portfolio of community facilities, although many are dated, and the maintenance and upkeep has been relatively low.

Scott Reserve is identified in the Community Facilities Plan as a Local Park – Developed with a classification of Neighbourhood Sports Ground. The plan identified that there is a shortage of sports grounds for the projected population of High Wycombe.

The HWCRC was identified as a neighbourhood level facility. The report also noted that the small scale and current design of the facility limits its capacity to function as a recreation centre and it is not capable of providing a wide range of fitness, health and leisure programs normally expected at a recreation centre. The facility predominately operates as a community centre, therefore the report recommended that the facility be redeveloped to a neighbourhood level community centre. It further noted the need for a district level community centre within the High Wycombe area to replace a number of ageing facilities.

#### 5.1.3 Public Open Space Strategy April 2018

The Public Open Space Strategy (the POS Strategy) was developed to ensure the future protection, provision and management of Public Open Space (POS) sites to meet the ongoing needs of the community.

The Strategy will ensure that POS is delivered to optimise community benefit by providing direction to guide the future provision, enhancement and management of POS. The Strategy aims to ensure that POS is utilised to its maximum potential to deliver maximum benefit to the community.

Scott Reserve is classified as a District Open Space (DOS) in the strategy, described as: *"Principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space. Typically 5-15+ha."*

Its function is as a Sports Space: *"Sport spaces provide a setting for formal structured sporting activities."*

During the development of the POS Strategy, Scott Reserve was also identified as a reserve that requires improved sporting facilities.



#### **5.1.4 Disability Access and Inclusion Plan 2017 - 2022**

The City of Kalamunda is committed to facilitating the inclusion of people with disability through the improvement of access to its information, facilities and services. The City adopted its first Disability Service Plan (DSP) in 1996 to address access barriers within the community.

In 2007 the City of Kalamunda developed its first 5-year Disability Access and Inclusion Plan (DAIP) 2007 – 2012. The DAIP is a key guiding document for the City of Kalamunda. The plan was revised and replaced by the Disability Access and Inclusion Plan 2012 – 2017.

During the life of this plan, the City has continued to improve access and remove barriers through the implementation of many strategies contained in the plan. Significant progress has been made towards providing better access to the community.

#### **5.1.5 Relevant Documents**

In addition, several documents provided by the City were reviewed in order to undertake the analysis of future requirements, such as;

- Lease arrangements.
- Floor Plans of existing facilities (HWCRC and the Scott Reserve Pavilion).
- Facility Bookings.
- Pioneer Park Reserve Master Plan.
- Ray Owen Reserve Master Plan.
- Hartfield Park Sport and Recreation Facilities Master Plan.
- Darling Range Master Plan.



## 5.2 RELEVANT INDUSTRY DOCUMENTS

### 5.2.1 Strategic Directions 6 (SD6)

This publication by the Department of Local Government, Sport and Cultural Industries (DLGSCI) (Previously the Department of Sport and Recreation) Strategic Directions 6 (SD6) planning document covers the five year period (2016 – 2020) to guide the sport and recreation industry. It identifies the key societal trends that are driving change in the industry.

The document outcomes are to:

- Increase participation.
- Improve performance.
- Enhance social capital and organisational capability.
- Enhance wellbeing.

### 5.2.2 Public Parkland Planning and Design Guide, Western Australia (WA)

This document was developed by the Department of Sport and Recreation and the Department of Water and outlines design principles for the development of parklands and open space. The focus of the document is the requirement for consideration of well-planned parklands that during the planning and design stages, consider all elements to achieve sustainability in the long term. Planning needs to be integrated to ensure quality outcomes are achieved;

- Consideration of end user requirements.
- Allocation of parkland is suitable for desired outcomes.
- Development of multi-use parklands.
- Playing fields are well planned to consider peak usage and watering requirements, ongoing maintenance, use of appropriate equipment (Irrigation systems) and ongoing water supply considerations.
- Enhancement of existing site features.
- Use of local resources and materials.
- Department of Water should be consulted during the planning phase of parklands.

### 5.2.3 Classification framework for Public Open Space (WA), Department of Sport and Recreation

Developed in 2012, the primary purpose of this framework is to define terminology that can be universally used to describe POS and is designed to achieve that consistency and reduce confusion. The framework contains two (2) central categories – function and catchment hierarchy.

There are three functions identified for POS, and four catchment hierarchy categories:

<b>Functions</b>	<b>Catchment Hierarchy</b>
<ul style="list-style-type: none"> <li>• Recreation</li> <li>• Sport</li> <li>• Nature</li> </ul>	<ul style="list-style-type: none"> <li>• Local Open Space</li> <li>• Neighbourhood Open Space</li> <li>• District Open Space</li> <li>• Regional Open Space</li> </ul>

Scott Reserve is considered as having a predominantly SPORT function incorporating elements of RECREATION and NATURE with characteristics of a DISTRICT Open Space for most activities.





#### 5.2.4 Intergenerational Review of Australian Sport, Australian Sports Commission, 2017

The Australian Sports Commission (ASC) has been closely monitoring the health and performance of the Australian sports sector since the early 1980s.

The report identified that Australia's rich sporting tradition is at risk of being eroded, with a number of trends impacting Australians' participation in sport and our future performance.

If the current trends affecting sport continue, the impact will be significant – for the individual, our communities, and on the international sporting field – with many of today's benefits eroded. Without action, Australia is at risk of transitioning from a nation of active sport participants to a nation of passive sport consumers.

##### The aspiration for Australian sport in 2036

To reverse these trends and maximise the potential benefits from sport, a new aspiration for Australian sport is being put forward to galvanise the sector around a shared vision for the future:

*“For Australia to be the most active sporting nation, known for its integrity, thriving sports organisations, continued exceptional international success, and a world-leading sports industry.”*

Five major areas of activity have been identified, including a small number of “game changers” in each that together can fundamentally shift the direction of Australian sport and ensure the many benefits derived from sport are enhanced into the future.

### 5.3 STATE SPORTING ASSOCIATIONS FACILITIES PLANS

The following documents from State Sporting Associations were reviewed. A detailed summary is included as Appendix 2:

- West Australian Football Commission (WAFC) Strategic Facilities Plan (2006).
- Western Australian Cricket Association (WACA) Strategic Facilities Plan (2006 - 2015).



## 6 DEMOGRAPHIC SUMMARY

In planning for sporting and recreation infrastructure, it is important to understand the demographics of the area to provide insights into better understanding the likely key areas of demand and potential future need.

A full demographic analysis is provided as Appendix 5. The following provides a summary overview and implication of the analysis.

Table 1 below provides a snapshot of the City of Kalamunda’s population, and percentages are compared with WA overall.

**Table 1: City of Kalamunda Demographic Overview**

Category	City of Kalamunda	WA	Difference of Kalamunda LGA from WA
Population (2016 Census)	57,449	2,474,410	
Males	49.5%	50%	-0.5%
Females	50.5%	50%	+0.5%
Aboriginal and/or Torres Strait Islander Population	1.8%	3.1%	-1.3%
Born in Australia	64.9%	60.3%	+4.6%
Overseas Born	35.1%	39.7%	-4.6%
Median Age	39	36	+3 years
Median Income per person (\$ weekly)	\$732	\$724	+1.1%
Median Income per household (\$ weekly)	\$1,661	\$1,595	+4%
Couple family with children	45.9%	45.3%	+0.6%
Couple family without children	38.8%	38.5%	+0.3%
Number of dwellings	21,734		
Occupied private dwellings	92.6%	89.4%	
Index of Relative Socio-Economic Advantage and Disadvantage in Australia* 1	85 <sup>th</sup> percentile		

Compared to other Australian LGA’s, the City of Kalamunda ranks in the 85th Percentile (1 being the most disadvantaged, 100 being the most advantaged).

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016.

1. Socio-Economic Indexes for Areas (SEIFA), ABS, 2016

The key demographic characteristics for the City of Kalamunda are:

- The population in the City of Kalamunda grew at a rate of 7 - 8% per 5-year period from 2001 to 2016. The population is forecast to continue to grow and is projected to increase by an additional 16,838 by the year 2036.
- By 2036 the resident population is expected to grow by 16,838 (to projected population of 76,179). The growth is expected to be concentrated in Forrestfield and Forrestfield North, with growth also forecast in High Wycombe, Maida Vale, Kalamunda and Wattle Grove.





- The population in the suburb of High Wycombe is forecast to increase from 12,304 persons in 2016 to 13,936 by 2036, an increase of 13.3%. The area with the greatest increase in persons between 2016 and 2036 in the City of Kalamunda is Forrestfield North DSP area, which is expected to increase from 328 in 2016 to 6,285 in 2036. The increase in population surrounding the reserve will continue to put increasing demand on existing infrastructure at Scott Reserve.
- The main changes are in the 25 – 34 year age group where the percentage of population decreases from approximately 6.4% of the population to 5.7%, and the increase in population of people over the age of 70 years.
- The number of persons over the age of 70 is expected to grow by over 88% in a 20 year period, which highlights an aging population. Mobility and accessibility are significant issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits need to be considered in future developments.
- Whilst the decrease in percentage of population is projected to occur in the 25 - 34 year age group, there is still growth in these age cohorts, resulting in the demand for sports and recreation opportunities to grow.
- Of the private dwellings in the City of Kalamunda, it is estimated that over 92% are occupied. This is higher than the Western Australian average.
- The City of Kalamunda has a higher than average median age of 39 years in comparison to the WA average of 36 years.

## 7 PARTICIPATION TRENDS

There are a number of important national, state and local sport and recreation trends that should be considered when planning for the future development of Scott Reserve. A summary of relevant trends is outlined in the following sections.

### 7.1 ACTIVE AND PASSIVE SPORT AND RECREATION PARTICIPATION TRENDS

The latest Australian sports and physical recreation participation trends are now being captured in the Ausplay survey that is conducted by the Australian Sports Commission (ASC). This replaces data that was previously captured by the Australian Bureau of Statistics and the Exercise, Recreation and Sports Survey conducted by the ASC.

The Ausplay survey includes interviews with over 20,000 adults, including more than 3,800 parents/guardians of children aged up to 14 years. The first Ausplay survey was conducted from October 2015 to September 2016. Information is updated on a six monthly basis with more detailed information and analysis updated annually. Key findings from the Ausplay results issued October 2019 for the year are as follows:

#### 7.1.1 Top Activities

Tables 2 and 3 below from the Ausplay survey show the top 15 activities for adults (organised and non-organised), and the top 10 organised activities for children outside of school hours and provides a comparison of participation levels from 2016/2017 through to 2018/2019.

Source: Ausplay Survey Results April 2019, Australian Sports Commission.



**Table 2: Ausplay Survey Top 15 Activities Adult**

Adult Participation	2016/17	2017/18	2018/19
	Participation rate (%)		
Walking (Recreational)	43.4%	43.8%	43.5%
Fitness/Gym	33.2%	34.3%	35.7%
Athletics, track and field (includes jogging and running)	15.2%	15.2%	16.0%
Swimming	15.1%	14.6%	15.2%
Cycling	11.4%	11.4%	11.5%
Bush walking	6.3%	5.3%	5.7%
Yoga	4.5%	4.8%	5.3%
Football/soccer	5.7%	5.1%	5.3%
Tennis	4.6%	4.2%	4.5%
Golf	5.0%	4.7%	4.4%
Basketball	3.6%	3.4%	3.7%
Pilates	2.8%	3.1%	3.3%
Netball	3.1%	2.7%	3.0%
Australian football	2.5%	2.5%	2.9%
Cricket	2.7%	2.6%	2.4%

**Table 3: Ausplay Survey Top 10 Activities Children**

Child Participation	2016/17	2017/18	2018/19
	Participation rate (%)		
Swimming	33.3%	30.8%	37.3%
Football/soccer	15.1%	13.7%	15.9%
Gymnastics	7.8%	8.8%	10.9%
Dancing (recreational)	8.3%	9.0%	9.6%
Australian football	8.5%	8.8%	9.0%
Basketball	6.9%	6.9%	7.7%
Tennis	6.2%	5.7%	7.2%
Netball	6.9%	6.5%	7.1%
Athletics, track and field (includes jogging and running)	5.5%	5.3%	5.7%
Cricket	6.0%	5.0%	5.4%

These statistics find that recreational walking is the primary form of physical activity undertaken by Adults (43.5%), with Fitness/Gym (35.7%), jogging (included within Athletics Track and Field 16%), Swimming (15.2%) and Cycling (11.5%) also included in the top five activities. It underscores the level of importance that pathways and trails have in sport and recreation facility provision that is inclusive of the whole community.

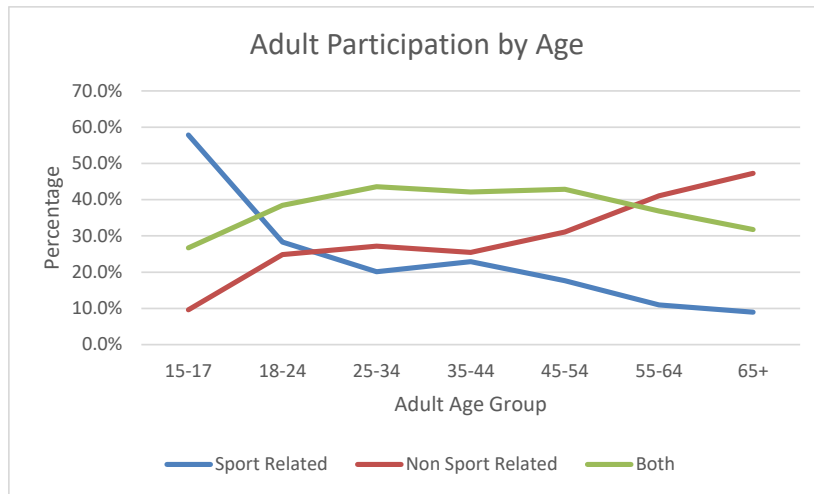
### 7.1.2 Organised Sports Participation

The Ausplay survey reveals, as have previous national surveys, that organised sports participation is highly popular amongst children and peaks amongst children in the upper primary school years, and then gradually declines amongst high school aged children.

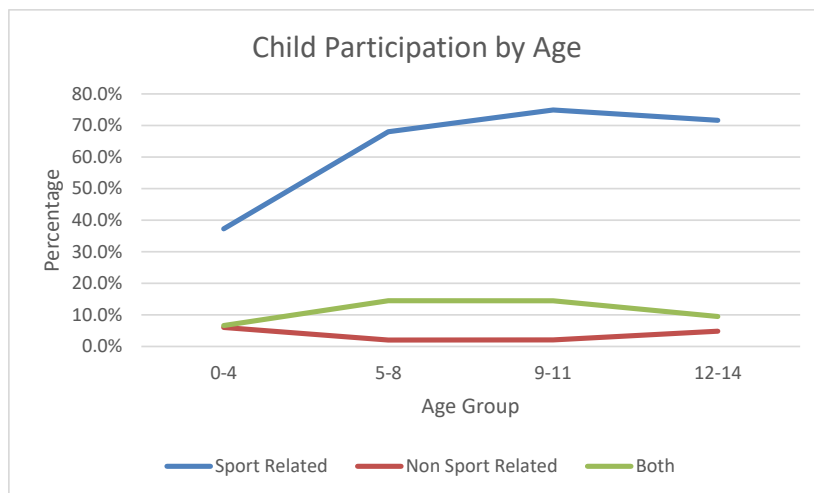
Organised sports participation amongst Adults (15+ years) is at its peak amongst persons aged 15-17 and then progressively declines as age increases.



**Figure 2: Adult Participation by Age**



**Figure 3: Child Participation by Age**



Source: Ausplay Survey Results April 2019, Australian Sports Commission.

**7.1.3 Barriers to Participation**

For adults, lack of time is the primary reason for not participating in physical recreation up to age of 55, after which poor health/injury becomes the major reason for not participating.

For children, lack of time is cited as the major reason for not participating in physical recreation followed by lack of money and lack of enjoyment (excluding too young/too old to participate).

**7.1.4 Motivation for Participation**

The Ausplay survey reveals the top three motivations for adult participation in sport are: Fun/enjoyment, social reasons and mental health.



### 7.1.5 Sports Club Participation

Tables 4 and 5 below provides the top 10 for participation in sports for adults and children. For sports played in sport clubs, football (soccer) is the top sport among adults and children combined.

**Table 4: Top 10 Sports Club Participation Activities (Adult) in Australia in 2019**

Top Club Sport Activities Adult	Population Estimate (000s)	Percent of Population
Golf	681.4	3.3
Football / Soccer	593.8	2.9
Tennis	472.4	2.3
Netball	413.7	2.0
Australian Football	413.5	2.0
Basketball	344.5	1.7
Cricket	304.1	1.5
Bowls	234.5	1.1
Touch Football	216.3	1.0
Hockey	141.0	0.7
Rugby League	124.1	0.6

**Table 5: Top 10 Sports Club Participation Activities (Children) in Australia in 2019**

Top Club Sport Activities Children	Population Estimate (000s)	Percent of Population
Football / Soccer	649.3	13.4
Australian Football	379.8	7.8
Swimming	363.2	7.5
Netball	291.2	6.0
Basketball	289.7	6.0
Tennis	256.8	5.3
Gymnastics	252.7	5.2
Cricket	219.2	4.5
Athletics, track & field	169.7	3.5
Rugby league	94.8	2.0

The data also identified the following general trends:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related activities more often than sport.
- Physical health or fitness is the strongest motivation for non-sport related physical activity and whilst this is also the lead motivation for playing sport, people are significantly more likely to also play sport for the fun/enjoyment and social aspects.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight. Men are more motivated by fun / enjoyment and social reasons.
- For adults up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.



- The main barrier to young children participating in organised out of school hours sport or physical activity is their parents’ perception that they are too young to start playing.
- Sport clubs are the primary avenue for children to be active (except for children aged 0 - 4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).

**7.1.6 Participation (Western Australia)**

Participation rates in Western Australia from the AusPlay survey have been provided for the Top 15 activities for adults and Top 10 activities for children.

**Table 6: Top 15 Activities for Western Australian Adult Participation**

Ausplay Survey Results January 2018 - December 2018 - Adult Participation	
Sport	Participation Percentage
Walking (Recreational)	43.1%
Fitness/Gym	35.1%
Swimming	16.0%
Athletics, track and field (includes jogging and running)	15.5%
Cycling	11.6%
Yoga	5.4%
Bush walking	4.8%
Football/soccer	4.7%
Australian football	4.7%
Golf	3.9%
Tennis	3.6%
Basketball	3.5%
Cricket	3.4%
Pilates	2.9%
Surfing	2.2%

**Table 7: Top 15 Activities for Western Australian Child Participation**

Ausplay Survey Results January 2018 - December 2018 - Child Participation	
Sport	Participation Percentage
Swimming	24%
Football/soccer	13.0%
Australian football	9.9%
Dancing (recreational)	8.9%
Gymnastics	8.3%
Basketball	7.3%
Cricket	6.6%
Netball	6.1%
Tennis	5.9%
Hockey	5.4%



## 7.2 LOCAL SPORTS PARTICIPATION GROWTH

Tables 8 and 9 (below) show potential new local participation growth based on the latest Ausplay 2019 sport and recreation participation statistics (for club based participation only) for junior and senior participation.

It is important to note that the new participation calculations in these tables assume that the new population coming into the City of Kalamunda would have similar demographic traits to the whole of Australia. Within the key sports playing age groupings (5 years to 34 years), the City of Kalamunda is anticipating an additional 4,669 people, of which 2,902 are in the adult category and 1,767 are in the children category.

**Table 8: Potential Local Adult Sports Participation Increase (15+ years)**

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 <sup>#</sup>
Cricket	2.4%	70
Australian Rules	2.9%	84

**Table 9: Potential Local Child Participation Increase (5 – 14 years)**

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 <sup>#</sup>
Cricket	5.4%	95
Australian Rules	9.0%	159

# Assumes similar demographic profile to the Australian population as a whole.

Analysis of the City’s population growth in the key sports playing age groups by ABV indicates that the City of Kalamunda is likely to experience increased local demand for both junior and senior sports participation for the sports associated with Scott Reserve.

Scott Reserve will be able to cater for the increased short to medium term demands as the existing sites utilisation will be maximised through the Master Planning process. Future consideration will need to be given to catering for the long term increased demand through the provision of future sports spaces, particularly in surrounding areas such as Forrestfield North.



## 8 RELEVANT INDUSTRY TRENDS

### 8.1 INTEGRATED PLANNING

In recent times, planning of community infrastructure, including POS is undertaken on a more holistic scale across a district or sub-region, rather than isolated facility development. Community infrastructure planning includes:

- Identifying and prioritising service needs.
- Reviewing existing services in relation to these needs.
- Identifying which services should be retained or discontinued.
- Identifying and developing new services aligned with the current and future priorities of Council and the community.

A broad range of community needs, population, demographic profiles and existing provision is assessed in the planning of infrastructure. In addition, the services provided and those likely required are taken into account.

Generally, local governments are adopting this approach and introducing an integrated planning model along discrete service lines (i.e. youth provision, aged and seniors care, sports facility provision, child and community health).

The purpose of the model is to ensure the need for community services is fully analysed in order that they can identify how to best meet the community requirements. This enables local governments and not for profit services to take a more strategic and pragmatic approach to the delivery of services and facilities. Inherent in a more strategic and pragmatic approach, is an organisation that is more responsive and adaptive to community needs, takes a more holistic approach but able to distil this to a local level, is able to balance service needs with financial pressures and is able to forecast future needs.

This integrated approach provides for a better network of facilities that meet the community aspirations and allows for a different range of service options within facilities. This strategic approach reduces duplication of facilities and services, ultimately providing a more sustainable outcome for the community.

### 8.2 FEMALE SPORTS PARTICIPATION

An emerging trend in two major field sporting codes in Australia is the rapid growth in female participation in cricket and Australian Rules Football, which traditionally have been male dominated. Female cricket and Australian Rules Football have recorded remarkable growth in recent years including:

- Cricket Australia reported that in 2018/19, registered female participation grew by 14 per cent, including 873 new girls' teams taking the field and females now making up 30 per cent of cricket participants in Australia.<sup>1</sup>
- The WAFC reported in 2019 that 27% of overall participation in football is female. This includes club, school and promotional participation. 10% of club participation is female, up from 3% in 2015.

Interestingly, female soccer participation has not recorded significant growth in participation in recent years, however, it has the highest participation numbers of all football codes for females in Australia with 402,000 female participants. Australian Rules is clearly the second preferred football code for women with a record 155,000 women now participating regularly, or occasionally, in Australia's game, up 30.3% from

<sup>1</sup> <https://www.cricketaustralia.com.au/media/media-releases/australian-cricket-demonstrates-progress-as-a-leading-sport-for-women-and-girls/2019-06-30>



four years ago and up 23% from a year ago when the Australian Football League Women (AFLW) was first launched.<sup>2</sup>

This increased female participation in traditionally male dominated mainstream sports including Australian Rules Football, cricket and soccer, will have a significant impact on the demand for active reserve space and the need for more female friendly facilities, such as change rooms suitable for use by males and females at multi-field sports complexes.

### 8.3 GAME FORMAT CHANGES

Many sports are introducing new forms of the game to attract younger and new participants. Amongst others, cricket, rugby and soccer are now providing modified, fast versions of the game. The impact is that sports such as rugby, Australian Rules Football and soccer have introduced their modified game during summer seasons, effectively increasing their season and requirements for infrastructure. In addition, it is becoming increasingly common for sporting competitions to be played mid week and under lights as a way of attracting and retaining youth participants.

### 8.4 FACILITY SHARING

Strong emphasis is now placed on the best practice principles of joint use facilities and co-location at all levels of government. The push towards greater implementation of joint use and co-location is encouraged through the prioritisation of funding towards projects that espouse these best practice principles. The Department of Local Government, Sport and Cultural Industries (DLGSCI) administer the primary source of State Government funding for community sport and recreation facilities, the Community Sporting and Recreation Facilities Fund (CSRFF), and the information on its website clearly states that:

*“Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.” Source: <http://www.dsr.wa.gov.au/facilitiesfunding>*

This provides significant financial incentive for community groups to pursue shared facility opportunities in order to gain significant levels of funding.

