

# Darling Range Master Plan

An investigation into establishing  
community sporting facilities at  
Darling Range Sports College



July 2013

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## EXECUTIVE SUMMARY

The Shire of Kalamunda engaged CCS Strategic to determine the future sporting needs of the Foothills community and to consider the options available to meet these needs. A specific component of the brief was to conduct a feasibility study leading to the preparation of a Master Plan for the development of additional facilities for community use at the Darling Range Sports College.

This study revealed that the development of the sporting fields and amenities at the College is not the most desirable solution to community need, or best use of Shire funds. Alternative accommodation options present superior outcomes as detailed in this report.

An assessment of the level of use and capacity of the playing fields in the study area confirmed that a number of the reserves are already operating at or above capacity. The most critical is overuse of the soccer fields at Hartfield Park. Pioneer Park is in a poor state and currently unfit for use. It needs to be returned to service to meet known need.

Population projections for the Shire forecast an additional 23,000 residents in the period to 2031, the vast majority of which will live in the foothills district. A variety of methods were used to determine future sporting facility requirements to meet this demand. The various methods project the need for as little as 9.5ha to as much as 26ha by 2031. Combined with current constraints these two factors alone indicated the need for an additional playing field space.

A formal needs assessment identified the following key issues:

- Darling Range Sports College would welcome new facilities but are unable to make any financial contribution or provide a long term tenure
- The College's preferred facilities (AFL field, turf cricket wicket, baseball diamond, athletics track, tennis courts and a synthetic multi-use turf) do not coincide with currently identified community need
- Hills District Softball Club has had to relocate to grounds outside of the Shire due to the poor condition of the playing fields, lighting and general amenities at Pioneer Park

CCS recommends that the Shire immediately plans for the remediation of Pioneer Park and for its return to service, supported by playing fields at the adjacent Dawson Park and potentially the Dawson Park Primary School. Clubrooms and lighting would be required to make Pioneer Park most effective.

CCS also recommends that the Hartfield Park Master Plan be implemented regarding the expansion of Morrison Oval and the relocation of Hockey and Athletics to the old equestrian site. We also support the Shire's plans for expansion of Maida Vale Reserve.

Based on the needs assessment and feasibility analysis, CCS has found that the future needs of the sporting clubs in the foothills area can be better accommodated by the development of additional fields and facilities at locations other than the Darling Range Sports College, although this option should be preserved. Some indicative field layouts have been developed to demonstrate what could be accommodated at Darling Range Sports College, noting that the recommendations limit any proposed development to junior sports facilities. An indicative implementation strategy for the alternative development discussed in the report is provided.

## 1.0 INTRODUCTION

Like many Councils on the urban fringe, the Shire of Kalamunda is experiencing increasing demand for sports space<sup>1</sup> as overall population growth swells sporting club memberships and drives demand for additional facilities. The competing pressure of the development of more land for residential and commercial uses has heightened the need for careful planning for provision of adequate sporting reserves and facilities.

Previous studies undertaken by the Shire of Kalamunda identified the need for additional sports space in the foothills area. The urgency in responding to this forecast is made even more critical by challenges in further developing and maintaining Pioneer Park, the redevelopment of Fleming Reserve as a predominately recreation space rather than a sports specific space, and growing pressures on Hartfield Park.

The Darling Range Sports College (DRSC) site has been identified as a location with capacity for the development of additional playing fields and sporting amenities to service the broader community. This study looks at opportunities to provide new facilities on the school site to accommodate some of the currently unmet and forecast community demand, and to bolster the scope and capacity of the College as a specialist sports school.

CCS Strategic was engaged to determine the current and future sporting needs of the Foothills community and to consider the options available to meet these needs, along with a feasibility analysis to develop the Darling Range Sports College with the outcome of developing a Master Plan. The plan would be intended to outline potential development options for the DRSC site to assist the Council to make informed decisions on future facilities development on the basis of sound strategic sustainability outcomes.

## 