DLGSCI also advocates joint use facility provision in the *Facility Planning Guide, Sport and Recreation Facilities, March 2007*. This document provides the following rationale for joint use facilities:

- Less duplication and maximum use of community facilities and services.
- Creation of a community hub—a focal point for community activity.
- Shared capital costs, services, resources and expertise.
- Improved relationships between organisations.
- Reduced operating costs.
- Increased community ownership of facilities.
- Access to a broader range of services and expertise.
- Reduced vandalism.

This document notes that all parties need to carefully consider their specific needs for access and usage and be assured that compatibility exists before planning progresses to the design phase. Comprehensive management agreements need to be developed to ensure all parties are aware of their responsibilities, however, if a sharing arrangement is to be successful there must be flexibility, trust, open communication and co-operation.

<sup>2</sup> <http://www.roymorgan.com/findings/7539-women-in-football-december-2017-201803230556>





Sharing of facilities allows optimisation of usage of sports fields, clubrooms and amenities. A common example of facility sharing is usage of a set of clubrooms and sporting fields by a winter user and a summer user. At the end of a season, one club vacates the facility to enable the other seasonal user group access for their season. This ensures the facility is used year round.

There are also opportunities for junior clubs to share with seniors. Juniors and seniors of the same sport generally play on different days or morning and afternoons/evenings. Junior clubs generally have a lesser requirement for social facilities, and therefore, can be well suited to be a secondary tenant of a clubroom facility.

It should be noted however, that one size does not fit all regarding facility sharing. In some instances, there may be opportunities for increased facility sharing and in some instances there may be less. One of the major factors that affect the ability for sharing of facilities is the size of the clubs concerned. For example, a junior sporting club may have very large membership and require scheduling of games on both days of the weekend plus training times on most weeknights thus limiting availability of the facilities for other same season users.

Additionally, some sports are moving beyond a traditional six month season with both strong winter and summer competitions, with soccer being one example; therefore sharing of facilities with another major user group can be difficult if the facilities do not have the capacity/flexibility to accommodate multiple user groups simultaneously.

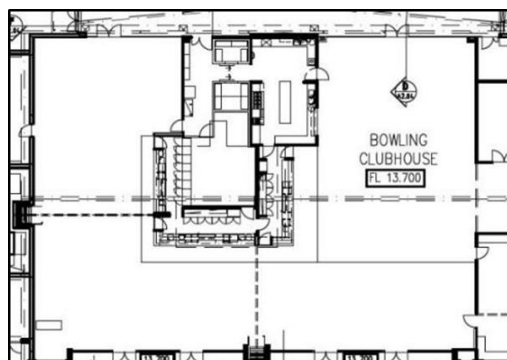
Opportunities for facility sharing need to be individually assessed and include consultation with the key stakeholders. In each case there will be a range of issues that need to be carefully considered before making a decision on opportunities for facility sharing and the timing for proceeding with the infrastructure developments.

### 8.5 MULTI-USE SPORTS PAVILIONS

ABV has collated the plans of many shared use pavilions during the course of numerous sport and recreation facility needs assessments and feasibility studies. There are a number of traits from contemporary facility designs that are considered appropriate and should be considered in the design of an upgraded or new shared use pavilion(s) at Scott Reserve.

Large Social/Function Room, Kitchen and Servery – A large function area that can be divided; the plans below indicate three separate spaces with retractable walls is a key component of this successful shared use facility. It allows multiple groups to use the facility simultaneously and provides the flexibility for different sized room spaces to be configured depending on the needs of the function.

**Figure 4: Dividable social/function space**



It is important that each of the divisible areas can be accessed by patrons independently without disturbing users of the other function rooms, including external access and access to the kitchen, servery and toilets.



Multiple sets of Change rooms – Multiple sporting fields/courts require multiple sets of change rooms to adequately provide for the needs of the sports participants. It is advantageous to provide at least one set of change rooms specified to senior community Australian Rules Football standards as these dimensions are equivalent or greater than the community standards of all other sports as they have the highest number of players in a team. The number of change rooms for each multi-field sporting reserve needs to be individually assessed on a case by case basis – depending on the users make up of senior to junior teams, what sports / clubs are playing on the same day and the type of fixturing the sports utilise.

Multiple Kiosks – The ability to run a kiosk is important to many sporting clubs as it forms a significant part of their revenue which they are able to staff with their own volunteers. This is important for smaller groups who may not have the economy of scale to participate in a sports association model that requires paid staff to serve food and drink. Depending on the management arrangement for the shared pavilion and the need to service separate areas at the same time, it may be necessary to provide two or three small kiosks that can serve food and drinks, whilst food preparation occurs in the shared kitchen.

Shared Administration Facilities – Meeting rooms can readily be shared by multiple user groups, less common are the use of shared office spaces, although these are appearing in recent plans (see below Figure 5 for an example). A shared office space can have multiple work stations as well as lockable cabinet space so that club administrators have access to an office as required, without needing unnecessary duplication of building space.

**Figure 5: Example of Shared Office Space**



Ample Storage – A large amount of storage is needed for a shared pavilion, with the total requirement depending on each club’s needs. 20-30m<sup>2</sup> of storage space is generally considered suitable for the equipment storage requirements of most clubs. Small storage spaces should also be included for community groups that may be regular hirers of the facility.

Spectator Shelter and Viewing – Shared pavilions at multi-field reserves can have large patronage numbers on competition days. Ideally the pavilion would be elevated and have large verandas for spectator shelter facing towards the key sporting fields. If the pavilion is elevated, it provides the opportunity for tiered seating under the shelter as shown below in Figure 6:



**Figure 6: Image of spectator shelter and viewing example**



Playgrounds – Facilities for young children are a beneficial addition to pavilions for participants/spectators who have young children and also for community hirers of the facility such as playgroups, providing daytime activation of facilities. It helps the facility to be more family friendly and maintain involvement of participants as they become young parents. These elements being provided in a reserve also serve the surrounding community, aiding in activation.

## **8.6 MULTI-USE SPORTS PRECINCT KEY SUCCESS FACTORS**

The layout design of a multi-use sporting precinct is critical for successful shared usage by multiple user groups. The following key design elements have been developed from a best practice perspective accumulated from projects undertaken by A Balanced View (ABV) Leisure Consultancy Services and feedback from LGA's and sporting clubs:

Proximity of Pavilions to Sporting Fields – Users of a shared pavilion facility must have good viewing and access to their sporting field from the pavilions. Access to the fields should not be obstructed by parking or driveways to ensure safety of children.

Large Open Grassed Playing Areas - Grassed sporting fields should be positioned together without dividing barriers such as trees or fencing where possible. This allows for maximum flexibility of use and is beneficial for holding school carnivals, festivals and other large events.

Driveway Location – Where possible, access driveways should not dissect a sporting complex, particularly where children are likely to cross – i.e. between the pavilion and a sporting field. If a pavilion is situated a considerable distance from entry access points of a reserve, the driveway should be routed along the boundary.

Compatibility of Users – Compatible users should be grouped together in shared facilities. For example, cricket and football clubs are compatible groups due to their opposing seasonal usage.

Passive & Informal Recreation Features - A range of passive and informal recreation features should be provided in conjunction with the active facilities to ensure there is something for everyone in the one location. This will also encourage the general community to make use of the sporting fields when not in use by clubs as the large grassed areas are excellent passive recreation facilities in themselves. Passive informal elements may include trails, outdoor exercise equipment, playground equipment, 3 on 3 basketball feature, tennis hitting walls, amphitheatre style meeting places, picnic facilities, water features and fountains for people and their pets, shaded rest stops and seating etc.



Parking and Access - Ample parking and road access is important as well as via public transport and being linked to a dual use path network. Whilst catering for adequate parking for dedicated peak utilisation is neither practical, or in many cases possible, too few parking spaces can cause significant safety issues and hamper the ability of sporting organisations to conduct their activities effectively and efficiently.

Spectator Viewing – Spectators should be well catered for with ample shelter and areas to stand/sit whilst viewing sporting events. Community sports have strong family involvement and therefore it is important that parents, children, siblings, grandparents etc. are able to view the sporting activities in a degree of comfort.

Hosting Events – Large multi-use sporting reserves should have design features that will allow them to cater for large events such as regional tournaments, top grade grand finals and community festivals. In addition to the design features previously mentioned, this may also include ensuring supporting amenities such as change rooms, toilets and social facilities are of sufficient standard.

Floodlighting – Adequate floodlighting to Australian Standards for training at a minimum is required to ensure the sporting fields can be used to their full capacity, particularly for winter sports when sunset occurs soon after the work day has ended. Competition lighting is also increasingly becoming a need due to the growth in midweek competition which allows greater utilisation of facilities.

Water Efficiency - Sustainable irrigation and landscaping practices such as native plantings and computerised reticulation are important to give protection against the effects of climate change.

## **8.7 SPORTS FIELD CAPACITY**

Overuse of sporting grounds is a major issue in the Perth metropolitan area, arising from a growing population with a lack of corresponding growth in active open space. Grounds that have excessive usage are damaged, become unsafe to play on and are costly to repair. The amount of usage that a particular sporting field can handle is dependent on many variables including the type of users, quality of the soil, climatic conditions, water quality and the type of turf to name a few.

Research by ABV amongst various LGAs across Australia has found that approximately 20-25 hours of usage per week is generally supported as being the optimum capacity of a well-drained and reticulated active sporting field in a moderate climate.

ABV notes that LGA's across the Perth metropolitan area are implementing usage restrictions based around these figures to ensure the sustainability of their sporting reserves.

Synthetic surfaces are also coming under increasing consideration by WA sports field providers including LGA's and education institutions, as they are able to handle more than double the capacity of natural turf fields.

## **8.8 CHANGING COMMUNITY EXPECTATIONS**

Communities are becoming more aware and engaged in regards to the development and use of community spaces, and therefore expectations are higher. Communities and sports groups are aware that changing trends in participation and space requirements needs multipurpose buildings and spaces that are adaptive to the changing environments.

There is an increasing expectation that local communities will develop sustainable solutions to community issues to reduce ongoing funding support.

Older persons seek lower impact activities at more convenient and flexible times of the day and expect that facilities are suitable for their use.



There is a greater reliance on locally accessed and lower cost opportunities by those without the resources to travel or pay for more expensive pursuits.

## 8.9 LEGISLATION AND GOVERNANCE

Local Governments are governed by the Local Government Act and the Local Government Compliance Framework. They play a critical role in providing essential facilities (including community / sporting facilities and POS), services, events and activities that support healthy and sustainable communities.

Statutory obligations, risk management and occupational health and safety requirements on Local Governments are increasing, resulting in a more rigorous monitoring of compliance and assessment of risks in relation to essential facilities and services.

Essential facilities and services are also required to be compliant with the relevant Australian Standards, the Disability Discrimination Act, building and construction codes, which is now expected from the community.

## 8.10 ACCESSIBILITY

Community facilities should comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). This relates to providing a high level of physical access, connection and wayfinding as well as ensuring services, programs and activities are broadly advertised, and are affordable.

## 8.11 SUSTAINABILITY

There is an increasing trend to focus on all aspects of sustainability. This includes the desire and requirement for community facilities to be affordable (from a construction and ongoing operational cost base).

Facility designs are to incorporate sustainable materials and Environmentally Sustainable Development initiatives and technologies. Flexibility in design also improves long term sustainability as buildings and other infrastructure are more adaptable.

Initiatives include passive solar design, use of photovoltaic cells, water capture and reuse, use of low embodied materials<sup>3</sup> and purchase of 'green' energy. Incorporating these and other Environmentally Sustainable Development initiatives in new buildings and other infrastructure helps reduce their carbon footprint.

To ensure community facilities are affordable, capital and ongoing operational contributions should be received from user groups, particularly given they may have an ability to generate an income source from the use of the facility.

## 8.12 NATURE PLAY

In recent times, there is a strong trend to connect all children, their families and communities to nature. Guidelines are being developed to reintroduce nature play into play areas and the design of community parklands.

The opportunity to be in the outdoor environment is important for the development of children's motor and cognitive skills, interpersonal attitudes and emotions. The differences in outdoor environments such as

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<sup>3</sup> Embodied energy is the total energy required for the extraction, processing, manufacture and delivery of building materials. Low embodied materials have a low environmental impact.



neighbourhoods, parks, playgrounds, school grounds and natural environments can comprise rich sources of stimulation and affordances for children.<sup>4</sup>

As such, proactively providing opportunities to play in nature and natural environments is becoming critical, therefore it is recommended to include nature play areas in the Public Parkland Planning and Design Guide (WA) for newly developed parklands.

### 8.13 YOUTH FACILITIES

Youth are a valuable resource within a community, therefore investment in facilities and activities that provide youth the opportunity to develop their capacities can have many benefits, including;

- Developing self-confidence and enthusiasm.
- Contribute to increasing positive behaviours.
- Improve children's educational performance.
- Improve health and wellbeing.

Trends in youth provision include;

- The involvement of youth in the design of youth infrastructure has become an important aspect in obtaining buy-in from local youth.
- The development of different facility types including skateable landscapes and combination facilities, often forming a youth precinct.
- Facilities designed to have varied spaces that cater for differing levels and abilities.
- The development of youth facilities in high profile locations centrally located with ease of access to other facilities such as shopping precincts.
- Development of facilities using an integrated landscape approach.
- Provision of youth facilities within multipurpose community facilities, as part of a community hub approach.

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<sup>4</sup> The Trends and Influential Factors on Children's Use of Outdoor Environments: A Review, Nor Fadzila Aziz and Ismail Said, 2010



## 9 CONSULTATION

### 9.1 INITIAL CONSULTATION

Consultation and engagement with the community was crucial to the development of this master plan. The initial consultation occurred throughout the months of September and November 2018. The following opportunities were provided to the community to participate in the master planning process:

Initial Information Gathering	Follow Up	Community Visioning Workshop
<ul style="list-style-type: none"> <li>Project Page developed on 'Engage Kalamunda'.</li> <li>On-line Community Survey (City of Kalamunda "Engage Kalamunda" page). 135 responses were received.</li> <li>Sporting Group Survey.</li> <li>Two Community Drop-In Sessions.</li> </ul>	<ul style="list-style-type: none"> <li>Individual face to face or telephone meeting with identified key users and stakeholders to ascertain requirements, concerns and ideas.</li> <li>Meetings with additional groups as requested by the City of Kalamunda.</li> <li>Meetings with relevant State Agencies and State Sporting Bodies.</li> </ul>	<ul style="list-style-type: none"> <li>A visioning workshop was held for members of the community to provide input into development opportunities for the reserve.</li> </ul>

### 9.2 KEY CONSULTATION THEMES

The following key themes were identified through the initial consultation process. A detailed summary of the consultation results can be seen as Appendix 3.

PAVILION / CHANGE ROOMS	LIGHTING	PLAYGROUND
<ul style="list-style-type: none"> <li>Change rooms dated and do not comply with the relevant building and access codes.</li> <li>Not enough change rooms to accommodate number of games played at one time.</li> <li>Not suitable for female use (female participation growing – facilities are limiting growth).</li> <li>Not large enough.</li> <li>Kitchen too small.</li> <li>Social area does not cater for clubs larger functions.</li> <li>Public toilets are poor and not accessible for people with a disability.</li> <li>Gas and water supply issues reported within the pavilion / club rooms.</li> <li>Improve spectator viewing.</li> <li>Increase storage.</li> </ul>	<ul style="list-style-type: none"> <li>Sports lighting required to enable training and night games. (Note: AFLW teams playing home games at alternative locations due to lighting).</li> <li>100 lux required for games. 50 lux for training.</li> <li>Security lighting for paths and car parks.</li> <li>Potential need for future lighting of southern oval.</li> </ul>	<ul style="list-style-type: none"> <li>Too small for amount of use.</li> <li>Upgraded equipment/larger space.</li> <li>Shade required.</li> <li>Nature play space or nature play elements include.</li> <li>Area for older children.</li> </ul>



CAR PARKING	HWCRC	OTHER
<ul style="list-style-type: none"> <li>Existing parking not adequate during winter months (football games).</li> <li>Parking along Wycombe Road causes traffic issues, however is very popular for spectators.</li> <li>Ingress and egress improvements, and reconfiguration.</li> </ul>	<ul style="list-style-type: none"> <li>More fitness classes.</li> <li>Issues with leaking roof.</li> <li>Enjoy social atmosphere and quietness of HWCRC gym.</li> <li>Facility is ageing.</li> <li>HWCRC gym valued by membership base.</li> </ul>	<ul style="list-style-type: none"> <li>Highly valued for its openness and size.</li> <li>Pathways/linkages.</li> <li>More shade and seating.</li> <li>More activities and community events.</li> <li>More activities for children.</li> <li>More activities for teens.</li> </ul>
OVALS /SPORTS FIELDS	WATER STATIONS	SAFETY/SECURITY
<ul style="list-style-type: none"> <li>Areas of poor drainage</li> <li>Sting nematode present</li> </ul>	<ul style="list-style-type: none"> <li>Highly used and no water stations available.</li> </ul>	<ul style="list-style-type: none"> <li>Improvements to security and safety required. E.g. security lighting, CCTV.</li> </ul>

### 9.3 DRAFT MASTER PLAN CONSULTATION

Following the initial consultation, a draft concept was developed that was taken back to the key users of Scott Reserve, utilising the following methods:

- Stakeholder workshops and drop in sessions:
  - Sporting reserve users (Workshop)
  - HWCRC users (Workshop)
  - HWCRC gym members (Two drop-in sessions)
- City of Kalamunda Officers conducted a ‘Facilities Tour’ around the metropolitan area with Ward Councillors and sporting reserve users.
  - Facility development principles were developed with sporting users, including:
    - Sporting and community areas can be close together yet separated.
    - Building positioned next to main cricket and AFL ovals.
    - Building is elevated to allow for covered terraced seating / viewing.
    - Facility is large enough to cater for current / future use.
    - Short term options for immediate needs be considered such as transportable changeroom and accessible toilet facilities.
- ABV and Donovan Payne Architects conducted a further workshop with sporting reserve users to revise the Master Plan and to develop high level building concept designs.

Upon the conclusion of the draft master plan consultation phase, a revised master plan concept and a high level building concept design were developed.





## 10 CURRENT SITE SITUATION ANALYSIS

The information in this section provides an overview of the existing condition of the reserve, including current features, facilities and uses. This information was gained through site visits, consultation with the user groups and community, and information obtained in documents and policies of the City of Kalamunda.

Scott Reserve				
	Identification Method			Summary Comments
	Site Visits	Policy/Background Review / Research	Consultation	
Sports Pavilion	<ul style="list-style-type: none"> <li>Aesthetically, the facility looks dated and presents poorly.</li> <li>Change rooms small for recommended community AFL standard. Showers and toilets not suitable for female use.</li> <li>The existing four change rooms (two sets) is a small number for playing fields and number of games played at one time.</li> <li>A cool room installed in one change room further reduces usable size and functionality.</li> <li>Change rooms and toilets not suitable for people with disability.</li> </ul>	<ul style="list-style-type: none"> <li>Audit completed by the WAFC and the WACA identify that the change rooms are smaller than recommended and not suitable for female participation.</li> </ul>	<ul style="list-style-type: none"> <li>Issues with leaking roof. Assessment by the City of Kalamunda confirmed replacement of roof is required.</li> <li>Built in late 1980s and is not fit for purpose and ageing.</li> <li>The current condition of the change rooms and the internal layout limits use for female participation.</li> <li>Participation by females in the football clubs has grown with a community level AFLW licence issued to the HWAFC and HWJFC. Home games cannot currently be played at Scott Reserve.</li> <li>Integrated football program – limited by lack of toilet and change facilities for people with disabilities.</li> <li>Office being used as storage, as storage space is limited.</li> <li>Social area does not accommodate larger club functions.</li> <li>Current food handling standards require the kitchen to be upgraded. Upgrades to improve functionality are limited due to existing services supply and services infrastructure. I.e. incoming plumbing and gas services lines too small to increase size of water and gas appliances.</li> </ul>	<ul style="list-style-type: none"> <li>The pavilion is shared by three clubs. All clubs identified the functionality of the pavilion does not meet their current operational requirements, in particular the change rooms and toilet facilities.</li> <li>Scott Reserve is identified as a District Level Open Space and a designated sports space within the City of Kalamunda adopted Public Open Space Strategy. The Strategy also identifies that the suburb of High Wycombe is below requirements for sports spaces. Scott Reserve should remain as an open space suitable for formal sports to be played. Current facilities on the site are limiting the growth of the sports clubs and are not commensurate with a district level sports space.</li> </ul>



Scott Reserve				
	Identification Method			Summary Comments
	Site Visits	Policy/Background Review / Research	Consultation	
<b>Spectator Stands</b>	<ul style="list-style-type: none"> <li>An undercover spectator stand built on the northern side of the pavilion (facing the main football oval) and a smaller undercover spectator stand on the southern side. The stand on the northern side does not meet accessibility requirements.</li> </ul>	<ul style="list-style-type: none"> <li>An external covered spectator viewing area is identified as a core requirement within the AFL preferred facility guidelines for state, regional and local facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Clubs have identified that the existing covered spectator viewing platform on the northern side of the pavilion does not provide good coverage during inclement weather and the spacing of the tiers does not provide good viewing aspects. Roof line also results in additional water flowing over roof of the pavilion.</li> </ul>	<ul style="list-style-type: none"> <li>The objective of a covered spectator stand is to provide adequate space for viewing the playing field whilst providing sufficient protection from the weather. The current northern facing stand does not meet this objective. The southern facing stand is suitable for current needs.</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>Lighting poles are apparent predominantly on the northern ovals and over the cricket nets.</li> </ul>	<ul style="list-style-type: none"> <li>Lighting lux requirements according to current standards are:</li> <li>Football (AFL) Community Level: 50 lux for training, 100 lux for games.</li> <li>Community level cricket is predominantly played during daylight hours. There is no specific standard for community cricket lighting, however guidelines are provided in Cricket Australia's Community Cricket Guidelines that suggest a horizontal lux level of 300 lux for the pitch area and 200 lux for the outfields to allow for match play.</li> </ul>	<ul style="list-style-type: none"> <li>The request for lighting was regularly highlighted during the consultation phase. The football clubs have been issued with a community level AFLW team with games played during the evening mid week. Home games cannot be played at Scott Reserve due to the low lighting levels.</li> <li>The reserve is highly utilised and increasing the lighting capacity at the reserve will result in increased capacity for training and growth of the sports.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Kalamunda has previously identified a community need for improved lighting at Scott Reserve. A lighting assessment has been undertaken and a design prepared. At the time of this report, external funding has been secured for the project and it was about to enter into the implementation phase.</li> <li>The proposed lighting improvements are supported within this master plan.</li> </ul>



Scott Reserve				
	Identification Method			Summary Comments
	Site Visits	Policy/Background Review / Research	Consultation	
Pathway Network	<ul style="list-style-type: none"> <li>The existing pathway dissects the northern and southern ovals on the reserve. The path directly intersects the run up area of the turf cricket practice nets and is used by school children and parents walking/riding from the adjacent Edney Primary School creating a bottleneck.</li> </ul>	<ul style="list-style-type: none"> <li>Improved pathway networks are an important component of POS.</li> <li>There is potential for the network to be linked into the wider shared path network.</li> </ul>	<ul style="list-style-type: none"> <li>The community identified an increased path network would improve the reserve accessibility.</li> </ul>	<ul style="list-style-type: none"> <li>The degree of accessibility and inclusiveness should reflect the park's hierarchy. The higher the catchment hierarchy of the open space, the more elements should be made accessible. Integration of paths would contribute significantly to the use and value of the reserve.</li> </ul>
Playground	<ul style="list-style-type: none"> <li>The playground is small for a district level reserve. Play elements are suited to younger children only. No shade observed over the playground, although fixed poles for shade sail installed, that are believed to be seasonally used.</li> </ul>	<ul style="list-style-type: none"> <li>Playgrounds provide space and structure for children's socialisation, imaginative play and physical activity.</li> </ul>	<ul style="list-style-type: none"> <li>The size and limited elements of the playground was highlighted through the consultation as an issue.</li> </ul>	<ul style="list-style-type: none"> <li>The playground, whilst centrally located on the site does not meet the community need or expectation.</li> </ul>
Playing Surface	<ul style="list-style-type: none"> <li>There are areas of poor drainage, more so on the northern ovals.</li> <li>The reticulation system to the southern oval (main cricket oval) has been upgraded.</li> </ul>		<ul style="list-style-type: none"> <li>Sting Nematode is present in the playing surface within the reserve. Drainage is poor in several locations. The community consultation highlighted that many are appreciative of the reserve maintenance.</li> </ul>	<ul style="list-style-type: none"> <li>The City of Kalamunda maintain the ovals. The cricket club provides additional maintenance on the turf cricket wicket on the southern oval and associated turf practice nets.</li> </ul>
Car Parking	<ul style="list-style-type: none"> <li>There are two formalised car park areas within the reserve, holding approximately 160 car bays between the two. Additional parallel parking area located along the southern end of the Norling Road.</li> </ul>	<ul style="list-style-type: none"> <li>City of Kalamunda Local Planning Scheme three requires one bay per five people for community purpose facilities.</li> <li>The entrance to the car park off Newburn Road (HWCRC car park) is on Department of Education land.</li> </ul>	<ul style="list-style-type: none"> <li>Car parking was raised as an issue by the football clubs and the local community. During football home games, parking is an issue. The high volume of cars has posed issues on game days for junior and senior football, with cars being parked along Wycombe Road and on neighbouring side streets.</li> <li>The cricket club block access to the 14 bays closest to the pavilion when games are played on the southern oval to minimise sub glare for those batting.</li> </ul>	<ul style="list-style-type: none"> <li>The number of car parks is suitable during the summer months when cricket is being played. During winter, the community expressed concern that parking numbers are not sufficient to accommodate the patrons attending football games.</li> </ul>

Scott Reserve



	Identification Method			Summary Comments
	Site Visits	Policy/Background Review / Research	Consultation	
Seating	<ul style="list-style-type: none"> <li>There is limited seating throughout the reserve.</li> </ul>		<ul style="list-style-type: none"> <li>It was identified during the consultation that the community would like additional seating around the reserve. The embankment on the northern side of the oval is also utilised heavily during winter months by spectators of the football competitions.</li> </ul>	<ul style="list-style-type: none"> <li>The reserve is used by general community and the local sporting community. Additional formal seating placed around the reserve along pathways would be pertinent for a district level facility.</li> </ul>
High Wycombe Community Recreation Centre (HWCRC)	<ul style="list-style-type: none"> <li>Aesthetically, the facility looks dated.</li> <li>The indoor court is not a full-sized court.</li> <li>During the site visit, the roof was leaking. The public address system within the stage area is in poor condition. The stage area is regularly used as storage.</li> </ul>	<ul style="list-style-type: none"> <li>An area of the facility has been converted to a 24 hour gym of approximately 75m<sup>2</sup>.</li> <li>The facility is no longer staffed directly, and bookings are through the bookings officer based at Hartfield Park Recreation Centre.</li> <li>An area of the facility is leased to Foothills Learning Centre.</li> </ul>	<ul style="list-style-type: none"> <li>Suggestions through the consultation period included: increased number of programs.</li> <li>The Edney Primary School do not currently use and do not foresee future use of the facility.</li> <li>The Foothills Learning Centre identified the space they lease in the HWCRC is adequate for their needs, however there are some concerns with the roof leaking and drainage outside of the building.</li> <li>The leaking roof impacts other key users of the facility with booked users unable to utilise the facilities when raining due to the risk.</li> <li>Gymnasium users are happy with the quietness of HWCRC gym.</li> </ul>	<ul style="list-style-type: none"> <li>The HWCRC is currently accessible via a booking system only. I.e. no adhoc use.</li> <li>The entrance and reception areas are not used as such and has become underutilised space.</li> <li>The facility is not fit for purpose and not functional, thereby being unable to cater for multiple users at one time.</li> <li>The facility currently operates more as a community centre rather than as a traditional recreation centre, and as a result has large areas of underutilised spaces.</li> </ul>
Overall Site	<ul style="list-style-type: none"> <li>The site is landlocked with no room to expand the site.</li> </ul>			<ul style="list-style-type: none"> <li>With no option for expansion of playing surfaces, the utilisation of existing underutilised spaces and/or the ability to create better use of existing spaces is paramount in the master plan to meet growing community expectations.</li> </ul>



## 10.1 CURRENT SITE PLAN

### Scott Reserve - Site Analysis

#### Notes

**1 Sports Pavilion:**

- Built 1980's. Issues with leaking roof.
- Football Club has a AFLW licence (community level). Current facilities not sufficient for football club to host home games for womens league.
- Overall does not meet needs of the clubs.

**2 Football Oval:** contains 'sting nematode' and areas of poor drainage.

**3 Playground:** nearing end of it's useful life.

**4 HWCRC (High Wycombe Community Recreation Centre):** offering a range of community uses via bookings. 24 hour gym, 3/4 length indoor court. Overall does not meet needs of the users.

**5 Amphitheatre:** minimal use. Is a drainage basin for the carpark. Poor integration with surrounding uses.

**6 School Site:** contains threatened flora. Black Cockatoos nesting site throughout reserve.

**7 Conflict between path location and cricket nets.**

**8 Entrance to car park to HWCRC on Department of Education (DoE) land.**

#### Additional Site Information:

**Irrigation:** replacement of east oval completed last year.

**Trees:** remnant Marri's around ground are in good condition and should remain. Trees reduce the impact of wind on the site.

**Sewer:** site is connected to sewer system.

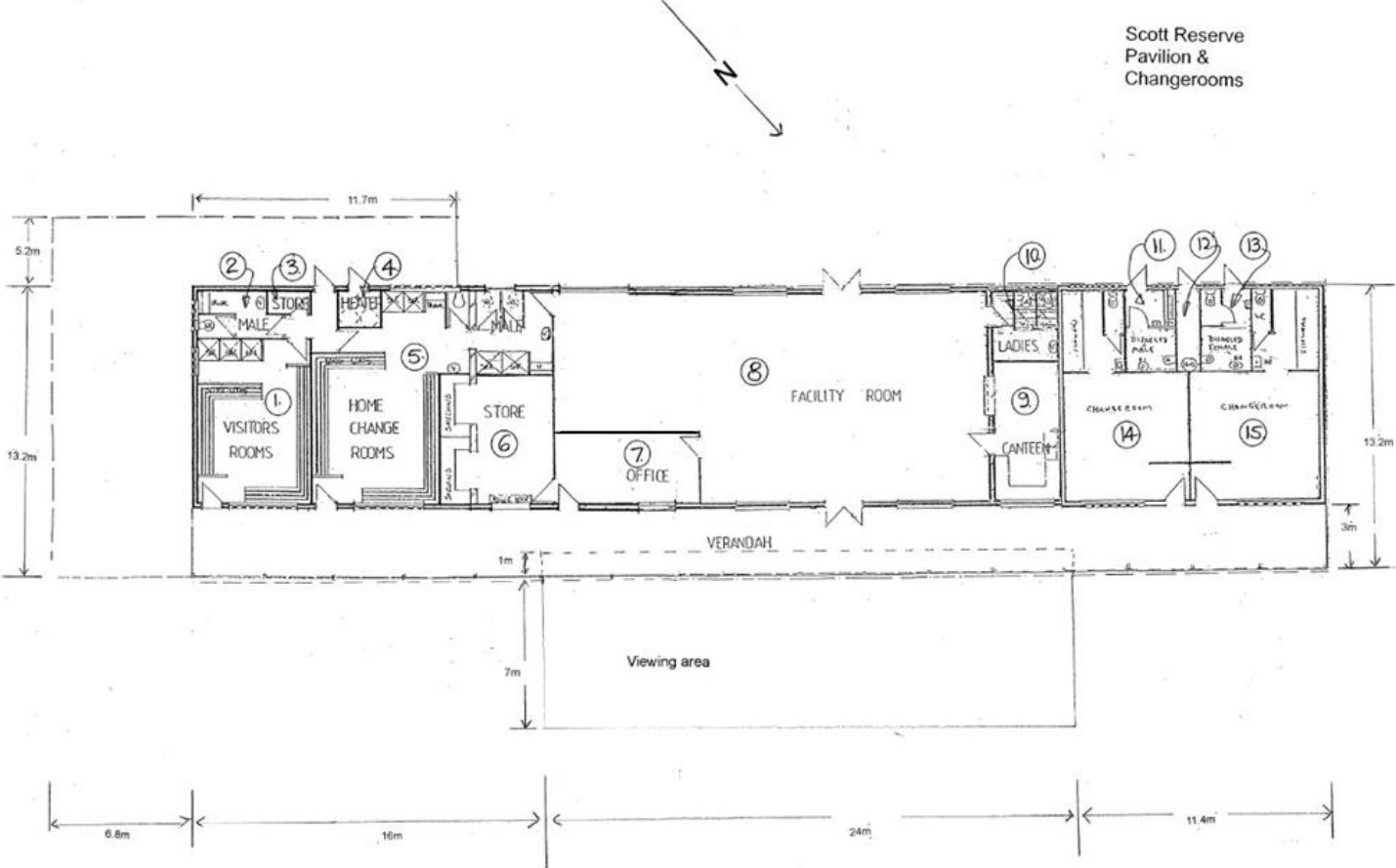
**Lighting:** lighting design complete and costed. Current lighting below required standard for training.

**Power upgrade:** has occurred as part of the lighting upgrade.

**Parking:** lack of on-site parking.

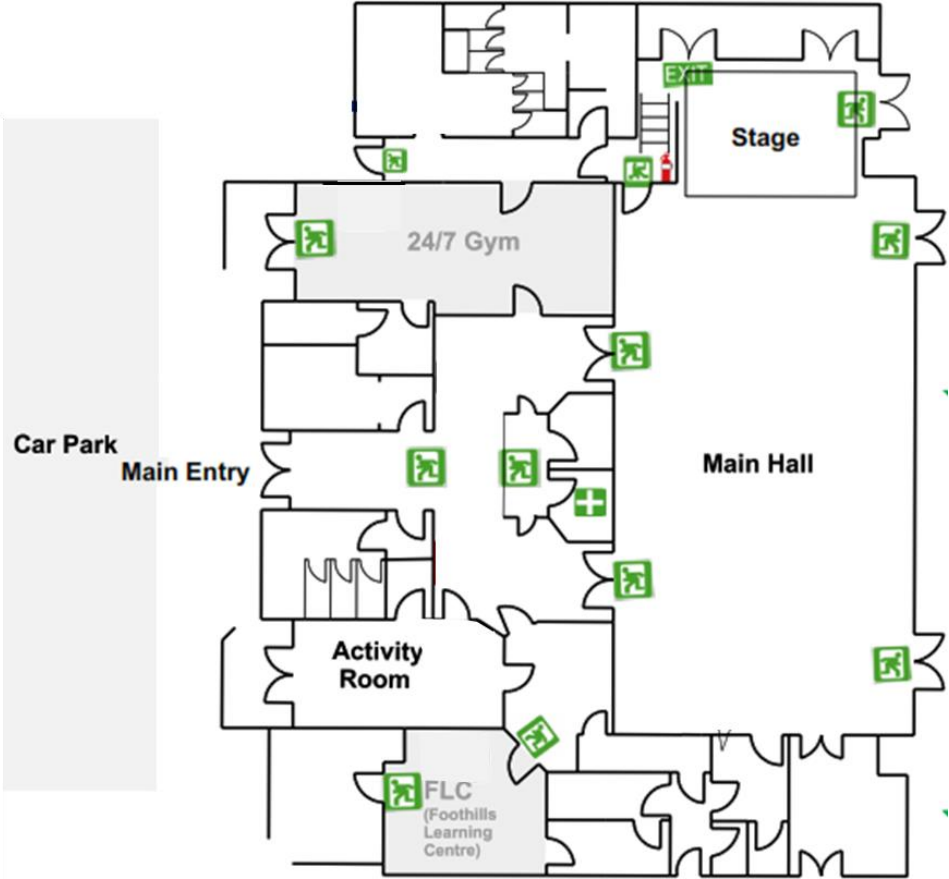


### 10.2 SCOTT RESERVE PAVILION CURRENT LAYOUT





10.3 HIGH WYCOMBE COMMUNITY RECREATION CENTRE LAYOUT



## 11 DEMAND ANALYSIS

A demand analysis was undertaken to develop options that could be considered within the master plan. The process followed to complete the analysis included:

- Identification of existing assets and provision through document review, mapping and consultation.
- A general inspection of facilities and site visits, advice from City Officers and consultation responses.
- An assessment of current and future need by balancing anticipated demand based on population and participation trends.
- Determining opportunities for more effective use of existing asset provision.
- Information provided by the community and user groups.
- Highlighting the potential opportunities direction.

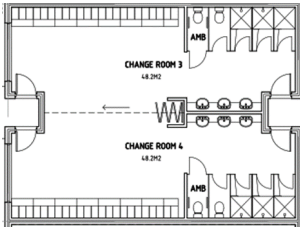




Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Pavilion</b></p>	<p>Scott Reserve is recognised by the City of Kalamunda as a district level reserve, with a purpose of sports space.</p> <p><u>Sports Pavilion</u></p> <p>Constructed in the 1980's, it is well utilised by the local community and is the home ground to the HWCC, HWAFC and HWJFC. HWCC access the pavilion through the summer season via a lease agreement with the City. The football clubs also access the pavilion via a lease agreement with the City through the winter season.</p> <p>A site analysis identified:</p> <ul style="list-style-type: none"> <li>• The existing change rooms are not compliant with current standards.</li> <li>• The number of change rooms is inadequate for the sports that play at the reserve. Competition through winter has use of all ovals with up to five junior football games being played at one time on match days.</li> <li>• The size and layout of the existing change rooms are not adequate.</li> <li>• The existing change rooms do not have wet facilities (showers/toilets) that are suitable for female participation.</li> <li>• The existing facilities are not accessible for people with a disability, which has an impact on the HWAFC Integrated program.</li> <li>• There is no first aid or dedicated umpires change rooms.</li> <li>• There are inadequate storage areas available to secure club equipment.</li> <li>• The spectator viewing platform on the northern side is not adequate in design and not accessible for people with disability.</li> </ul> <p>Female participation in cricket and Australian Rules Football is growing in Australia. Both the senior and junior football clubs have seen localised growth in female participation, with the senior football club holding a license to operate a team within the female amateur football competition. Home games cannot be operated at Scott Reserve due to lighting and change room restrictions.</p> <p>Facility audits completed by the WAFC and the WACA confirmed the change rooms are not ideal for female participation and do not meet the community facility standards as outlined in their facility plans.<sup>5</sup></p>	<p><i>It is recommended to replace the existing pavilion with a more contemporary facility that will accommodate the needs of the existing users and provide greater functionality and flexibility for all existing and potential future users. This will require demolition of the existing buildings on site and replacement with a new pavilion.</i></p> <p><i>Upgrade of services to accommodate the facilities developments as required.</i></p> <p><i>Continued following page.</i></p>	<p>7a</p>

<sup>5</sup> AFL Preferred Facility Guidelines for State, Regional and Local Facilities (Updated 2015), and Community Cricket Facility Guidelines September 2015.



Opportunity	Analysis	Recommendation	Item on Master Plan Concept																																								
<p><b>Pavilion (continued)</b></p>	<p>The number of change rooms (two sets) is not adequate to accommodate the number of playing fields and games operating, particularly during the winter football season. It is also restrictive to operate female competitions at the same time as male competitions. Ideally, three sets of change rooms would be required to service the number of games. The size of change rooms is dependent on the sport, and/or level of sport. There is potential to provide two change rooms to meet the AFL community level standard, and four change rooms that are smaller (and would accommodate all junior sports and cricket), with a movable wall that can simply be turned into larger change rooms for senior football, resulting in two large change rooms, four smaller change rooms that can be converted into two larger change rooms when required. An example floor plan of two smaller change rooms that can operate as a larger change room when required is below.</p>  <p>The consultation highlighted that the kitchen/kiosk facility within the pavilion has limitations. Clubs are not able to increase appliance size to accommodate high demand as the existing incoming service lines are too small. The clubs did install a cool room; however, it could not be accommodated within the kitchen footprint and it is located within one of the change rooms adjacent to the kitchen further reducing the functionality of the change room.</p> <p>The facility is approximately 30 years old and is ageing with some significant maintenance required in the near future such as the replacement of the roof.</p> <p>Key users have also identified that access to the facility and management issues have arisen at times during winter season when two clubs utilise the facilities and in season crossovers. The provision of adequately sized facilities is likely to minimise the occurrence of these issues into the future, as clubs will have adequate space such as lockable storage areas for their own equipment or consumables.</p> <p>As a result of the facility limitations outlined above, the existing facility is considered to not be fit for purpose. In this situation, adequately retrofitting the existing facility, to best meet the users needs is likely to prove problematic and that a replacement facility is the best solution for the future.</p>	<p><i>The facility recommended scope is to include: A full accommodation schedule is provided in section 12.1</i></p> <table border="1" data-bbox="1220 443 1800 1034"> <thead> <tr> <th>Description</th> <th>Suggested Area m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>PAVILION</b></td> </tr> <tr> <td>Changeroom 1 (45m2), Toilets &amp; Showers (25m2)</td> <td>70</td> </tr> <tr> <td>Changeroom 2 (45m2), Toilets &amp; Showers (25m2)</td> <td>70</td> </tr> <tr> <td>Changeroom 3 (28m2), Toilets &amp; Showers (20m2)</td> <td>48</td> </tr> <tr> <td>Changeroom 4 (28m2), Toilets &amp; Showers (20m2)</td> <td>48</td> </tr> <tr> <td>Changeroom 5 (28m2), Toilets &amp; Showers (20m2)</td> <td>48</td> </tr> <tr> <td>Changeroom 6 (28m2), Toilets &amp; Showers (20m2)</td> <td>48</td> </tr> <tr> <td>Umpires Change Rooms</td> <td>22</td> </tr> <tr> <td>First Aid Room</td> <td>16</td> </tr> <tr> <td>Storage Room (Internal)</td> <td>30</td> </tr> <tr> <td>Public toilets</td> <td>26</td> </tr> <tr> <td>Office/Administration Space</td> <td>20</td> </tr> <tr> <td>Social Room</td> <td>200</td> </tr> <tr> <td>Kitchen</td> <td>40</td> </tr> <tr> <td>Internal Servery</td> <td>15</td> </tr> <tr> <td>Cleaners Store</td> <td>4</td> </tr> <tr> <td>Storage (Externally Accessible) for playing fields</td> <td>85</td> </tr> <tr> <td>Undercover spectator viewing</td> <td>100</td> </tr> <tr> <td><b>Total</b></td> <td><b>890</b></td> </tr> </tbody> </table> <p><i>It is recommended during the detailed design stage that a facility management plan be developed in consultation with the user groups.</i></p>	Description	Suggested Area m <sup>2</sup>	<b>PAVILION</b>		Changeroom 1 (45m2), Toilets & Showers (25m2)	70	Changeroom 2 (45m2), Toilets & Showers (25m2)	70	Changeroom 3 (28m2), Toilets & Showers (20m2)	48	Changeroom 4 (28m2), Toilets & Showers (20m2)	48	Changeroom 5 (28m2), Toilets & Showers (20m2)	48	Changeroom 6 (28m2), Toilets & Showers (20m2)	48	Umpires Change Rooms	22	First Aid Room	16	Storage Room (Internal)	30	Public toilets	26	Office/Administration Space	20	Social Room	200	Kitchen	40	Internal Servery	15	Cleaners Store	4	Storage (Externally Accessible) for playing fields	85	Undercover spectator viewing	100	<b>Total</b>	<b>890</b>	<p>7a</p>
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<p><b>Community Centre</b></p>	<p><u>High Wycombe Community Recreation Centre (HWCRC)</u></p> <p>In 2017, the HWCRC become an unstaffed facility operated as a bookings only facility, with the gym being converted to a 24/7 operational model. As a result, the existing office and reception areas are no longer utilised. The activity room, stage area and commercial kitchen are also underutilised, due in part to the functionality of the facility’s design.</p> <p>The HWCRC predominately operates as a community centre rather than a recreation centre due to its design and the demand for community activity / meeting spaces in High Wycombe. The main recreation component of the facility, the indoor sports court, does not meet the current requirements in regard to court dimensions and run offs for basketball and netball, further restricting usage of the facility for training and not allowing competitions. Modern recreation centres are predominately designed to accommodate multiple indoor courts as it increases functionality and revenue opportunities. The Scott Reserve site doesn’t have sufficient space available to accommodate such a facility.</p> <p>As a result of the indoor court limitations, and the availability of other suitable alternative facilities within the City, the space is utilised by other regular community groups for activities such as dance, martial arts, yoga, gymnastics and badminton (only sport accommodated). In addition, there are casual hires for community events such as the HWJFC wind up, low risk parties and City events due to the presence of a stage area.</p> <p>Whilst generally structurally sound, the facility is not suitable for its purposes, and retrofitting the existing facility to improve functionality will likely prove costly. Through the document review and consultation phases, it was identified that there is a need for a neighbourhood level community centre within the locality that is able to accommodate the existing users with the capacity to also cater for flexible uses.</p> <p>It is proposed that the existing indoor sports court users be accommodated through an active indoor space (450 sqm in total) that is:</p> <ul style="list-style-type: none"> <li>• Suitable to relocate current regular community groups / activities (high ceiling and sprung flooring system likely required). Further research is required during the detailed design stage to determine the optimum size required for the space at the relocated site.</li> <li>• Able to be separated into either three multipurpose activity spaces {ie. Two Multipurpose Rooms (150sqm in total) and an Active Indoor Space (300sqm)} or one large space (450 sqm), which will increase flexibility of the space and utilisation by allowing various uses such as: Clubs meetings, wellness type classes or modified indoor training for AFL and cricket.</li> </ul>	<p><i>It is recommended to replace the existing HWCRC with a more contemporary facility that will accommodate the needs of the existing users and provide greater functionality and flexibility for all existing and potential future users. This will require demolition of the existing building on site and replacement with a new community centre.</i></p> <table border="1" data-bbox="1220 502 1803 1077"> <thead> <tr> <th>Description</th> <th>Suggested Area m<sup>2</sup></th> </tr> </thead> <tbody> <tr> <td><b>COMMUNITY FACILITY</b></td> <td></td> </tr> <tr> <td>Community active indoor space</td> <td>300</td> </tr> <tr> <td>Multipurpose Rooms</td> <td>150</td> </tr> <tr> <td>Public Toilets (External and internal access)</td> <td>52</td> </tr> <tr> <td>Reception/Foyer</td> <td>20</td> </tr> <tr> <td>Foothills Learning Centre</td> <td>50</td> </tr> <tr> <td>Meeting Room</td> <td>30</td> </tr> <tr> <td>Kitchen / Servery</td> <td>30</td> </tr> <tr> <td>Store (general purpose)</td> <td>65</td> </tr> <tr> <td>Cleaning Store</td> <td>4</td> </tr> <tr> <td><b>Total</b></td> <td><b>701</b></td> </tr> <tr> <td><b>OTHER</b></td> <td></td> </tr> <tr> <td>Distribution Board</td> <td>1</td> </tr> <tr> <td>Mechanical services plantroom</td> <td>15</td> </tr> <tr> <td>Bin store</td> <td>15</td> </tr> <tr> <td>External plant access</td> <td></td> </tr> <tr> <td>Loading bay</td> <td></td> </tr> <tr> <td><b>Total</b></td> <td><b>31</b></td> </tr> </tbody> </table>	Description	Suggested Area m <sup>2</sup>	<b>COMMUNITY FACILITY</b>		Community active indoor space	300	Multipurpose Rooms	150	Public Toilets (External and internal access)	52	Reception/Foyer	20	Foothills Learning Centre	50	Meeting Room	30	Kitchen / Servery	30	Store (general purpose)	65	Cleaning Store	4	<b>Total</b>	<b>701</b>	<b>OTHER</b>		Distribution Board	1	Mechanical services plantroom	15	Bin store	15	External plant access		Loading bay		<b>Total</b>	<b>31</b>	<p>7b</p>
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<b>Total</b>	<b>31</b>																																								



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Community Centre (Continued)</b></p>	<p>These areas should be able to be operated independently of each other, as it will improve functionality and allow for multiple bookings at once. This may be achieved through the use of netting / curtains and / or removable walls.</p> <ul style="list-style-type: none"> <li>Considerate of internal access to storage and toilets, whilst independent access may be required to allow for multiple users of the facility.</li> <li>Considerate of the ability to have the space hired out to casual users and operate the City's various group fitness classes.</li> </ul> <p>It is not proposed that a permanent stage be included within the revised facility, however, a portable stage that can be stored on site and utilised for events should be considered. Other event type infrastructure (audio and visual) should be considered during the detailed design stage to create a functional event space for a range of uses.</p> <p>The Foothills Learning Centre are to be provided with a 'like for like' replacement area on a lease arrangement. Suitable accessibility is required to be maintained due to the group's membership demographic.</p> <p>It is proposed that a new community centre facility be relocated to an alternative area on the site to allow for the existing HWCRC site to be utilised for additional car parking. This will enable the overall site capacity to be maximised. Car parking was identified as a major concern of the local community and user groups.</p> <p><u>Gymnasium</u></p> <p>A portion of the HWCRC was converted to a 24-hour gymnasium in 2017. A full analysis of the gymnasium operation is provided as Appendix 7.</p> <p>In summary;</p> <ul style="list-style-type: none"> <li>The gymnasium and fitness markets are well catered for in the area by private operators (three within 2km and three more within 5km), which is likely to increase as population in the area grows.</li> <li>The facility has an ongoing low membership and utilisation rate, currently there are 31 members (as at October 2019). Two third of those members use the facility once a week or less with approximately 10% of that usage considered 24/7 access (between 9pm and 6am).</li> <li>The facility only being able to accommodate 15 members at any one time due to its size and floor layout, resulting in the facility being unlikely to sustain higher membership numbers</li> </ul>	<p><u>Gymnasium</u></p> <p><i>The provision of a gymnasium as part of a new community centre at Scott Reserve is not supported.</i></p> <p><i>It is recommended that outdoor gymnasium equipment be provided at Scott Reserve and that the new community centre operates targeted programs to better meet the areas demographics such as Living Longer Living Stronger and gym circuit classes.</i></p>	<p>7b</p> <p>8</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Community Centre</b> <b>(Continued)</b></p>	<ul style="list-style-type: none"> <li>A like for like gymnasium component will not cater for any future growth. To cater for the future growth the level of amenity will need to be significantly increased (approximately 200-300sqm) which will raise capital and operational costs for the City. As the market is already over saturated and only likely to increase into the future, this option is unlikely to be financially viable and not recommended.</li> </ul> <p>It is noted that the current facility does cater to a niche market of over 55's who live locally and whose attendance is motivated by both the physical activity opportunities and social interactions.</p> <p>The master plan proposes some alternative considerations that may be suitable to this niche market such as outdoor fitness equipment and adding more tailored fitness classes which have more socialising opportunities for the elderly.</p> <p>As a result, the City should develop a phased exit strategy for existing members, given the master plans implementation is subject to securing external funding, which may take a number of years to achieve.</p>		



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Car Parking</b></p>	<p>A detailed analysis of car parking is provided in section 12 of this report.</p> <p>There are two formal car parks within the reserve.</p> <p>The pavilion car park has 113 bays.</p> <p>The HWCRC car park has 62 bays.</p> <p>There are further informal parallel parking bays located on the southern end of Norling Road.</p> <p>The detailed analysis has identified there is an estimated shortage of 127 bays during peak periods in winter season.</p> <p>During the consultation process, it was identified that throughout the football season (winter), the existing formal parking areas did not cope with demand for parking spaces resulting in parking along Wycombe Road and surrounding residential roads. Parking in these areas is causing traffic management issues and as it is informal is often not the most efficient according to the football clubs committees and local residents. The spectator area (the hill) along the edge of Wycombe Road is well utilised by spectators.</p> <p>There are remnant Marri trees along that area of the reserve, and a further analysis of the impact of parking bays along the reserve edge should be undertaken prior to confirmation, including;</p> <ul style="list-style-type: none"> <li>• A traffic management study and detailed parking analysis.</li> <li>• An arborist assessment on the health of the trees and any impact on the trees of the development of parking bays adjacent to them.</li> </ul> <p>It is not feasible for the full peak use car parking requirement to be accommodated on the site. The proposed master plan concept identifies additional car park bays (potential additional 60 bays in an extension to the existing HWCRC car park and 54 bays along Wycombe Road). This will reduce the shortage of parking at peak times to approximately 13 bays. Additional initiatives may need to be considered including club education to park in designated parking area, additional signage and City rangers to patrol car parking at peak times.</p>	<p><u>Detailed Assessment</u>  <i>A full traffic, parking and arborist assessment is required prior to implementation of the car parking improvements to confirm the type and number of bays required.</i></p> <p><i>A further opportunity may exist to utilise nearby car parking areas during peak times (weekends) at Edney Primary School, subject to their agreement.</i></p> <p><u>HWCRC Car Park</u>  <i>With the demolition of the HWCRC as outlined above, there is opportunity to increase the number of formal car park bays adjacent to existing bays. It is recommended this is undertaken by the City to resolve car parking pressures that occur on the reserve, particularly during the winter competitions.</i></p> <p><u>Wycombe Road</u>  <i>There is also an opportunity to provide additional bays along Wycombe Road, to create a more efficient and formalised parking area. The provision of bays on the reserve side of Wycombe Road may further alleviate parking pressure.</i></p> <p><i>It is also recommended that if parking is to proceed as recommended, traffic calming measures are likely to be required along Wycombe Road to assist in the management of speed and movements throughout the area.</i></p>	<p>13, 10, 2</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Car Parking (Continued)</b></p>	<p>A review of the reserve land tenure identified that the existing car park entrance to the HWCRC car park sits within a parcel of land vested to the Department of Education, with the remaining car park bays located on land vested to the City of Kalamunda. Whilst the Department of Education allow access to the car park with little issues due to an existing agreement, this is not ideal long term. City Officers advised that discussions are in place to develop a new agreement with the Department of Education. Ideally, the land tenure of this portion of the land should be resolved to ensure no future issues arise in accessing existing formal car parking infrastructure.</p>	<p><i>The City should attempt to resolve land tenure arrangements to the entrance of the HWCRC car park to ensure no future issues arise in accessing the car park area.</i></p>	<p>13, 10, 2</p>
<p><b>Lighting</b></p>	<p>Improved lighting to the reserve was identified through the consultation as being a high priority for the user groups/clubs.</p> <p>The northern ovals (including the main football oval) on the reserve have existing lighting poles, however the lux level is only sufficient for training. Increasing the lux level to the area will provide greater capacity and allow the development of the sport. Both HWAFC and HWJFC have community level AFLW team licenses. The competition is played in the evenings midweek. AFLW games are not able to play home games at Scott Reserve as the existing lights are not to a suitable lux level for match play.</p> <p>The City, in conjunction with HWJFC and HWAFC has previously identified a need for improved lighting at Scott Reserve, and have developed detailed plans and costings to undertake a lighting upgrade at Scott Reserve. The upgrade includes improved lighting to the northern ovals, including increased lux levels to the main AFL match pitch and additional training level lighting to the remaining area utilised predominantly for training and junior games.</p> <p>The football clubs in particular have seen growth in participation, putting pressure on the existing northern oval condition. The City's planned upgrades will enable utilisation to be extended on the northern ovals for training and provide for evening games. Consideration to future growth in the sports can be accommodated through the future provision of lighting to the southern oval for additional training capacity.</p> <p>This project has been undertaken concurrently with the master plan, therefore at the time of finalising this report, the installation of sports floodlighting on the northern reserve is due to be implemented in the 2019/20 financial year.</p> <p>It is recommended to consider some additional future light pole installations to support relocation of the cricket nets and a future youth area.</p>	<p><i>Improve lighting to sports fields to accommodate additional training and match play for large ball sports as per City of Kalamunda approved planned upgrades.</i></p> <p><i>Future lighting (training level - 50 lux) of southern oval to accommodate future growth of sports to be included.</i></p> <p><i>Potential to light paths with solar lighting (to be discussed further in this analysis).</i></p> <p><i>Future lighting poles and lighting to relocated cricket nets and proposed youth area (to be discussed further in this analysis).</i></p>	<p>15</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<b>Trees</b>	<p>There are existing trees around the perimeter of the precinct which adjoins a black cockatoo nesting area within the Edney Primary School grounds.</p> <p>The tree canopy along the north eastern perimeter (along Wycombe Road) is sparser than the western and southern boundaries. There are remnant Marri trees in the reserve that are recommended to be retained.</p> <p>The north eastern perimeter is generally used by spectators of the sports on the ovals and is also subject to strong winds.</p> <p>It has been identified that a small number of significant mature Sheoak trees will need to be removed due to the relocation of the cricket nets. It is understood that a tree clearing permit may be required to be obtained to confirm if the proposed relocation site is suitable.</p>	<p><i>It is recommended that the City utilise the opportunity to plant additional trees along the north eastern embankment in the precinct to provide:</i></p> <ol style="list-style-type: none"> <li><i>1. Increased greenery.</i></li> <li><i>2. Greater shade canopy.</i></li> <li><i>3. Improved wind break for the ovals.</i></li> </ol> <p><i>Additional tree planting will offset any required tree removals identified during the detailed design phase.</i></p>	1
<b>Drainage/Turf Quality</b>	<p>The main users of the reserve were complimentary of the City's maintenance of the turf surfaces, although the consultation highlighted there are some areas of poor drainage on the reserve, resulting in boggy patches during the winter season.</p> <p>Sting nematode is also present in areas of the oval turf.</p> <p>Consultation with City Officers identified that whilst there have been some oval infrastructure improvements in the past five years, both playing field areas require a refurbishment to ensure district level sports playing space is retained into the future.</p>	<p><i>It is recommended that the City undertake ground conditions study that includes turf quality, irrigation and drainage to identify the specific details of the refurbishment.</i></p> <p><i>Careful program timing of works is required for minimal season disruptions.</i></p> <p><i>Continue to actively manage the presence of sting nematodes on the site through a regular ongoing maintenance program.</i></p>	14
<b>Spectator Seating</b>	<p>The hilly area on the northern side of the precinct is reportedly widely used by sports spectators. There is no formal seating currently and the area is subject to wet weather conditions. Provision of some tiered seating on the embankment will provide additional spectator seating and additional seating options for local recreational users of the reserve.</p> <p>With the relocation of the community centre, additional terraced seating provided to support spectator viewing of cricket and other activities on the southern oval should be included.</p>	<p><i>Provide a section of terraced seating (potentially limestone) on the northern embankment following the natural contour to provide spectator seating options particularly in winter when grassed areas can be too wet to sit on.</i></p> <p><i>Provide terraced seating along western edge of southern oval.</i></p>	3





Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Pathways:</b> <i>Linkages</i></p>	<p>There is a current pathway from the pavilion car park through to the Edney Primary School runs between the northern and southern ovals. The path traverses the end of the existing cricket turf cricket practice wickets, creating a potentially hazardous situation when cricket training is being held. Community using the pathway directly cross the run up area of the cricket practice wickets and must be addressed.</p> <p>The reserve is highly utilised for sport and the clubs operate a number of junior sport programs, resulting at times in high number of children utilising the area.</p> <p>The consultation highlighted:</p> <ul style="list-style-type: none"> <li>• That the reserve is utilised by the general community for walking and running.</li> <li>• That children regularly cross the reserve to access sporting fields and the Edney Primary School.</li> </ul> <p>Fitness trails are popular and generally well used. They can be developed to be dual use and made suitable for recreational cycling.</p> <p>A well designed path network for the precinct can provide the following:</p> <ul style="list-style-type: none"> <li>• Provide linkages from existing footpath networks on neighbouring roads to the precinct.</li> <li>• Provide much needed linkages within the precinct.</li> <li>• Provide designated walking / running / cycling paths with distance markers to enable tracking of distance.</li> <li>• Provide rest spots throughout trail network.</li> </ul> <p>The proposed path network will need to work with / around the existing vegetation of the site, so that it is not adversely impacted. This may be achieved with the use of crushed limestone or other identified suitable materials.</p>	<p><i>Develop a pathway network to enhance the community aspect and use of the reserve. The pathway should be suitable for infirmed, young and disabled. The path network should enable access from existing bike and walkable path networks and proposed facilities within the reserve.</i></p> <ul style="list-style-type: none"> <li>• <i>The path network can be further enhanced through the use as a fitness trail through the inclusion of markers for distance, and</i></li> <li>• <i>Include regular rest spots under trees for viewing activities and passive contemplation.</i></li> </ul> <p><i>Improved lighting on the ovals will allow these paths to be utilised in the evenings that sports training/games are operating. A further consideration to providing lighting to the path to allow evening use could include the provision of solar lights.</i></p>	<p>4</p>
<p><b>Land Tenure</b></p>	<p>Within Scott Reserve, there are three different land parcels:</p> <ul style="list-style-type: none"> <li>• Lot 301 – HWCRC.</li> <li>• Lot 555 – Sports pavilion.</li> <li>• Lot 300 – Remainder of the reserve.</li> </ul> <p>The entrance to the car park off Newburn Road to the HWCRC car park sits within the Department of Education Land. A Memorandum of Understanding with the Department of Education is in place that provides for access to the car park for the community.</p> <p>The Edney Primary School has erected a fence between the school grounds and Scott Reserve which traverses land vested to the City.</p>	<p><i>It is recommended that the City attempt to resolve the land tenure between the City and the Department of Education by way of a land swap, resulting the existing fence line to remain in an exchange for the entrance to the car park to the HWCRC land to be vested to the City.</i></p> <p><i>Consideration should also be given to resolving the existing number of lot areas on Scott Reserve and consider consolidating into one when the design of the sports pavilion and community centre are established.</i></p>	



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p><b>Cricket</b></p>	<p>Scott Reserve houses both turf and hard practice nets. There are three turf practice wickets within the turf nets currently located in between the northern and southern playing fields and traverses the pathway centrally located in the reserve.</p> <p>Current provision of three turf practice wickets is restrictive for training. A minimum of five is recommended as the nature of turf training wickets is that each second pitch only can be used so essentially five will provide training for two or three pitches alternating. Ideally wickets should be positioned in a north south position of which the existing turf wickets are not.</p> <p>Relocating and expanding the turf surface practice wickets (north west area of the southern playing oval) with accompanying storage shed will free up the central area of the reserve and accommodate the proposed new community centre and enlarged playground whilst also improving the pathway network throughout the reserve.</p> <p>The cricket club has both juniors and seniors playing and good practice is to have two sets of cricket practice nets to enable junior and senior training to occur simultaneously and ensuring the turf practice wickets are retained in optimal condition (preventing overuse).</p> <p>It is therefore recommended that the existing hard practice nets are retained in their current location and maintained.</p> <p>Power for bowling machines and potentially lighting to assist in early and late season training is also recommended.</p> <p>The water tank and turf maintenance shed will need to be relocated to a position within close proximity of the relocated cricket practice nets.</p> <p>The proposed location of the relocated cricket nets will require the removal of a small number of mature Sheoak trees, which will require a tree clearing permit.</p>	<p><i>Relocate existing turf cricket practice nets to the north west corner of the southern oval and increase to five turf practice wickets and two synthetic practice wickets. Place in a north south direction.</i></p> <p><i>Relocate storage shed and locate in proximity to the new turf practice wickets.</i></p> <p><i>Relocate water tank in proximity to the new cricket practice nets.</i></p> <p><i>Include power and lighting to the cricket practice nets for evening training (250 lux).</i></p> <p><i>Retain hard cricket practice nets in the current location with the provision for power.</i></p>	<p>6, 11, 12</p>
<p><b>Provision of Water Fountains</b></p>	<p>There are currently no water fountains within the reserve. Whilst the consultation process identified the community's desire for water stations within the reserve, the community acknowledged that vandalism resulted in previous water fountains being removed.</p>	<p><i>Install water fountains in the reserve at strategic locations.</i></p> <p><i>Two identified locations are at the youth space and the new pavilion, adjacent to the playground. Anti-vandalism measures should be considered.</i></p>	<p>9, 5</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<b>Youth Facilities</b>	<p>Through the site analysis and consultation process, the lack of facilities for youth was highlighted as an issue. The sports clubs operating at the reserve provide opportunities for participation in formal sports training and competitions, however there are limited opportunities for informal recreation for youth.</p> <p>It is increasingly accepted that young people are more likely to attend places and participate in activities over which they have a strong sense of ownership and influence.</p> <p>Consultation with the Edney Primary School highlighted that there are ongoing attempts to access the fenced basketball courts within school grounds. Provision of a mini court allows for general basketball play and 3 on 3 competitions.</p> <p>This presents an opportunity to provide a youth area for informal recreation and increase utilisation of the precinct. It is noted that Fleming Reserve is located within close proximity to Scott Reserve, which has numerous youth amenities, therefore the provision of youth facilities at Scott Reserve is considered complimentary to the current provision at Fleming Reserve.</p>	<p><i>Include a youth area within the precinct, with consideration to a mini basketball court with lighting, shade and seating areas.</i></p>	9
<b>Playground</b>	<p>The playground is small for a district level reserve, with the play elements area suited to younger children only.</p> <p>The benefits of playgrounds and opportunities for play are well documented. The consultation highlighted that the playground is well utilised although limited by the play elements included, with limited opportunities for older children. City Officers also confirmed that the playground is due to be updated.</p> <p>There is an emerging trend of playgrounds again being nature based. An opportunity for inclusion of an all ages nature playground to cater for use by younger children, older children, and all abilities (within current City playground hierarchy provision guidelines).</p> <p>The positioning of the playground in between the new sports pavilion and community centre will provide passive surveillance and aid in activating the space. It also allows for users of both facilities to easily access the playground.</p>	<p><i>In line with other recommendations within this report, replace the playground with one that is larger in size, with increased a variety of equipment resulting in an all ages and abilities play area that caters for a greater portion of the community.</i></p> <p><i>Provision of a nature play elements should be considered.</i></p>	5
<b>Power</b>	<p>A power upgrade has recently been provided at Scott Reserve in preparation for the lighting upgrade to the northern oval.</p> <p>The recommendations within this master plan, specifically the new facility developments and the proposed lighting installation to the southern oval, may require a further increase in power supply.</p>	<p><i>It is recommended that during the design phases of the buildings, a detailed power consumption analysis be undertaken to determine supply requirements.</i></p>	



## 12 CAR PARK ANALYSIS

### 12.1 EXISTING CAR PARK BAYS

Scott Reserve currently has two (2) formal car park areas. The pavilion car park, accessible from Norling Road and the HWCRC car park accessible from Newburn Road. There are informal on verge parallel parking bays on the southern end of Norling Road.

User groups have advised that during busy times, cars are parked along Wycombe Road to the north of the precinct and on side streets adjacent to Wycombe Road.

Figure 7: Pavilion Car Park image



#### Sports Pavilion Car Park

There are 113 bays in this car park, consisting of two ACROD bays and 111 standard bays.

An area of the car park is closed during cricket games to reduce likelihood of damage to cars and to minimise glare for batsmen from car windscreens.

The car park is approximately 3,295m<sup>2</sup> with the average area per bay 29m<sup>2</sup>.

There is approximately 120m of space available for on verge parallel parking along Norling Road that can accommodate approximately 15 – 18 cars.



Figure 8: HWCRC Car Park image



**HWCRC Car Park**

There are 62 bays in this car park, consisting of one ACROD bays and 61 standard bays. The car park is approximately 2,540m<sup>2</sup> with the average area per bay 41m<sup>2</sup>.

**Wycombe Road**

Along Wycombe Road, there is an area of approximately 170m where the bollards on the southern side of the road are recessed approximately 1.3m off the road edge. These are not formal or intended informal car park bays however car parking along Wycombe Road occurs during both junior and senior football games. Clubs advise that cars are parked on kerbs and predominantly on the road.

**Summary of current car parking**

Table 10 summarises the car park bays in Scott Reserve.

**Table 10: Summary of current car parking**

Parking Area	Parking Area (m2)	Av. Area per Bay (m <sup>2</sup> )	Standard Bays	Informal Bays	ACROD Bays	Total Bays
Pavilion Car Park	3,295	29.00	111		2	113
HWCRC Car Park	2,540	41.00	61		1	62
Norling Road				15		15
<b>TOTAL</b>	<b>5,835</b>	<b>35.00</b>	<b>172</b>	<b>15</b>	<b>3</b>	<b>190</b>

The average area per square metre is the total car park area divided by the number of actual bays for the formal bays. This includes areas of entry, service access areas, room between car bays to navigate in and out and landscaped areas. More recently, the Public Transport Authority of WA have been working on efficiency rates of between 25 – 27m<sup>2</sup> in design of park and ride car parks, however in general does not include much landscaping.



## 12.2 ANALYSIS OF CAR PARK REQUIREMENTS

The following estimated peak participation/usage of the reserve car parking was developed to inform the provision of onsite parking in the concept design development. The peak time has been based on a Sunday when junior football (AFL) occurs.

Table 11 provides an analysis of the anticipated car park demand at peak times.

Changeover of games: Assume each game will clear 20% of cars before next fixtured game arrives. Games are scheduled 20 minutes after the completion of the earlier game, however players arrive 30 minutes prior to their game commencing. The final column in Table 11 is an estimate based of potential number of cars at change over. It is based on four games of junior football participants and spectators arriving with only 20 percent of the cars from the previous games being cleared.

There is also a regular church booking in the HWCRC on Sunday mornings and gym users.

AFL's largest program at one time is Auskick - this is generally 100 participants for a 90 min time period finishing at 9:50am. There are also three junior football games occurring at the same time. This is followed by four junior games commencing at 10:10am.

**Table 11: Anticipated car park demand at peak times**

<b>Peak Weekend Morning Junior Winter Sports - Field Maximum Capacity (between 9:50am and 10:10am)</b>										
	<b>Sport/Activity</b>	<b>Competitors per game</b>	<b>Number of junior games</b>	<b>Total participants</b>	<b>Spectators per participant</b>	<b>Additional Spectators per game</b>	<b>Total Attendance</b>	<b>People per car</b>	<b>Total Cars</b>	<b>Cars at game change over</b>
Sports Ovals	Football (Junior Games)	36	3	108	2		324	2.5	130	277
	Football Auskick	100	1	100	3		400	4	100	80
	Coaches and Administration			16	0		16	1	16	24
	Additional Spectators					20	80	2	40	48
Concurrent General Use					0		2	2	1	1
Community recreation area	Gym Users						10	1	10	10
HWCRC	Church Group						30	1.5	20	20
<b>TOTAL</b>		<b>136</b>	<b>4</b>	<b>224</b>			<b>862</b>		<b>317</b>	<b>460</b>

Current Bays	190
Estimated peak time requirements	317
Estimated shortage	-127



Based on the analysis, it is estimated that there is a shortage of up to 127 bays at the peak time at the reserve. This increases to an estimated shortage of up to 270 at crossover times. Whilst the crossover figure is well above the number of bays available, this demand only exists for 30 minutes, once a week, which means providing adequate supply for that period of time isn't possible.

There are an additional 40 car parking bays located at Edney Primary School, adjacent to Scott Reserve. While parking in this area is not encouraged, it does occur and the City may wish to investigate with the school if this area can be utilised as an overflow area for peak periods.

The master plan recommendations include a new multipurpose designed community facility which will likely see increased usage during this identified peak time slot, and other time slots. This should be accommodated through the proposed additional parking being provided.

It is not feasible for the full peak use car parking requirement to be accommodated on the site. The proposed master plan concept identifies additional car park bays (potential additional 60 bays in an extension to the existing HWCRC car park and 54 bays along Wycombe Road). This will reduce the shortage of parking at peak times to 13 bays. Additional initiatives may need to be considered including club education to park in designated parking area, additional signage and City rangers to patrol car parking at peak times.





# 13 MASTER PLAN CONCEPT

## Scott Reserve - Draft Master Plan

- 1 New trees - wind breaks and increased shade
- 2 Parking
  - Additional on verge parking bays (54 total)
  - Bollards moved between path and car bays
- 3 Terraced seating - along natural contour (potentially limestone) for spectators
- 4 Improved pathway - connecting to existing trails and networks, providing access through the site for all ability levels, fitness trail markers and passive rest spots
- 5 Nature playground
- 6 Relocated and extended turf practice wickets - with lighting
- 7 New Sports Pavilion and Community Centre - final building and playground configurations to be determined in the detailed design stage
  - a. Sports Pavilion - 6 change rooms, club social space, kitchen/ kiosk, public toilets, store rooms, office/meeting room, umpires room and first aid room
  - b. Community Centre - community meeting and activity rooms to accommodate existing users of HWCRC, and Foothills Learning Centre
- 8 Fitness trail - outdoor gym equipment for active adults
- 9 Youth Space - a cluster of amenities including 2/3 basketball court, water fountain, lighting, shade and spectator area with service access to oval to remain
- 10 Expanded car parking - demolition of existing HWCRC and amphitheatre for car park expansion
- 11 Storage shed relocated from turf practice wickets - turf maintenance
- 12 Retained hard wickets nets - power and lighting upgrade to assist with training
- 13 Proposed boundary realignment with Department of Education
- 14 Playing fields refurbishment - total grassed playing area renewal, including retic, drainage and grass
- 15 Lighting upgrade
  - 100 lux lighting to main AFL oval with remaining lighting to training standard
  - Potential solar lighting (pavilion, youth area & pathways)

Date: 01 October 2019  
 Scale: 1:1500 @ A3  
 Drawing No: 18-020  
 Date: 05.10

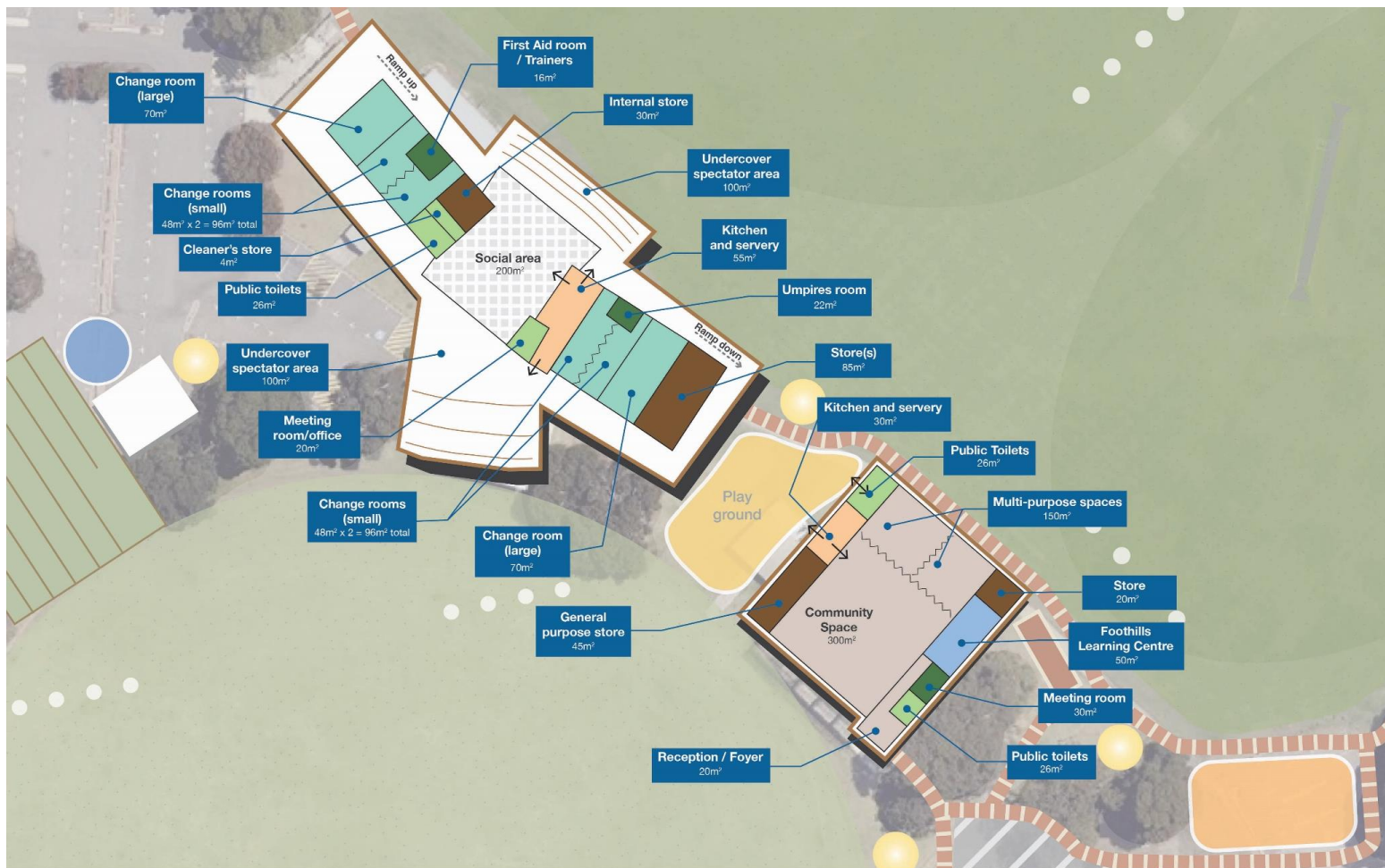


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**Scott Reserve - Draft Master Plan**  
Pavilion and Community Centre

Date: 06 November 2019  
Scale: 1:300 @ A3  
Drawing No: 18-020  
Sheet: 05/11/19



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### 13.1 ACCOMMODATION SCHEDULE FOR SPORTS PAVILION AND COMMUNITY CENTRE

Scott Reserve Sports Pavilion and Community Centre Area Schedule		
Description	Area/ m <sup>2</sup>	Functional Information
<b>PAVILION</b>		
Changeroom 1 (45m2), Toilets & Showers (25m2)	70	To provide quality accommodation for sporting and other groups using as change rooms.
Changeroom 2 (45m2), Toilets & Showers (25m2)	70	It is intended that changerooms be non gender specific to facilitate maximum flexibility of usage. (As per AFL revised community level facility layout 2015, and Cricket Australia Community Cricket Facility Guidelines). Change room 1 and 2 to cater for a minimum of 24 players and six officials at any one time. Change room 3, 4, 5 & 6 to meet minimum requirement for community cricket. The design should incorporate dividable wall between change room 3 and 4, and 5 and 6 to enable expansion into larger change room to accommodate all options for football and cricket. Preferably to be designed in rectangular or square shape to maximise its functionality.
Changeroom 3 (28m2), Toilets & Showers (20m2)	48	
Changeroom 4 (28m2), Toilets & Showers (20m2)	48	
Changeroom 5 (28m2), Toilets & Showers (20m2)	48	
Changeroom 6 (28m2), Toilets & Showers (20m2)	48	
Umpires Change Room	22	
First Aid Room	16	Accessible by service road for emergency services. Double door access. Suitable in design to accommodate two massage/trainers tables. Preferably access to changerooms 1 and / or 2.
Storage Room (Internal)	30	Suitable to store chairs, tables, massage tables etc. Double door access.
Public toilets	26	Located to be used as toilets for social space and potentially an external access for general public access during on field games.
Administration/Meeting Space	20	For clubs to have access for administration requirements and small meetings. Internal lockable storage to enable clubs to store administrative items. The area may also act as a meeting space.
Social Room	200	To accommodate club activities and events. Ideally, viewing from internal area over both main football and main cricket oval.
Kitchen	40	Include cool room space for club fit out. To be compliant with current food preparation standards. Servery to external area on main AFL oval side, and if possible, through design to the cricket oval side. Requirement to have separate lockable storage areas for clubs.
Internal Servery	15	To provide internal serving space during social functions. Include space to have fridges along back wall and sufficient walkway access between fridge and servery.
Cleaners Store	4	
Storage (Externally Accessible) for playing fields	85	To accommodate separate equipment storage area for each club, three doors or three lockable areas. Double door access. To store equipment to maintain fields and operate sports clubs' games and training. Further storage may be required within precinct.
<b>Total</b>	<b>790</b>	



Scott Reserve Community Centre/Pavilion Area Schedule		
Description	Area/ m <sup>2</sup>	Functional Information
<b>EXTERNAL UNDERCOVER SPECTATOR VIEWING</b>		
Undercover spectator viewing	100	External to provide covered spectator viewing to both the main football oval side and the main cricket oval side of the pavilion. Preferable to include length of pavilion with plats and steps.
	<b>100</b>	
<b>COMMUNITY CENTRE</b>		
Community active indoor space	300	Suitable to relocate current long-term activities. Further research is required to determine the optimum size required for the space available at the relocated site. To accommodate the existing users a high ceiling and sprung flooring system will need to be provided and consideration given to internal access to storage and toilets, whilst independent access may be required to allow for multiple users of the facility. Area can be hired out casual use as well as current users of HWCRC. City group fitness classes can continue to be offered. Flexible space, netting/curtains etc. Potential for football and cricket clubs to run modified training in inclement weather.
Multipurpose Rooms	150	Flexible community meeting spaces – able to operate independently of rest of spaces for optimal functionality and dividable into two smaller rooms or one large with optional kitchenette. Suitable for club and community meetings and wellness type classes. Fit out to include audio and lighting to allow for community events.
Public Toilets	52	Toilet area to be confirmed on assessment of occupancy, however should be accessible internally for facility users. Potential to have external access for events held within the reserve, which would ideally be located adjacent to the playground area on a potential time lock style system.
Meeting Room	30	
Reception/Foyer	20	Optional. Pending design and future uses.
Kitchen and servery	30	To provide kitchen and servery facilities to main community space and multipurpose rooms. Optional – external servery access to playground area.
Foothills Early Learning Centre	50	Foothills Learning Centre area for continued lease. Include kitchenette, activity space and storage. Shortest access to car parking area, highly desirable for membership demographics.
Store (general purpose)	65	To store equipment for user groups. Should be adjacent to and accessible from active indoor space and multipurpose rooms. This should have the ability to store tables, chairs and potentially small transportable stage area.
Cleaning Store	4	To store cleaning equipment.
<b>Total</b>	<b>701</b>	
<b>UTILITIES SPACES</b>		
Distribution boards	1	
Mechanical services plantroom	15	
Bin Store	15	
External Plant access		Design to include access to the mechanical plant, loading areas and emergency vehicle access to the first aid room.
Loading Bay		
<b>Total</b>	<b>31</b>	
<b>TOTAL AREA REQUIRED</b>	<b>1,622</b>	



## 14 RECOMMENDED IMPLEMENTATION

The identified priorities have been determined by ABV based on the results of the analysis undertaken throughout the development of this master plan. This is based on community need identified through the consultation process and analysis of data indicating high pressure points of existing facilities, audit of current facilities including accessibility and compliance issues. There are also several identified actions that have precursors that are directly linked. For example, a power upgrade to the site must be undertaken prior to any lighting upgrade. These linkages have also been considered in the development of the implementation plan.

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

The recommendations for a new sports pavilion and community centre, and the associated works triggered by the projects (i.e. cricket net relocation and playground), will likely be contingent on securing significant external funding sources. The success of securing external funding, will likely dictate the timing of project implementation for the master plan.

### 14.1 SHORT TERM RECOMMENDATIONS

Item on Master Plan	Short Term	Cost Estimate	Contingencies	Professional Fees
15	Lighting Upgrade (Part A) Sports lighting of northern oval	Costs included in City's 19/20 budget		
14	Playing field refurbishment - Retic and drainage	\$403,045	\$84,639	\$48,768
	Detailed traffic / parking study and environmental impact assessment	\$65,000	\$0	\$0
12	Retain existing hard cricket practice nets and provide power connection	\$5,000	\$1,050	\$605
	<b>TOTAL</b>	<b>\$473,045</b>	<b>\$85,689</b>	<b>\$49,373</b>
	Preliminaries	\$40,805		
	<b>TOTAL SHORT TERM COSTS</b>	<b>\$648,912</b>		



## 14.2 MEDIUM/LONG TERM RECOMMENDATIONS

Item on Master Plan	Medium/Long Term	Cost Estimate	Contingencies	Professional Fees
2	Parking and traffic calming - Wycombe Road	\$116,375	\$24,439	\$14,081
6	Relocation and extension of turf cricket practice nets including lighting for training	\$175,000	\$36,750	\$21,175
11	Relocation of water tank	\$50,000	\$10,500	\$6,050
11	Relocation of turf maintenance shed and demolish building	\$47,600	\$9,996	\$5,760
	Upgrade power to site	\$250,000	\$0	\$0
7a	New sports pavilion and demolition of existing	\$2,692,170	\$565,356	\$325,753
7b	New Community Centre	\$2,186,350	\$459,134	\$264,548
	Hire of temporary change / toilet facilities during construction	\$55,000	\$0	\$0
	Demolition of HWCRC	\$57,500	\$12,075	\$6,958
5	Nature playground	\$200,000	\$42,000	\$24,200
8	Outdoor fitness park	\$25,000	\$5,250	\$3,025
13	Allowance for costs associated with boundary realignment	\$15,750	\$3,308	\$1,906
10	Expanded car park	\$278,355	\$58,455	\$33,681
4	Improved pathway network through out site and rest spots	\$170,790	\$35,866	\$20,666
9	Youth space	\$130,000	\$27,300	\$15,730
1	Additional tree planting (wind break surrounding site)	\$15,500	\$3,255	\$1,876
15	Lighting Upgrade (Part B) - Sports lighting to southern oval (training level)	\$330,000	\$69,300	\$39,930
12 & 15	Lighting Upgrade (Part C) - Security lighting to paths, youth space	\$150,000	\$31,500	\$18,150
3	Terraced seating	\$164,802	\$34,608	\$19,941
	Allowance for signage	\$10,000	\$2,100	\$1,210
	<b>TOTAL</b>	<b>\$7,120,192</b>	<b>\$1,431,190</b>	<b>\$824,638</b>
	Preliminaries	\$712,019		
	<b>TOTAL MEDIUM/LONG TERM COSTS</b>	<b>\$10,088,040</b>		

## 14.3 COST ASSUMPTIONS

Donald Cant Watts Corke (Quantity Surveyors) has costed the recommendations. The costings developed are based on a cost per square metre and are considered on the conservative side. ABV has extrapolated them into a recommended implementation schedule.

- The costs have been developed on present day figures on a square metre rate.
- A design contingency of 10% and a construction contingency of 10% has been included on all items.
- A 10% design services fee has been included on all items.
- 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.

In addition to above, all costs:

- Excludes GST.
- Excludes abnormal ground conditions / contamination etc.
- Excludes major services diversions.
- Excludes major utility upgrades / contributions & headworks.
- Excludes fit out of Furniture and Equipment.
- Excludes client costs, legal costs, site costs, agent’s fees, finance etc.
- Excludes land purchase costs.
- Excludes Client Representative / Project Management Fee / Professional Fees.
- Excludes escalation - costs are current day (November 2019).
- Excludes % for Public Art.
- Excludes specific Environmentally Sustainable Development initiatives.
- Costs assume Competitive Tender process with local builders using basic palette of materials.



## 15 POTENTIAL FUNDING SOURCES

Funding Source	Type or projects they will fund
Grants	<p><b>CSRFF</b></p> <ul style="list-style-type: none"> <li>• Cricket pitches</li> <li>• Safety fences</li> <li>• Court resurface or upgrade</li> <li>• Upgrade to clubrooms/pavilions</li> <li>• Sports floodlighting</li> <li>• Court construction</li> </ul> <p><b>Lotterywest</b></p> <ul style="list-style-type: none"> <li>• Skate parks</li> <li>• Playgrounds</li> </ul> <p><b>Other</b> There are potentially other grants that may be applied for as the master plan is progressed</p>
Cash in Lieu	<ul style="list-style-type: none"> <li>• Playgrounds</li> <li>• Toilets</li> <li>• Pathways</li> <li>• Seating</li> <li>• Carparks</li> <li>• Fencing</li> <li>• Signs</li> </ul>
Rates and Advocacy	<ul style="list-style-type: none"> <li>• All above infrastructure</li> </ul>

### **COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)**

Administered through the DLGSCI, the CSRFF provides funding through a competitive application process for small and large sporting infrastructure projects, however will provide a maximum of one-third of the total estimated cost (excluding GST) of the applicant's project. Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.

Small Grants: \$2,500–\$66,666 will be allocated to projects involving a basic level of planning. The total project cost for grants must not exceed \$200,000. Grants given in this category must be claimed in the financial year following the date of approval. For projects with a grant request below \$2,500 it is expected that the applicant should be able to fully fund these.

Annual Grants: \$66,667 – \$166,666 will be allocated to projects with a planning and construction process that will be complete within 12 months. The total project cost for annual grants is between \$200,001 – \$500,000. Grants given in this category must be claimed in the financial year following the date of approval.

Examples of annual projects:

- Upgrades to clubrooms/pavilions.
- Upgrade to swimming pool.
- Large floodlighting project.
- Court or bowling green construction.
- Reticulation system for a grassed playing field.



CSRFF forward planning grants

\$166,667–\$2,000,000 will be allocated to the large scale projects where the total project cost exceeds \$500,000 and may require an implementation period of between one and three years. Grants given in this category may be allocated in one or a combination of the years in the triennium.

Examples of forward planning projects:

- Multipurpose leisure/recreation centre.
- Swimming pool – new or major upgrade including heating to allow increased use.
- Construction of large synthetic fields.
- Playing field construction.
- Clubroom – new or major upgrade.
- Large ablution block/change rooms.

**LOTTERYWEST**

Lotterywest provide funding for the following types of projects:

- Creation of skate parks.
- Development of playgrounds.
- Earthworks, play equipment and shade facilities.
- Temporary infrastructure that may make public spaces more welcoming for people.

Lotterywest grants do not support the ongoing operation and maintenance of community spaces.

**AUSTRALIAN GOVERNMENT FUNDING (COMMUNITY SPORT INFRASTRUCTURE)**

In March 2019, the Australian Government announced \$150,000,000 will be made available for investment in female change rooms, facility upgrades and swimming pools across the country.

Further detail on the funding rounds to access the funds through the Community Sport Infrastructure Fund has yet not been released.



## 16 APPENDIX 1 – REVIEW OF CITY OF KALAMUNDA DOCUMENTS

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
<p><b>Kalamunda Advancing 2017 - 2027 Strategic Community Plan</b></p>	<p>Kalamunda Advancing 2027 purpose is to document the community’s main priorities, expectations and aspirations for the City over a 10 year period and to plan strategies for achieving them.</p> <p>The plan notes in ‘future emergent themes’ that:</p> <ul style="list-style-type: none"> <li>• Growth slower than anticipated but increases in Wattle Grove, Maida Vale and High Wycombe occurring.</li> <li>• Largest residential suburbs: Forrestfield (estimated for Forrestfield North to have the highest growth - 11%) and High Wycombe.</li> </ul> <p>Community Vision: <i>“Connected Communities, Valuing Nature and Creating our Future Together.”</i></p> <p>Simple Guiding Principle will be: <i>“To ensure everything we do will make Kalamunda socially, environmentally and economically sustainable”.</i></p> <p>Kalamunda Advancing 2027 is broken into four key themes. The following shows the themes and relevant objectives and strategies that may impact the development of the Scott Reserve Master Plan:</p> <ul style="list-style-type: none"> <li>• <b>Kalamunda Cares and Interacts;</b> <ul style="list-style-type: none"> <li>Objective 1.2: To provide safe and healthy environments for community to enjoy.</li> <li>Strategies 1.2.2 Advocate and promote healthy lifestyle choices by encouraging the community to become more physically active.</li> <li>Strategies 1.2.3 Provide high quality and accessible recreational and social spaces and facilities.</li> <li>Success Measurement: Increasing level of satisfaction with parks and recreational facilities.</li> <li>Objective 1.3 To support the active participation of local communities.</li> <li>Strategies 1.3.1 Support local communities to connect, grow and shape the future of Kalamunda.</li> <li>Success Measurement: Increase number of people volunteering. Increasing community participation and satisfaction with City held events and community groups.</li> </ul> </li> <li>• <b>Kalamunda Clean and Green</b> <ul style="list-style-type: none"> <li>Objective 2.1: To Protect and enhance the environmental values of the City.</li> <li>Strategies 2.1.1 Enhance our bushland, natural areas, waterways and reserves.</li> <li>Strategies 2.1.2 Support the conservation and enhancement of our biodiversity.</li> <li>Success Measurement: Increasing level of satisfaction with parks and recreational facilities.</li> <li>Objective 2.2: To achieve environmental sustainability through effective natural resource management.</li> <li>Strategies 2.2.1 Facilitate the appropriate use of water and energy supplies for the City.</li> </ul> </li> </ul>	<p>The Vision outlined in the plan, set by the Community and Council will need to be considered within the master plan development.</p> <p>Environment and sustainability are important to the City of Kalamunda communities.</p>





DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<ul style="list-style-type: none"> <li>• <b>Kalamunda Develops</b> Objective 3.2: To connect community to quality amenities. Strategies 3.2.1 Optimal management of all assets.</li> <li>• <b>Kalamunda Leads</b> Objective 4.2: To proactively engage and partner for the benefit of community. Strategies 4.2.1 Actively engage with the community in innovative ways.</li> </ul>	
<p><b>City of Kalamunda Community Facilities Plan 2011 – 2031</b></p> <p><b>(Final Report – May 2011)</b></p> <p>The Community Facilities Plan reviewed for this study was prepared for the City of Kalamunda in 2011. The City is in the process of preparing a new Community Facilities Plan, however it was in the early stages of development during the analysis for this master plan development.</p>	<p>The plan was commissioned to identify community facility needs within the City to accommodate the growing population to the year 2031.</p> <p>The report identified that in general, the City provides an extensive portfolio of community facilities, although many are dated and the maintenance and upkeep has been relatively low.</p> <p>Scott Reserve is identified in the Community Facilities Plan as a Local Park – Developed with a classification of Neighbourhood Sports Ground. The plan identified that there is a shortage of sports grounds for the projected population of High Wycombe.</p> <p>The High Wycombe Community Recreation Centre was identified as a neighbourhood level facility. The report also noted that the small scale and current design of the facility limits its capacity to function as a recreation centre and it is not capable of providing a wide range of fitness, health and leisure programs normally expected at a recreation centre.</p> <p>The facility predominately operates as a community centre, therefore the report recommended that facility be redeveloped to a neighbourhood community centre. It further noted the need for a district level community centre within the High Wycombe area to replace a number of ageing facilities.</p> <p>Recommendations in the report specific to this project:</p> <ul style="list-style-type: none"> <li>• Upgrade Scott Reserve to meet the recommended standard for ‘Local Parks – Developed’.</li> <li>• That the HWCRC be classified as a neighbourhood level community centre and cease the staffed recreation centre component.</li> </ul> <p>(It is noted that in the more recently developed Public Open Space Strategy, the Scott Reserve is classified as a District Level Open Space.)</p>	<p>The master plan's development is to consider the Community Facilities Plan's analysis and recommendations, to prevent facility duplication and alignment to long term facility planning outcomes.</p>
<p><b>City of Kalamunda Public Open Space Strategy April 2018</b></p>	<p>The Public Open Space Strategy (the POS Strategy) was developed to ensure the future protection, provision and management of POS sites to meet the ongoing needs of the community.</p> <p>The Strategy will ensure that POS is delivered to optimise community benefit by providing direction to guide the future provision, enhancement and management of POS. The Strategy aims to ensure that POS is utilised to its maximum potential to deliver maximum benefit to the community.</p> <p>The City of Kalamunda will have a network of fit for purpose parkland that protects our natural resources and meets community need.</p>	<p>A number of strategies, objectives and actions were developed within the POS Strategy that are relevant to Scott Reserve:</p> <p><u>Strategic Directions identified:</u></p> <p>The City, as funding and resources permit, increase the quality of POS for community benefit through an increase in the number of ‘A’ grade reservations.</p>



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p>The Strategy provides a classification matrix for public open space within the City and has assessed the existing POS against the classification.</p> <p>Scott Reserve is classified as a District Open Space (DOS) in the strategy, described as: “Principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space. Typically, 5-15+ha.”</p> <p>Its function is as a Sports Space: “Sport spaces provide a setting for formal structured sporting activities.” It is noted that the reserve has minor functional elements of recreation and nature.</p> <p>During the development of the public open space strategy consultation, Scott Reserve was also identified as a reserve that requires improved sporting facilities.</p> <p>It was identified that High Wycombe currently has a lower than required allocation of POS, and that neighbouring suburbs Forrestfield and Maida Vale exceed sport reserve requirements and future developments in Forrestfield North and Maida Vale South may account for the sports space shortfall.</p>	<p>Allocated drainage and utilities in POS to be appropriately located, designed, managed and safe.</p> <p>Phased installation of low level solar powered lighting to be undertaken on park areas of a neighbourhood level and above where footpath access is provided to improve site security.</p> <p>Disability access paths to be provided to all parks of a neighbourhood level and above.</p> <p>To improve pedestrian access traversing through existing POS</p> <p>To improve pedestrian and cycling access to and from POS.</p>
<p><b>City of Kalamunda Disability Access and Inclusion Plan 2017 - 2022</b></p>	<p>The City of Kalamunda is committed to facilitating the inclusion of people with disability through the improvement of access to its information, facilities and services. The City adopted its first Disability Service Plan (DSP) in 1996 to address access barriers within the community.</p> <p>In 2007 the City of Kalamunda developed its first 5-year Disability Access and Inclusion Plan (DAIP) 2007 – 2012. The DAIP is a key guiding document for the City of Kalamunda. The plan was revised and replaced by the Disability Access and Inclusion Plan 2012 – 2017.</p> <p>During the life of this plan, the City has continued to improve access and remove barriers through the implementation of many strategies contained in the plan. Significant progress has been made towards providing better access to the community.</p> <p>The following Outcomes are included in the DAIP 2017 – 2022 that are relevant to the Scott Reserve Master Plan:</p> <p><b>Outcome 1:</b> People with disability have the same opportunities as other people to access the services of, and any events organised by, the City of Kalamunda. <u>Strategy 1.1:</u> Improve the City’s capacity to present accessible events, activities and services.</p> <p><b>Outcome 2:</b> People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Kalamunda. <u>Strategy 2.1:</u> Ensure new and redevelopment works provide access for people with disability in accordance with the current access to premises standard requirement in the National Construction Code (NCC), Building Code of Australia (BCA).</p>	<p>Any proposed development identified for Scott Reserve will need to ensure that accessibility is compliant with the Disability Services Act and the City’s DAIP outcomes.</p>



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p><u>Strategy 2.2:</u> Improve external infrastructure including pathways, parking, transport, playgrounds, streetscapes and public open spaces.</p> <p><u>Strategy 2.3:</u> Identify footpaths which require installation or upgrade to improve access for people with disability.</p> <p><u>Strategy 2.4:</u> Incorporate accessible design features as part of any new or upgraded District/Neighbourhood level Parks and Public Open Space to support inclusive participation. This will be incorporated into the Parks and Open Space Asset Management Plan.</p>	

## 17 APPENDIX 2 – REVIEW OF RELEVANT INDUSTRY DOCUMENTS

### Strategic Directions 6 (SD6)

This publication by the Department of Local Government, Sport and Cultural Industries (Previously the Department of Sport and Recreation) Strategic Directions 6 (SD6) planning document that covers the five year period (2016 – 2020) to guide the sport and recreation industry. It identifies the following key societal trends that are driving change in the industry:

The document outcomes are to:

- Increase participation.
- Improved performance.
- Enhanced social capital and organisational capability.
- Enhanced wellbeing.

The following summarises the identified industry challenges in this period:

#### **1. Governance**

Western Australia’s sport and recreation organisations must proactively engage national and state/territory counterparts in developing governance models that are collaborative and strategically aligned partnerships. These models must balance local context and interest as well as national priorities.

#### **2. Integrity and Values**

Sport and recreation interests must proactively develop responses to safeguard the integrity and wholesome values which make sport and recreation a fundamental part of Australian culture. The integrity that has encouraged participants, partners, sponsors and governments to invest time, effort and resources needs active protection.

#### **3. Public Open Space and Urban Form**

Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver POS 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.



#### **4. Adventure and Outdoor Recreation**

Western Australia is a destination point for numerous adventure and outdoor recreation pursuits. Stakeholders from the public, private and community sectors must engage collaboratively to deliver high-quality activities, services and facilities to satisfy and sustain the growing demand, while protecting the environments where these activities take place.

#### **5. Commercialisation**

A small number of high profile sports with significant participation bases and integrated competition structures now have robust commercially-oriented business models, while community-based sport and recreation organisations are increasingly reliant on public investment for their survival. Public investment in sport and recreation organisations should factor in the capacity of these organisations to source commercial revenue.

#### **6. Diversity of Leadership and Management**

Initiatives are needed to expedite diversity in Western Australia's sport and recreation landscape at all levels of leadership and management. Sport and recreation organisations must be proactive to increase the contribution that currently underrepresented groups within the community, particularly women, are able to make to the industry.

#### **7. Financial (Un)Certainty**

The sport and recreation industry must optimise the value derived from public and private funding in tight fiscal circumstances. Sport and recreation stakeholders must be strong advocates for the many benefits that are enabled by continued investment.

#### **8. Leveraging Facilities Investment**

Stakeholders must leverage the investment made in sport and recreation facilities and infrastructure over the past decade. Securing high profile events and increasing visitor and local participation will add vibrancy to our communities and convert these places and spaces into business drivers, delivering extensive economic benefits to Western Australia.

#### **9. Life Course and Life Stage Participation**

The achievement of improved participation rates in sport and recreation, and more broadly active lifestyles, will require innovative responses to the life course and life stage circumstances of Western Australians. A combination of expanding pioneering initiatives and adapting successful concepts from other jurisdictions can stimulate healthier and socially beneficial outcomes for our community.

#### **10. Monitoring, evidence and Research**

Research and evidence-based decision-making are increasingly important for sport and recreation. Availability and utilisation of reputable information will be vital for future policy development and strategic planning.

#### **11. Participation, Culture and Affordability**

Sport and recreation provides opportunities to embrace those otherwise often excluded in the community. Opportunities should be affordable and provide equitable access to encourage participation of people from diverse social, cultural and economic backgrounds.

#### **12. Technology**

Western Australia's sport and recreation landscape must embrace opportunities to progress the industry through new and emerging technologies. Astute sourcing of technological innovations that enhance core values, support participation and performance outcomes and promote organisational sustainability will be crucial.



**13. Vital Volunteers**

The engagement of volunteers in sport and recreation is vital for the industry to thrive and deliver personal and social benefits. Sport and recreation organisations must devise responsive and accommodating approaches to recruit, support and retain the vital volunteer base, which facilitates the delivery of sport and recreation activities.

**Public Parkland Planning and Design Guide (WA)**

This document was developed by the Department of Sport and Recreation and the Department of Water and outlines design principles for the development of parklands and open space. The focus of the document is the requirement for consideration of well-planned parklands that during the planning and design stages, consider all elements to achieve sustainability in the long term. Planning needs to be integrated to ensure quality outcomes are achieved;

- Consideration of end user requirements.
- Allocation of parkland is suitable for desired outcomes.
- Development of multi-use parklands.
- Playing fields are well planned to consider peak usage and watering requirements, ongoing maintenance, use of appropriate equipment (Irrigation systems) and ongoing water supply considerations.
- Enhancement of existing site features.
- Use of local resources and materials.
- Department of Water should be consulted during the planning phase of parklands.

**Classification framework for Public Open Space (WA), Department of Sport and Recreation**

Developed in 2012, the primary purpose of this framework is to define terminology that can be universally used to describe POS and is designed to achieve that consistency and reduce confusion. The framework contains two (2) central categories – function and catchment hierarchy.

<i>Functions - (primary use and expected activities) identifies three primary types of open spaces</i>	
<b>Recreation spaces</b>	Recreation spaces enhance physical and mental health through activity that provides relaxation, amusement or stimulation. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward. Recreation spaces include gardens and open parklands, community gardens, corridor links, amenity spaces, community use facilities, civic commons or squares.
<b>Sport spaces</b>	Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training or competition or watching the game. Most sport spaces can also be accessed by community members for informal sport and recreation.
<b>Nature spaces</b>	Nature spaces provide opportunity for low-impact recreational activities, such as walking, cycling, picnicking, playing, watching or exploring natural features. Nature spaces may include bushland, coastal areas, wetlands and riparian habitats, and geological and natural features. Sites are managed to enable recreational access while protecting local ecological and biodiversity values.



<i>Catchment hierarchy - (typical size and how far a user might travel to visit the site) includes four categories:</i>	
<b>Local Open Space</b>	<p>Local Open Space (LOS) is usually small parklands that service the recreation needs of the immediate residential population.</p> <p>LOS is primarily used for recreation and may include small areas of nature space.</p> <p>Typical Size: 0.4ha to 1ha</p> <p>Access: within 400m or five minute walk</p>
<b>Neighbourhood Open Space</b>	<p>Neighbourhood Open Space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.</p> <p>NOS can assist to engender sense of place and protect specific conservation values through retention of nature spaces.</p> <p>Typical Size: 1ha to 5ha</p> <p>Access: within 800 m or ten minute walk</p>
<b>District Open Space</b>	<p>District Open Space (DOS) is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space.</p> <p>DOS design and function should consider biodiversity principles and environmental management goals.</p> <p>DOS serves several neighbourhoods with players and visitors travelling from surrounding districts.</p> <p>Typical size: 5ha to 15+ ha</p> <p>Access: within 2km to five minute drive</p> <p>DOS may:</p> <ul style="list-style-type: none"> <li>Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children’s play, picnicking, exercising the dog, social gatherings and individual activities.</li> <li>Include a combination of bushland, open parkland for casual play and space for organised sport.</li> <li>Accommodate multiple user groups, clubs and associations.</li> </ul>
<b>Regional Open Space</b>	<p>Regional Open Space (ROS) may accommodate important recreation and organised sport spaces as well as significant conservation and/or environmental features.</p> <p>ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature.</p> <p>ROS can assist to protect biodiversity conservation and environmental values through retention of bushland, wetlands and other natural features.</p> <p>Typical size: Varies. When sporting space is identified as a necessary regional function, allocations for playing fields and sports facilities should be 20+ha in area.</p> <p>Access: ROS serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.</p> <p>Users not living within close proximity will use either private vehicles or public transport systems.</p>

**Intergenerational Review of Australian Sport, Australian Sports Commission, 2017**

The Australian Sports Commission (ASC) has been closely monitoring the health and performance of the Australian sports sector since the early 1980s. In recent years, the ASC has observed significant trends relating to sports participation, performance and consumption. To understand these trends and their impact in the future and to best prepare Australian sport to adapt for success, the Intergenerational Review of Australian Sport (IGRS) was developed.

The report identified that Australia’s rich sporting tradition is at risk of being eroded, with a number of trends impacting Australians’ participation in sport and our future performance. For example, sport is being



increasingly marginalised in schools, with less hours spent on sport and physical education and fewer trained teachers. Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines, over 50% of adults living sedentary or low activity lifestyles, and two-thirds of adults and one-quarter of children overweight or obese. Even for those with active lifestyles, we are increasingly time-poor, challenging traditional club models and the social cohesion they bring. While some sports – particularly AFL, NRL, and Cricket – are successfully growing and commercialising, many others are struggling to maintain exposure and sponsorship, contributing to a widening wealth gap between the commercial, largely male, sports and the broader sports community.

Together, these trends are rapidly changing the environment in which sport operates and placing pressure on the sector to change.

If the current trends affecting sport continue, the impact will be significant – for the individual, our communities, and on the international sporting field – with many of today’s benefits eroded. Without action, Australia is at risk of transitioning from a nation of active sport participants to a nation of passive sport consumers.

#### The aspiration for Australian sport in 2036

To reverse these trends and maximise the potential benefits from sport, a new aspiration for Australian sport is being put forward to galvanise the sector around a shared vision for the future:

*For Australia to be the most active sporting nation, known for its integrity, thriving sports organisations, continued exceptional international success, and a world-leading sports industry.*

#### How we get there

To achieve this aspiration for Australian sport, all parties involved in the sector must work together to drive sustainable change on several fronts. Five major areas of activity have been identified, including a small number of “game changers” in each that together can fundamentally shift the direction of Australian sport and ensure the many benefits derived from sport are enhanced into the future:

1. Becoming the most active sporting nation, with more people participating, more often, and throughout life by modernising sports’ offerings; embedding sport within the school day; and significantly expanding the use of sport in preventative health efforts.
2. Creating thriving sports organisations that contribute to stronger, more inclusive communities by creating a shared vision and metrics for the sector, improving leadership and capabilities, and increasing the integration of sports across the country.
3. Ensuring continued exceptional international success in the sports and events that matter to Australians by improving the national high performance system and ensuring the AIS remains a world-class strategic high performance agency.
4. Developing a world leading, trusted sports industry, that plays an increasingly important role in the Australian economy by capitalising on our comparative advantage in sport to export our products, services and capabilities, and by creating a unified approach to hosting major sporting events.
5. Strengthening the foundations of the sector by expanding non-government sources of revenue, improving the sector’s use of data and technology, and improving our sports infrastructure, especially at the community level.



## 18 APPENDIX 3 – CONSULTATION

### CONSULTATION SUMMARY

#### Scott Reserve Master Plan

##### Stakeholders (User Groups)

The following user groups were identified as key stakeholders of Scott Reserve and were provided the opportunity to have direct input into the master plan development.

- High Wycombe Cricket Club.
- High Wycombe Junior Football Club.
- High Wycombe Amateur Football Club.
- Edney Primary School Principal.
- Titan Tae Kwon Do.
- Jollettes Gymnastics.
- Hill Districts Calisthenics.
- Evolution Cheer and Dance.
- Foothills Learning Centre.
- Two Badminton Groups.
- Arise-Emanuel Global.
- Perth Diabetes.
- HWCRC Gym members.
- City of Kalamunda programs - Zumba, Pilates and Soccer.





**Consultation with User Groups and Key Stakeholders**

GROUP	OUTCOME
<p><b>High Wycombe Cricket Club</b>                      Aaron Savory - President &amp; Frank Scardifield - Long standing past President</p>	<p>Play summer season (October to March). Seasonal lease.</p> <p><u>Fee Structure</u></p> <p>Juniors – don’t get charged for ground use by the City.                      18+ pay per head levy to City.</p> <p><u>Team numbers (2019/20 season)</u></p> <p>Five senior teams                      Seven junior teams: U/10’s x 1, U/11’s x 2, Under 13’s x 2, U14’s x 1, U17’s x 1</p> <p><u>Facility Needs</u></p> <ul style="list-style-type: none"> <li>• Six changerooms (Three sets of home and away) servicing three playing fields.</li> <li>• Officials changerooms                             <ul style="list-style-type: none"> <li>○ Changerooms should be suitable for female use &amp; all access suitable</li> <li>○ Changerooms require suitable security with players gear stored for long periods of time unattended.</li> </ul> </li> <li>• New accessible public toilets.</li> <li>• Social component of pavilion needs to be better located for viewing of playing fields (currently too far from spectating area – changerooms and social areas of current pavilion should be swapped for optimum location.                             <ul style="list-style-type: none"> <li>○ Services require upgrading at kitchen (e.g. Gas supply not sufficient, plumbing issues due to multiple add-ons to pavilion structure).</li> </ul> </li> <li>• Improved lighting for practice wicket nets.                             <ul style="list-style-type: none"> <li>○ (NB HWCC is contributing \$10,000 towards lighting improvements).</li> </ul> </li> <li>• Practice wickets – require expansion of turf practice wicket block, as current three wickets provide two or one practice wicket configurations only (not ideally adequate for a turf cricket club, most large clubs have a 10 block).</li> <li>• Storage – require increased storage at practice nets area location.</li> </ul> <p><u>Desirable facilities</u></p> <ul style="list-style-type: none"> <li>• A second turf wicket ground is desirable into the future.</li> <li>• Kiosk area should be centralised to main activity area.</li> <li>• Improved car parking – current pavilion parking is located behind the bowlers arm resulting in it being roped off and not utilised during game days.</li> <li>• Indoor training area ideally two to three practice nets.</li> <li>• Gym area - can be multi use space.</li> </ul>



GROUP	OUTCOME
<p><b>High Wycombe Junior Football Club</b></p> <p>Greg Geier - President &amp; Floyd Sullivan - Committee member (and former President)</p>	<ul style="list-style-type: none"> <li>• Play winter season (April to September). Seasonal lease.</li> <li>• Training Monday - Friday. Games held on Sundays.</li> <li>• Club can contribute to a redeveloped facility through fundraising and donated materials.</li> </ul> <p><u>Membership</u></p> <ul style="list-style-type: none"> <li>• 2017/18 season – 404 players: consisting of 90 sub juniors, and 314 juniors (269 males, 45 females).</li> <li>• Increase of 70 players on previous season (increased females and club development activities).</li> <li>• Expecting 10% growth p.a. – Bushmead and Forrestfield developments.</li> </ul> <p><u>Facility Needs</u></p> <ul style="list-style-type: none"> <li>• Built facilities including changerooms are outdated – don’t meet building codes for disabled access, lack of suitable female changing options;                         <ul style="list-style-type: none"> <li>○ Require three sets of changerooms to facilitate games.</li> <li>○ Require suitable umpire change facilities (male and female suitable).</li> </ul> </li> <li>• Canteen – in poor location, needs to be at other end or central to playing facilities for maximum utilisation (don’t need full kitchen facilities at that location).</li> <li>• Gas supply issues – clubs wanted to upgrade kitchen appliances BBQ etc but gas supply not strong enough requires upgrades.</li> <li>• Storage – not adequate and spread over different areas – it would be ideal if it were included as part of the building and was alarmed for security.</li> <li>• Require lighting (100 lux) for all games (but female games in particular as the competition is played Friday nights) to be played at Scott Reserve.</li> <li>• Lighting for training is poor quality and inconsistent across reserve – require 50 lux uniform levels).                         <ul style="list-style-type: none"> <li>○ Planning underway for improved lighting, \$100k donation from Bendigo Bank pledged. A \$500k community infrastructure application has been submitted on behalf of all users.</li> </ul> </li> <li>• Playing field - surface has areas of bogginess from poor drainage.</li> <li>• Sting nematode in playing field surface – (Floyd suggests a company called Globe Pest Solutions has suitable product to eradicate nematode, however upon investigation it would appear that this is not suitable for domestic use on public open space).</li> <li>• Car parking inadequate on Sunday mornings (game day through until about 2pm).</li> </ul>



GROUP	OUTCOME
	<ul style="list-style-type: none"> <li>○ Northern area of Wycombe street offers opportunity for parallel parking facing oval – people can watch from cars, need formalising for efficiency.</li> </ul> <p><u>Desirable facilities</u></p> <ul style="list-style-type: none"> <li>● Storage to be increased – potential for storage underneath of spectator stands.</li> <li>● Build new social and change facilities whilst turning existing building into storage, changerooms and a gym facility.</li> <li>● Social areas enlarged, and disabled toilets provided.</li> </ul> <p><u>Issues</u></p> <ul style="list-style-type: none"> <li>● Dog excrement and digging, danger to children – requires Rangers to be attend Sunday game days to enforce bylaws.</li> <li>● Share of operating costs appears excessive – 33% gas, water, power, WiFi – point made that kids don’t shower for gas and water charges.                         <ul style="list-style-type: none"> <li>○ Query if power meter is operating correctly on northern side (appears irrigation is linked to the meter?).</li> </ul> </li> </ul>
<p><b>High Wycombe Amateur Football Club</b></p> <p>Jason Castle - President and Dave Barnes - Vice President</p>	<ul style="list-style-type: none"> <li>● Play winter season (April to September). Seasonal lease.</li> <li>● Training Monday – Friday. Games Saturdays from 9 am (licensed until 11.30pm).</li> <li>● Nine home games minimum per season plus any finals.</li> </ul> <p><u>Membership</u></p> <ul style="list-style-type: none"> <li>● 2017/18 season – 150 (approximate) players: consisting of two senior men’s teams, one colt’s team, one senior female team (new) and an integrated team.</li> <li>● 2018/2019 – 190 (approximately) players: including 140 male senior (including 38 integrated players), three male juniors and 44 senior female players.</li> <li>● Fairly stable numbers. Membership has gone up and down by one team from season to season.</li> <li>● Aim is for six teams in the long-term plan (two x senior men, two x colts, one integrated and one senior female).</li> <li>● Expecting growth from population increase in area from developments (Bushmead, Hale road, Forrestfield etc).</li> </ul> <p><u>Facility Needs</u></p> <ul style="list-style-type: none"> <li>● Playing surface facilities have improved due to surface works over last few years.</li> <li>● Sting nematode throughout surface.</li> <li>● Lighting is inadequate, but lighting plan should address this if implemented.</li> <li>● Front (main) oval has drainage issues near under croft area.</li> </ul>



GROUP	OUTCOME
	<ul style="list-style-type: none"> <li>• Rear oval (turf cricket wicket oval) is used mostly for pre-game warm ups has flooding with water runoff from HWCRC roof.                             <ul style="list-style-type: none"> <li>○ No gutters on current pavilion roof leads to soggy areas at boundary of verandas.</li> </ul> </li> <li>• Built facilities – there are no suitable disabled access facilities. With an integrated football team this is highlighted and a high need. There is no privacy area where a helper / carer can assist a high need individual.</li> <li>• Changerooms – require two sets of changerooms for players as a minimum and area for trainers and first aid – currently there is one half sized change room too small for a senior change room being used as a first aid / trainers area.                             <ul style="list-style-type: none"> <li>○ There is also no suitable accommodation for women changing needs if a men’s game is being played.</li> <li>○ Extremely difficult to manage two games in a row when the opposing teams to HWAFC are not from the same club.</li> <li>○ Suggested that in short term changing “dongers” be considered?</li> </ul> </li> <li>• Kitchen / canteen is not adequate with gas supply pressure, water and ventilation poor.                             <ul style="list-style-type: none"> <li>○ There is need for a grease trap installation.</li> </ul> </li> <li>• Design of social space is inefficient with dead spaces etc – requires a refurbishment and redesign.</li> <li>• Grandstand is not high enough on each level to allow effective / comfortable seating.</li> <li>• Car Parking is limited.                             <ul style="list-style-type: none"> <li>○ Lack of parks upsets local residents with not enough off-street parking.</li> <li>○ Potential for tree clearances along Norton road to allow possible car parking expansion.</li> </ul> </li> <li>• Storage – not adequate, currently a bunker and container are shared with the junior football club and internal storage is limited.                             <ul style="list-style-type: none"> <li>○ Bin storage location on Norling road is too far away from the pavilion, this should be considered in any redesign.</li> </ul> </li> </ul>
<p><b>Edney Primary School</b> Principal: Aaron Chaplin</p>	<p>Joint use agreement for portion of the oval - 20-year lease was signed in 2017, approximate contribution is \$15,000 per annum.</p> <p><u>Current Facilities satisfaction</u></p> <ul style="list-style-type: none"> <li>• Maintenance of ovals is very good.</li> <li>• School enjoys great access to the facilities during school hours.</li> <li>• Trees and shade provided are great.</li> <li>• Good working relationship with City. Provide notice when best to fertilise and maintain grounds for minimising disruption etc.</li> </ul>



GROUP	OUTCOME
	<p><u>High Wycombe Community Recreation Centre (HWCRC)</u></p> <ul style="list-style-type: none"> <li>• EPS rarely uses the HWCRC since the building of its own undercover area.</li> <li>• Formerly used for performing arts / discos etc however issues of costs, complications with keys, toilets, cleaning etc has led to utilising school facilities only.</li> </ul> <p><u>Scott Reserve Issues</u></p> <ul style="list-style-type: none"> <li>• School damage / vandalism - has resulted in fencing being erected to prevent easy access.                             <ul style="list-style-type: none"> <li>○ Access to basketball courts is suspected as the main reason.</li> </ul> </li> </ul> <p><u>Opportunities / Improvements</u></p> <ul style="list-style-type: none"> <li>• No water fountains on reserve.</li> <li>• Limited bins.</li> <li>• Community accessible outdoor full sized or basketball hard court facility (and more teen facilities).</li> </ul>
<p><b>WACA Midland Guildford District</b> Cameron Douglas, Cricket Manager</p>	<ul style="list-style-type: none"> <li>• High Wycombe Cricket Club has shown a relative stability over the last three years in the number of junior and senior cricket teams.</li> <li>• A noticeable decrease in the number of 5-10 year old's has been experienced over the last three years.</li> <li>• WACA comment;                             <ul style="list-style-type: none"> <li>○ Participation within this region is remaining steady, with growth expected in the junior participation area in the near future with the reshaped junior pathway encouraging shorter formats of games with smaller numbers per team.</li> <li>○ Female cricket has seen an increase across the Midland Guildford Cricket Region but not within this area. The long-term plan is to continue to provide a pathway for girls and boys in Junior Cricket and with a growth in girls in the Entry Level programs Girls teams in Junior Cricket is inevitable as the pathway extended to opportunities for these young girls. Social women's cricket has been popular in nearby suburbs and another targeted growth area for this region.</li> </ul> </li> </ul>



GROUP		OUTCOME																																
Entry Level Programs (5-10 years)		2017/18			2016/17			2015/16																										
		Boys	Girls	Total	Boys	Girls	Total	Boys	Girls	Total																								
High Wycombe CC		11	1	12	24	4	28	49	6	55																								
Club Teams Jnr (9-17years) Snr (18+)		2017/18		2016/17		2015/16																												
		Jnr	Snr	Jnr	Snr	Jnr	Snr																											
High Wycombe CC		7	5	7	6	6	5																											
<b>West Australian Football Commission</b> Josh Bowler Manager Participation		Future Growth: <ul style="list-style-type: none"> <li>• Auskick participation grew 11% this year at High Wycombe which would indicate future growth in junior football.</li> <li>• In comparison Auskick participation decreased by 3% across the Swans district.</li> <li>• Junior Club participation grew by 28% in 2018 at HWJFC which indicates future growth.</li> <li>• Senior Club participation decreased by 17% in 2018 at HWAFC.</li> <li>• The ground isn't able to be used because in 2018 female division games were played on Monday and Friday nights and Scott Reserve doesn't have 100 lux lighting.</li> </ul>																																
<table border="1"> <thead> <tr> <th colspan="4">HWJFC</th> </tr> </thead> <tbody> <tr> <td>Female Junior (u18)</td> <td>54</td> <td>Male Junior (u18)</td> <td>240</td> </tr> <tr> <td>Female Auskick (u18)</td> <td>7</td> <td>Male Auskick (u18)</td> <td>83</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">HWAFC</th> </tr> </thead> <tbody> <tr> <td>Female Junior (u18)</td> <td>0</td> <td>Male Junior (u18)</td> <td>2</td> </tr> <tr> <td>Female Senior (18+)</td> <td>44</td> <td>Male Senior (18+)</td> <td>136</td> </tr> </tbody> </table>											HWJFC				Female Junior (u18)	54	Male Junior (u18)	240	Female Auskick (u18)	7	Male Auskick (u18)	83	HWAFC				Female Junior (u18)	0	Male Junior (u18)	2	Female Senior (18+)	44	Male Senior (18+)	136
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City of Swan		<ul style="list-style-type: none"> <li>• New facility planned for Ellenbrook – three court indoor recreation and aquatic stadium.</li> <li>• No planned developments in close proximity to City of Kalamunda.</li> </ul>																																



GROUP	OUTCOME
<b>City of Gosnells</b>	<ul style="list-style-type: none"> <li>• Nothing planned at North end of city towards City of Kalamunda—more to the populated areas to the south.</li> </ul>
<b>City of Armadale</b>	<ul style="list-style-type: none"> <li>• Long term planning for a regional level facility at Wungong Recreation Reserve.</li> <li>• Focus is on opening of newly redeveloped Armadale Aquatic Centre and strategies to minimise impact on Armadale Arena which are both located in central town site area of City of Armadale.</li> <li>• No facility development is planned that is likely to have any impact on Scott Reserve.</li> </ul>
<b>Foothills Learning Centre (Inc)</b>	<p>Have approximately 50 members. Utilise space within the HWCRC via a lease agreement. Currently five males and 45 female members. Use is year round.</p> <p>Numbers have remained fairly consistent and are expected to remain consistent. Majority of members are seniors. Health and age constraints result in members ability to participate.</p> <p>Run a number of programs: Art class, Majhong, picture framing and patch work.</p> <p><u>Facilities used</u> Dedicated leased area on west side of the HWCRC building. Use of public toilets.</p> <p><u>Issues</u> Maintaining membership, looking for additional participation, advertising costs.</p> <p>Facilities are suitable, however require maintenance. Roof leaks. Drainage improvements.</p> <p>The group is not in a position to contribute to new facilities. Participants are seniors and they already contribute towards the cost of courses/materials etc. Tutors are all volunteers.</p>
<b>Monday Night Badminton</b>	<p>11 members.</p> <p>Has increased by four in past few years, due to word of mouth.</p> <p>Utilise the facilities every Monday night including public holidays via a permanent booking.</p> <p>Facility:</p> <ul style="list-style-type: none"> <li>• Would love a verandah over the front door.</li> <li>• Leaking roof desperately needs fixing as we can't play sometimes due to this.</li> </ul>
<b>HWCRC Hirers</b>	<p>Facility elements that enable use of the HWCRC:</p> <ul style="list-style-type: none"> <li>• Large floor area for usage.</li> <li>• Higher ceilings and sprung wooden flooring.</li> <li>• Storage for large equipment – matting.</li> <li>• Limited alternative venues suitable in the local area.</li> </ul>



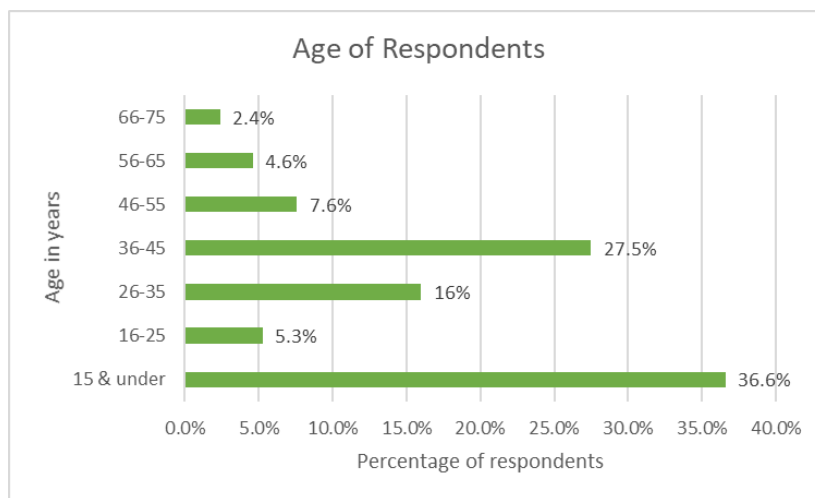
### Community Survey –

Available online through the [engage.kalamunda.wa.gov.au](http://engage.kalamunda.wa.gov.au) and via hard copies. (open from 11<sup>th</sup> September 2018 – 14<sup>th</sup> November 2018.)

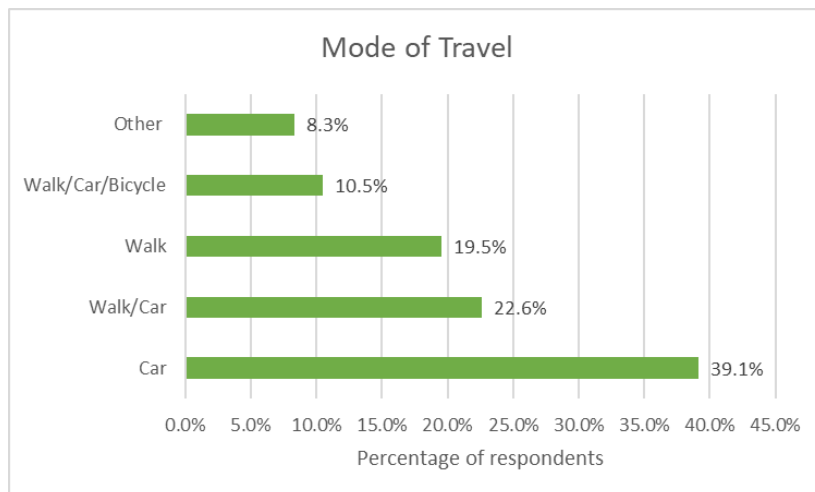
General Information:

135 responses were received for the community survey,

- 60.6% of respondents are female, 39.4% of respondents are male.
- 36.6% of respondents are 15 years of age or under, 27.5% between 36 - 45 years of age, 16% between 26 - 35 years of age, 7.6% between 46 - 55 years of age, 5.3% between 16 - 25 years of age, 4.6% between 56 - 65 years of age, and 2.4% between 66 - 75 years of age.

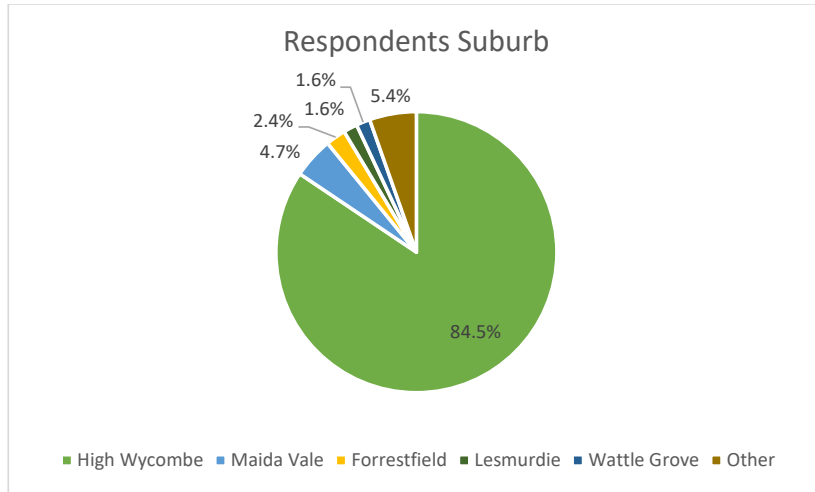


- 39.1% of respondents drive their car to Scott Reserve, 19.5% walk, 22.6% either walk or drive. 10% either walk/drive or cycle and 8.3% use other, this being use of a scooter, or running.





- Respondents were asked to identify which suburb they live. The predominant responses were; 84.5% High Wycombe and 4.7% Maida Vale.



The suburbs listed in 'other' include Helena Valley, Southern River, Swan View, Rockingham and Jane Brook.

- 79.3% of respondents are very regular users of the reserve, using it either daily, more than twice a week, weekly or fortnightly. 5.2% of respondents use the reserve monthly and 13.3% use the park occasionally (less than once a month). 2.2% of respondents do not use the reserve.
- The most popular times for use are between 9am and 5pm on weekends, followed by 9am and 5pm, and 5pm and 10pm Monday to Fridays.

The following summarises the most popular responses to what people most like about Scott Reserve:

- Size/large open space/openness.
- Proximity to home/convenience/local.
- Well maintained.
- Sports and sports facilities.
- Heart of community.
- Mature trees and natural environment.

The following summarises the responses to what people would like to see improved:

- Club room expansion/improvement (Note: This included change room upgrades to improve diversity).
- Oval lighting.
- Playground.
- Public toilets/Accessible toilets.
- Parking (on Wycombe Road and increased car park bays).
- Water fountains/stations.
- Drainage on ovals.
- Shade/sun protection.
- Seating.



- Fenced dog exercise area.
- More activities for children.
- More activities for older people.
- Soccer pitch with goals.

The following summarises the responses to what people would like to see as their top priorities for Scott Reserve. The items below are listed in highest number of responses to lowest:

1. Upgrade clubrooms and change rooms (change rooms to accommodate female participation).
2. Upgrade playground.
3. Lighting of ovals.
4. Improved parking/improved traffic flow.
5. Grounds/sports fields improvements.
6. Public toilets/accessible for people with a disability.
7. Support sports activities/clubs.
8. Water stations.
9. HWCRC upgrade.
10. Maintain trees/more trees.
11. Improve safety/security.



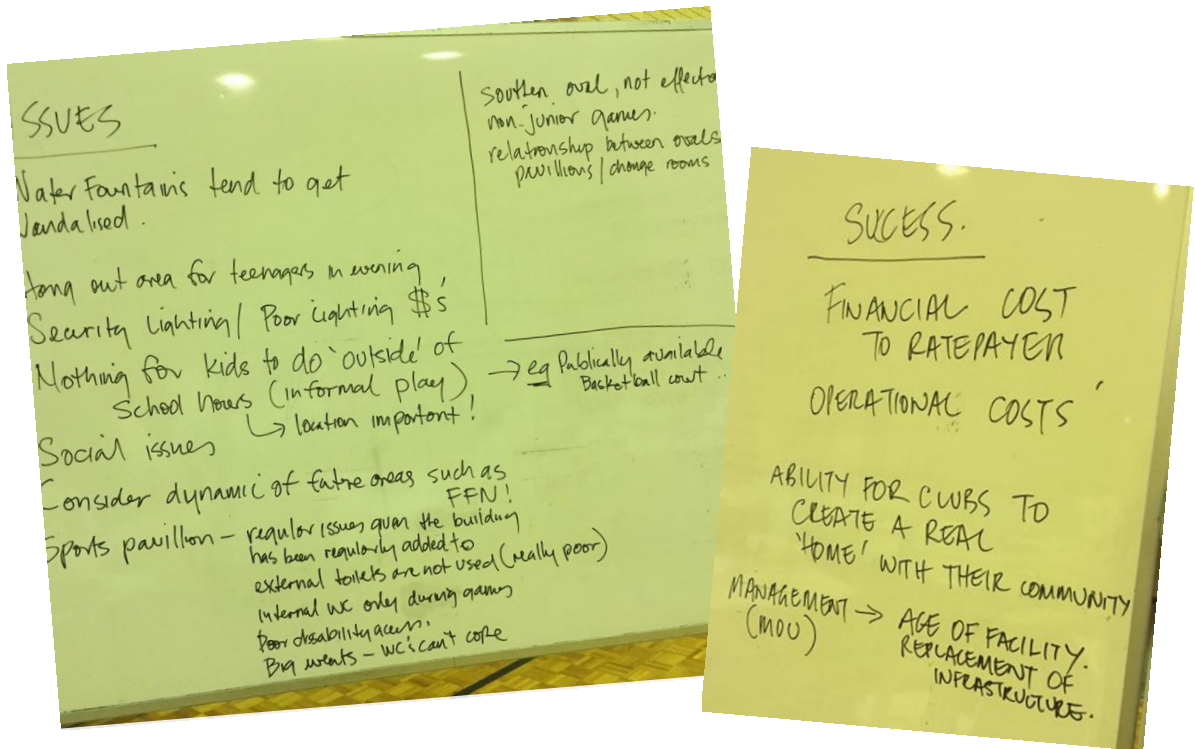
### Community Drop-In Sessions

- Session 1: 11<sup>th</sup> October 2018 4:00pm – 6:00pm (Nine Attendees)
- Session 2: 20<sup>th</sup> October 2018 9:00am – 11:00pm (Two Attendees)

Plans of the reserve were displayed with attendees asked to provide what they like about the reserve and what they would like to see improved.

### Community Visioning Workshop

- 30<sup>th</sup> October 2018 5:30pm – 7:30pm (Five Attendees)



Key themes outlined by the community:

PAVILION / CHANGE ROOMS	LIGHTING	PLAYGROUND
<ul style="list-style-type: none"> <li>• Change rooms dated and do not comply with the relevant building and access codes.</li> <li>• Not enough change rooms to accommodate number of games played at one time.</li> <li>• Not suitable for female use (female participation growing – facilities are limiting growth).</li> <li>• Not large enough.</li> <li>• Kitchen too small.</li> <li>• Social area does not cater for clubs larger functions.</li> <li>• Public toilets are poor and not accessible for people with a disability.</li> <li>• Gas and water supply issues reported within the pavilion / club rooms.</li> <li>• Improve spectator viewing.</li> <li>• Increase storage.</li> </ul>	<ul style="list-style-type: none"> <li>• Sports lighting required to enable training and night games. (Note: AFLW teams playing home games at alternative locations due to lighting).</li> <li>• 100 lux required for games. 50 lux for training.</li> <li>• Security lighting for paths and car parks.</li> <li>• Potential need for future lighting of southern oval.</li> </ul>	<ul style="list-style-type: none"> <li>• Too small for amount of use.</li> <li>• Upgraded equipment/larger space.</li> <li>• Shade required.</li> <li>• Nature play space or nature play elements include.</li> <li>• Area for older children.</li> </ul>
CAR PARKING	HWCRC	OTHER
<ul style="list-style-type: none"> <li>• Existing parking not adequate during winter months (football games).</li> <li>• Parking along Wycombe Road causes traffic issues, however is very popular for spectators.</li> <li>• Ingress and egress improvements, and reconfiguration.</li> </ul>	<ul style="list-style-type: none"> <li>• More fitness classes.</li> <li>• Issues with leaking roof.</li> <li>• Enjoy social atmosphere and quietness of HWCRC gym.</li> <li>• Facility is ageing.</li> <li>• HWCRC gym values by membership base.</li> </ul>	<ul style="list-style-type: none"> <li>• Highly valued for its openness and size.</li> <li>• Pathways/linkages.</li> <li>• More shade and seating.</li> <li>• More activities and community events.</li> <li>• More activities for children.</li> <li>• More activities for teens.</li> </ul>
OVALS /SPORTS FIELDS	WATER STATIONS	SAFETY/SECURITY
<ul style="list-style-type: none"> <li>• Areas of poor drainage.</li> <li>• Sting nematode present.</li> </ul>	<ul style="list-style-type: none"> <li>• Highly used and no water stations available.</li> </ul>	<ul style="list-style-type: none"> <li>• Improvements to security and safety required. E.g. security lighting, CCTV.</li> </ul>



## 19 APPENDIX 4 – STATE SPORTING FACILITIES PLANS

A number of State Sporting bodies have developed plans identifying future requirements, including facilities that are likely to be required to grow the sports into the future. It is important to note that State Sporting bodies have not necessarily identified how these facilities will be funded, where they should be located or clearly outlined who is responsible for the development of the facilities. Many of the plans have identified the typical type and size of facilities that should be considered based on the level of competition being played and, in some cases, provided typical facility layouts.

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR SPORTS PLAN
<p><b>Western Australian Football Commission (WAFC) Strategic Facilities Plan (2006)</b></p>	<p>This plan outlines a Hierarchy Model Incorporating AFL preferred facility requirement. The hierarchy includes oval sizes and developments required for AFL Clubs at a community level, senior clubs and junior clubs.</p>	<p>This report outlines the minimum proposed standard of facilities, including ovals, building, lighting, and fencing for AFL clubs ranging from WAFL at a community level, senior clubs and junior clubs.</p>
<p><b>Western Australian Cricket Association (WACA) Strategic Facilities Plan 2006-2015</b></p>	<p>Policies developed as a result of undertaking this report are designed to allow stakeholders in cricket to work towards provision of good quality accessible facilities appropriate to meet the various needs of the “cricket family” through the implementation of the following overall policy objectives:</p> <ul style="list-style-type: none"> <li>• Increase the quality and capacity of existing cricket facilities to meet the needs and aspirations of the various cricket associations and clubs.</li> <li>• Maintain and increase the current quality of cricket facility provision to meet the identified needs of local clubs.</li> <li>• Improve accessibility to existing cricket facilities for cricket clubs and other community groups.</li> <li>• Increase the demand for cricket facilities through encouraging participation through cricket development initiatives.</li> <li>• Improve the health of Western Australians by providing high quality opportunities to participate in cricket using safe competition and training facilities.</li> <li>• Support the development of local cricket clubs to meet their facility and customer focus responsibilities in the Perth Metropolitan Region.</li> </ul>	<p>The report contains recommendations that do not specify the number or level of facilities that may be required into the future but highlights that additional infrastructure should be based on the needs of players.</p>



## 20 APPENDIX 5 - DEMOGRAPHIC REVIEW

In planning for sporting and recreation infrastructure, it is important to understand the demographics of the area to provide insights into better understanding the likely key areas of demand and potential future need.

The City of Kalamunda had an Estimated Resident Population of 58,946 as of the 30<sup>th</sup> June 2018.<sup>6</sup> The Estimated Resident Population is an estimate of the population including the count of every person on Census night, and factors in an estimate of those missed in the Census and those who were overseas on Census night. It is usually higher than either Census count and is updated annually after the Census.

Table 12 below provides a snapshot of the City population, and percentages are compared with WA overall.

**Table 12: City of Kalamunda Demographic Overview**

Category	City of Kalamunda	WA	Difference of Kalamunda LGA from WA
Population (2016 Census)	57,449	2,474,410	
Males	49.5%	50%	-0.5%
Females	50.5%	50%	+0.5%
Aboriginal and/or Torres Strait Islander Population	1.8%	3.1%	-1.3%
Born in Australia	64.9%	60.3%	+4.6%
Overseas Born	35.1%	39.7%	-4.6%
Median Age	39	36	+3 years
Median Income per person (\$ weekly)	\$732	\$724	+1.1%
Median Income per household (\$ weekly)	\$1,661	\$1,595	+4%
Couple family with children	45.9%	45.3%	+0.6%
Couple family without children	38.8%	38.5%	+0.3%
Number of dwellings	21,734		
Occupied private dwellings	92.6%	89.4%	
Index of Relative Socio-Economic Advantage and Disadvantage in Australia* <sup>1</sup>	85 <sup>th</sup> percentile		

Compared to other Australian LGA's, the City of Kalamunda ranks in the 85th Percentile (1 being the most disadvantaged, 100 being the most advantaged).

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016.

2. Socio-Economic Indexes for Areas (SEIFA), ABS, 2016

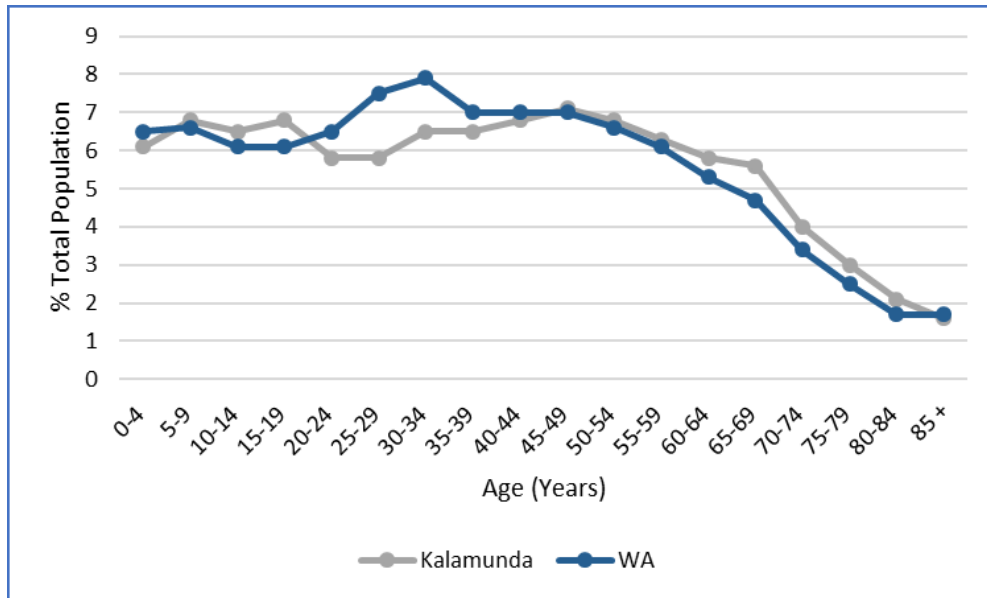
<sup>6</sup> Profile.id.com.au/Kalamunda/population-estimate



## 20.1 AGE STRUCTURE

Figure 9 below highlights age structure for the City of Kalamunda for the 2016 Census.

**Figure 9: City of Kalamunda Age Distribution Profile**



Source: Australian Bureau of Statistics, Census of Population and Housing, 2016

## 20.2 POPULATION GROWTH

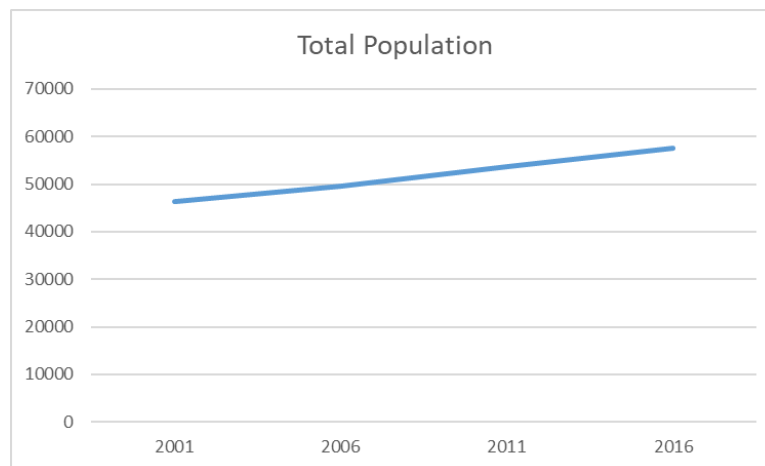
Table 13 and Figure 10 provide an overview of the change in population from the 2001 Census information through to the 2016 Census.

**Table 13: Population Growth**

Census Year	2001	2006	% Change	2011	% Change	2016	% Change
0-4 year	2,746	2,950	7.43	3,430	16.27	3,523	2.71
5-14 years	7,263	7,033	-3.17	7,155	1.73	7,653	6.96
15-24 years	6,968	7,008	0.57	7,383	5.35	7,221	-2.19
25-54 years	21,906	20,221	-7.69	21,202	4.85	22,733	7.22
55-64 years	4,764	6,315	32.56	6,933	9.79	6,914	-0.27
65 years and over	4,903	5,939	21.13	7,454	25.51	9,413	26.28
<b>City of Kalamunda</b>	<b>46,244</b>	<b>49,534</b>	<b>7.11</b>	<b>53,568</b>	<b>8.14</b>	<b>57,449</b>	<b>7.24</b>



**Figure 10: Actual Population Growth 2001 - 2016**



### 20.3 PROJECTED FUTURE POPULATION GROWTH

The population forecast in Table 14 has been obtained through the City of Kalamunda forecast.id portal. The shaded area in the table shows the key club sport playing age ranges and demographics.

**Table 14: Projected Population Change 2016 – 2036, City of Kalamunda**

Age (Years)	2016	%	2026	%	2036	%	Number Change 2016-2036
0 to 4	3,764	6.3	4,169	6.2	4,638	6.1	874
5 to 9	4,034	6.8	4,350	6.4	4,697	6.2	663
10 to 14	3,831	6.5	4,520	6.7	4,935	6.5	1,104
15 to 19	4,007	6.8	4,541	6.7	4,998	6.6	991
20 to 24	3,610	6.1	3,819	5.7	4,514	5.9	904
25 to 29	3,699	6.2	3,682	5.5	4,273	5.6	574
30 to 34	3,983	6.7	3,943	5.8	4,416	5.8	433
35 to 39	3,864	6.5	4,482	6.6	4,893	6.4	1,029
40 to 44	4,028	6.8	4,696	7.0	5,075	6.7	1,047
45 to 49	4,152	7.0	4,448	6.6	5,022	6.6	870
50 to 54	3,977	6.7	4,212	6.2	4,806	6.3	829
55 to 59	3,651	6.2	4,045	6.0	4,399	5.8	748
60 to 64	3,338	5.6	3,802	5.6	4,087	5.4	749
65 to 69	3,264	5.5	3,464	5.1	3,840	5.0	576
70 to 74	2,325	3.9	3,139	4.6	3,599	4.7	1,274
75 to 79	1,720	2.9	2,816	4.2	3,144	4.1	1,424
80 to 84	1,195	2.0	1,769	2.6	2,432	3.2	1,237
85 and over	898	1.5	1,638	2.4	2,410	3.2	1,512
<b>Total</b>	<b>59,340</b>	<b>100</b>	<b>67,535</b>	<b>100</b>	<b>76,179</b>	<b>100</b>	<b>16,838</b>

Source: <http://forecast.id.com.au/kalamunda/population-age-structure>.





The total population of the City of Kalamunda is forecast to grow by over 28% over the next 20 years, adding over 16,800 new residents to the area. The key findings are:

- The data in the table above reveals that future population growth is fairly evenly distributed and the percentage of each age group remains reasonably consistent.
- The main changes are in the 25 – 34 year age group where the percentage of population decreases from approximately 6.4% of the population to 5.7%, and the increase in population of people over the age of 70 years.
- The number of persons over the age of 70 is expected to grow by over 88% in a 20 year period, which highlights an aging population. Mobility and accessibility are significant issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits need to be considered in future developments.
- Whilst the decrease in percentage of population is projected to occur in the 25 - 34 year age group, there is still growth in these age cohorts, resulting in the demand for sports and recreation opportunities to grow.
- Of the private dwellings in the City of Kalamunda, it is estimated that over 92% are occupied. This is higher than the Western Australian average.
- The City of Kalamunda has a higher than average median age of 39 years in comparison to the WA average of 36 years.

## 20.4 FAMILY AND HOUSEHOLD MAKE-UP

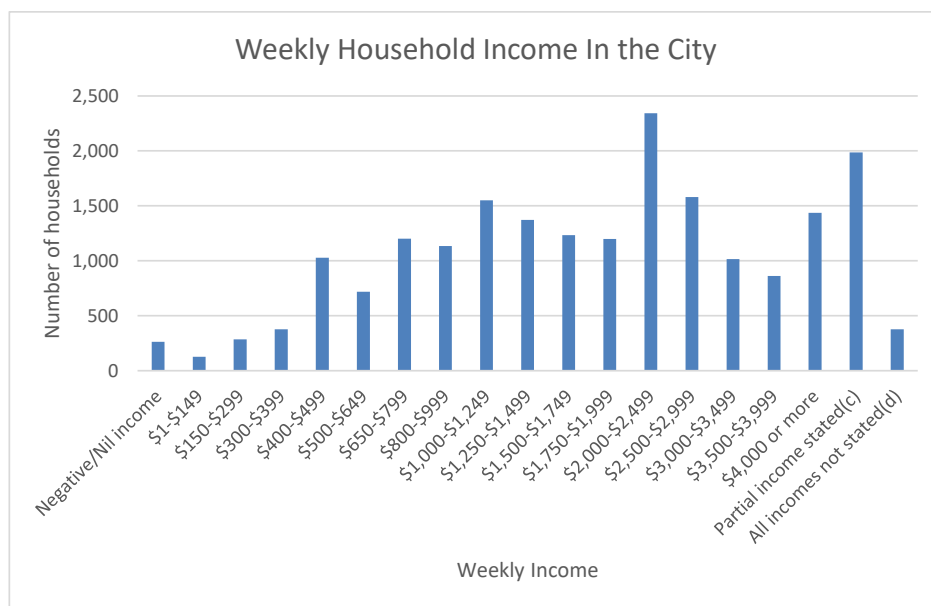
According to the Australian Bureau of Statistics 2016 Census;

- There are 15,898 families in the City of Kalamunda. For families with children, the average number of children per family is 1.9.

## 20.5 HOUSEHOLD INCOME

Figure 11 below shows the weekly household income:

**Figure 11: Weekly Households income in the City**



- 25.6% of households earn up to \$1,000 per week, with 26.7% between \$1,000 and \$2,000 per week, 19.5% between \$2,000 and \$3,000 per week, 17.2% between \$3,000 and \$4,000 per week and 7.15% above \$4,000 per week. 11.7% of the respondents in the City did not state their household income or provided partial income only when responding to the census.

## 20.6 CULTURAL PROFILE

Analysis of the country of birth of the population in 2016 highlights that 64.9% of the population in the City of Kalamunda was born in Australia, with 9.1% born in England and 3.8% born in New Zealand. The next three highest countries of birth are India (1.8%), Philippines (1.3%) and South Africa (1.1%).

## 20.7 DWELLINGS

There are 22,758 private dwellings in the City, of which 92.4% are occupied. Of the occupied houses, the 80.4% are owned, either outright or with a mortgage, 16.3% rented, with 3.2% either not identified or 'other tenure' type.

## 20.8 INTERNET ACCESS

87.7% of residents access the internet from their dwelling. 10.3% do not access the internet from home, with 2% not stated. The number of residents that access the internet from their dwelling is slightly higher than the Western Australian average of 85.1%.

## 20.9 CORE ACTIVITY NEED FOR ASSISTANCE

Core Need for Assistance is defined as a person's need for help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of disability, long-term health condition (lasting six months or more) or old age.<sup>7</sup>

- Of the 57,449 population, there are 2,068 persons that require assistance, being 3.6% of the City's population. Of the 2,068, 47.5% are male and 52.5% are female.
- 63.8% of those requiring assistance with core activities are over the age of 55 years, with 16.8% under 19 years of age and 19.4% between the age of 20 years and 54 years of age.
- It is important to note that 3,505 persons did not state whether need assistance is required for core activity in the census.
- 4,993 persons indicated they provide unpaid assistance to a person with disability.

## 20.10 KEY CHARACTERISTICS AND IMPLICATIONS

The key demographic characteristics for the City of Kalamunda are:

- The population in the City of Kalamunda grew at a rate of 7 - 8% per 5-year period from 2001 to 2016. The population is forecast to continue to grow and is projected to increase by an additional 16,838 by the year 2036.
- The population in the suburb of High Wycombe is forecast to increase from 12,304 persons in 2016 to 13,936 by 2036, an increase of 13.3%. The area with the greatest increase in persons between 2016 and 2036 in the City of Kalamunda is Forrestfield North DSP area, which is expected to

<sup>7</sup> Australian Bureau of Statistics Census 2016



increase from 328 in 2016 to 6,285 in 2036. The increase in population surrounding the reserve will continue to put increasing demand on existing infrastructure.

- The population in the suburb of High Wycombe is forecast to increase from 12,304 persons in 2016 to 13,936 by 2036, an increase of 13.3%. The area with the greatest increase in persons between 2016 and 2036 in the City of Kalamunda is Forrestfield North DSP area, which is expected to increase from 328 in 2016 to 6,285 in 2036. The increase in population surrounding the reserve will continue to put increasing demand on existing infrastructure.
- The main changes are in the 25 – 34 year age group where the percentage of population decreases from approximately 6.4% of the population to 5.7%, and the increase in population of people over the age of 70 years.
- Persons aged 70+ are expected to grow by over 88% over the 20 year period. Mobility and accessibility are significant issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits need to be considered in future developments.
- Whilst the decrease in percentage of population is projected to occur in 25 - 34 year age group, there is still growth in these age cohorts, resulting in the demand for sports and recreation opportunities to grow.
- Of the private dwellings in the City of Kalamunda, it is estimated that over 92% are occupied. This is higher than the Western Australian average.
- The City of Kalamunda has a higher than average median age of 39 years (in comparison to the WA average of 36 years). It is also projected that the percentage of the population above 70 years old is likely to increase to 2036. Whilst this increase is not large, it does demonstrate an ageing population and that consideration to passive recreation opportunities should be considered.



## 21 APPENDIX 6 – HWCRC BOOKINGS

<b>2018 Weekly bookings at the High Wycombe Community Recreation Centre.</b> Please note: These bookings and user groups have altered throughout the life of the report, below is based on the latest information available.		
PUG	AREA BOOKED	DAY/TIME
Junior soccer	MAIN HALL	Monday 4-5pm
Zumba Fitness	MAIN HALL	Monday 6-7pm
Badminton group	MAIN HALL	Monday 7.30 – 9.30pm
Titan Tae Kwon Do	MAIN HALL	Monday 6-7pm
Perth Diabetes	All AREAS	Tuesday 8-5pm
Jollettes Gymnastics	MAIN HALL	Tuesday 3-6pm
Zumba Gold	MAIN HALL	Wednesday 9.15 -10.15am
Hill Districts Calisthenics	MAIN HALL	Wednesday 5-7pm
Pilates	MAIN HALL	Thursday 9.15 – 10.15am
Zumba Fitness	MAIN HALL	Thursday 6-7pm
Yoga – Private sessions	ACTIVITY ROOM	Saturday 7.30-9am
Hills District Calisthenics	MAIN HALL	Saturday 9-1pm
Church Group	ACTIVITY ROOM	Sunday 10-12.30pm
Foothills Learning Centre	LEASED AREA	Monday - Sunday



## 22 APPENDIX 7 – ASSESSMENT OF HWCRC GYMNASIUM

A gymnasium facility is located within the HWCRC, converted to a 24/7 gymnasium from a staffed facility in 2017. The gymnasium is a relatively small area (75m<sup>2</sup> including storage) and is accessible 24 hours a day to members.

The gymnasium does not have staff based permanently at the centre and is serviced by existing staff from the Hartfield Park Recreation Centre in Forrestfield. The facility is available on a membership basis only.

### 22.1 MARKET COMPETITORS

There are three gymnasiums / fitness studios within a 2km radius of the HWCRC gymnasium:

1. Anytime Fitness
2. Heart 'n' Soul
3. Paul Foote (Personal Training Studio)

Figure 12 below shows the location of the three identified gymnasium / fitness studios from the HWCRC facility.

**Figure 12: Gymnasium / fitness studios within a 2km radius of the HWCRC gymnasium**

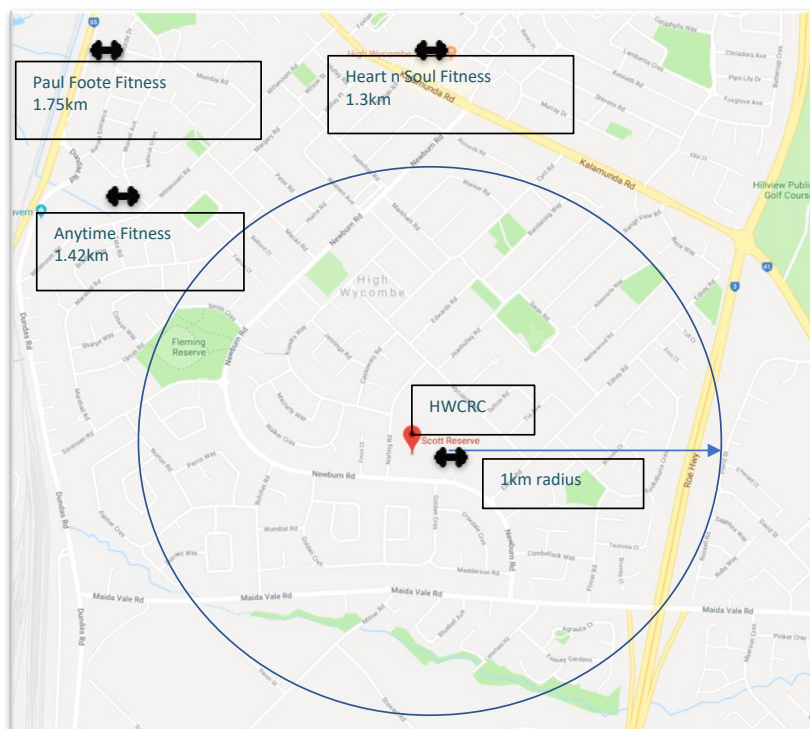


Table 15 notes the distance from HWCRC, type of equipment, membership fees where applicable, access and further information pertaining to the gymnasiums in proximity to the HWCRC.

**Table 15: Details of gymnasium / fitness studios within a 2km radius of the HWCRC gymnasium**

Facility	Distance from HWCRC	Equipment	Fitness Classes	Personal training	Membership Fee	24-hour Access	Other
<b>Anytime Fitness</b> 14/120 Wittenoom Rd, High Wycombe WA 6057	1.42km	Cardio, Free weights Pin Loaded Functional Training Equipment	Small Group training	✓	\$14.95/week No lock in contract	✓	Staffed 6 days / week
<b>Heart 'n' Soul</b> Unit 2/16 Chipping Drive, High Wycombe WA 6057	1.3km	Cardio, Free weights Pin Loaded Functional Training Equipment	NA	✓	\$11.95 per week – No lock-in contract \$149.00 – 3 months \$279.00 – 6 months \$520.00 – 12 months	✓	Staffed 6 days / week
<b>Paul Foote Fitness</b> Personal Training Studio 6/1124 Abernethy Road High Wycombe, 6057	1.75km		Small Group Training	✓			

A scan extending to a 5km radius of the HWCRC gymnasium highlights a saturated market, with gymnasiums at Hartfield Park Recreation Centre (a City asset), Jetts and F45. There are also numerous private group and personal training businesses in the suburbs of Maida Vale, High Wycombe and Forresterfield.

The gymnasium and fitness markets are well catered for in the area by private operators.

## 22.2 HWCRC OPERATIONS

### 22.2.1 HWCRC Demographics and Usage

At the time of this report (October 2019), the membership base for the gymnasium at the HWCRC is:

- 31 members of which:
  - 57% of members are male, 43% are female.
  - 60% are under 35 years of age, 26% over 55 years of age.
  - 60% reside in High Wycombe and 11% of members are from outside of the City.

Membership Usage (on average over a 12 month period):

- Approximately 90% of use is between 6am – 9pm with only 10% of use considered 24/7.
- Two thirds of existing members use the gym once a week or less.
- It is noted that the HWCRC facility does cater to a niche market of over 55’s who live locally and whose attendance is motivated by both the physical activity opportunities and social interactions.



### 22.2.2 Price

HWCRC membership is approximately up to 25%, cheaper in some membership products than local competitors, raising competitive neutrality concerns.

The objective of competitive neutrality is the elimination of resource allocation distortions arising out of the public ownership of entities engaged in business activities. Providing a significantly cheaper price for access to a 24/7 gymnasium that is a service heavily provided for by the private sector can be seen as providing a disadvantage to a competitive market. Where competitive neutrality is lacking, it is likely that prices set by organisations with the competitive advantage will not reflect efficient pricing principles.

As a result, membership price may need to be raised, which will likely see a reduction in membership given the level of amenity available compared to its competitors.

### 22.2.3 Limitations of gymnasium due to size

As a result of its floor layout and equipment in a relatively small space, it is highly unlikely that the HWCRC facility would be able to reach and / or sustain a higher membership base. Currently the facility can only generously accommodate approximately 15 members at any one time. This may also lead to overcrowding and safety issues.

### 22.2.4 Risks to the City

The HWCRC gym facility is not considered best practice in terms of a 24 hour gymnasium. Whilst the City has completed a number of items to minimise risk, the remaining items that should be included to meet the best practice guidelines cannot be completed due the existing design and layout of the facility. The most unattainable is to grant patrons access to a single occupancy change room and bathroom facilities that contains a panic alarm. This would require a significant capital outlay. The inclusion of a working telephone is also recommended.

The current facility is unsupervised. Staff from the Hartfield Park gymnasium provide an induction and fitness program service via a booking system and have overall oversight of the facilities operations. As a result of the facility being predominately unsupervised there is an ongoing risk of a member incidents that will need to be continually managed through duress alarms and other safety measures however it poses an ongoing risk to the City.

## 22.3 HEALTH AND FITNESS PARTICIPATION

The latest Fitness Australia publication – *Profile of the Fitness Industry in Australia – Fitness Industry Consumer, December 2016*, indicates that 17.4% of the population participates in the category of Fitness/ gyms. This number increased dramatically between 2006-2012 (26%) and has since shown moderate growth. It is generally felt within the industry that the introduction of franchised gym offerings over that period of time, was a major factor for the growth (convenience of location, lower price points and 24-hour operations), as referenced in Table 16.



**Table 16: Participation in fitness activities (% of Australian population) over time, by activity type**

	2005-06 (%)	2009-10 (%)	2011-12 (%)	2013-14 (%)
Fitness/Gym	12.6	14	17.1	17.4
Aerobics	-	-	0.5	0.5
Pilates	0.8	1	1.1	1.1
Weightlifting/Powerlifting/Body Building	-	-	0.4	0.3
Yoga	1.7	1.7	1.9	1.7

Source: Australian Bureau of Statistics (ABS), 2015, 4177.0 – Participation in sport and physical recreation 2013 – 2014, Commonwealth of Australia, Canberra.

Health and Fitness facilities and programs are most typically utilised by youth, young adults and adults 16 – 45 years of age. This is supported by the data in Table 17 below (presented within Fitness Australia’s Fitness Industry Consumers 2016) fitness / gym participation rates by age.

**Table 17: Participation in fitness activities (% of age group), by activity type 2011 - 2012**

	15–17 (%)	18–24 (%)	25-34 (%)	35-44 (%)	45-54 (%)	55–64 (%)	65 + (%)	Total Persons (%)
Fitness/Gym	9.6	28.9	23.2	18.2	16.2	12.1	8.6	17.1

**22.3.1 Population Forecast**

In 2016, the population in the suburb of High Wycombe was 12,322. By the year 2036, it is projected to increase by 1,694 persons to 14,016.

The suburb directly adjacent to the south of High Wycombe, Forrestfield North is projected to increase from 328 to 6,618 persons over the same period.

**22.3.2 Potential future gym users**

To calculate potential future gym users major gym/fitness franchises utilise a figure of 13% of the population to work out their available market. The 13% figure does not include group fitness offerings.

To account for group fitness and gymnasium offerings a figure 15% of the population will provide an estimated market size for an area.

Table 18 utilises the 15% figure to calculate the estimated market size for both High Wycombe and Forrestfield North.

**Table 18: Potential fitness / gym market of increased population**

Population estimates	2016	2026	2036	Total Increase
High Wycombe	12,322	13,429	14,016	1,694
Forrestfield North	378	2,220	6,618	6,290
15% - Fitness / gym market	1,905	2,347	3,095	1,198





It is estimated that a potential increase in fitness / gym market in the High Wycombe catchment will be in the order of 1,198 new participants within the next 20-year period.

#### **Future Health and Fitness Facilities**

Whilst there is considerable population growth projected and by inference, an increase in the overall market that will partake in health and fitness facilities, there is potential this market growth will also attract future competitors to the area. Most Franchise fitness businesses have formulas for facility territories that will be triggered into play once population and development begin to occur within the region. In particular, this will likely occur in the Forrestfield North train station / commercial precinct which will also have higher urban density development.

If private business investment is not realised in Forrestfield North then the City may wish to investigate incorporating a gymnasium facility with the proposed district level community centre and library, which will create a collocated community hub facility.

There are three additional facilities identified within a 2km primary catchment of HWCRC, that should be able to absorb the existing HWCRC membership base and a portion of the potential future market. It is not clear what level of capacity to absorb new participants these competitors currently possess.

## **22.4 CONCLUSION**

The provision of a like for like gymnasium component in the proposed new community centre facility at Scott Reserve is not recommended for the following primary reasons:

- The gymnasium and fitness markets are well catered for in the area by private operators (three within 2km and three more within 5km), which is likely to increase as population in the area grows.
- The facility has an ongoing low membership and utilisation rate, currently there are 31 members (as at October 2019). Two third of those members use the facility once a week or less with approximately 10% of that usage considered 24/7 access (between 9pm and 6am).
- The facility only being able to accommodate 15 members at any one time due to its size and floor layout, resulting in the facility being unlikely to sustain higher membership numbers.
- A like for like gymnasium component will not cater for any future growth. To cater for the future growth the level of amenity will need to be significantly increased (approximately 200-300sqm) which will raise capital and operational costs for the City. As the market is already over saturated and only likely to increase into the future, this option is unlikely to be financially viable and not recommended.

It is noted that the current facility does cater to a niche market of over 55's who live locally and whose attendance is motivated by both the physical activity opportunities and social interactions.

The master plan proposes some alternative considerations that may be suitable to this niche market such as outdoor fitness equipment and adding more tailored fitness classes which have more socialising opportunities for the elderly.

As a result, the City should develop a phased exit strategy for existing members, given the master plans implementation is subject to securing external funding, which may take a number of years to achieve.

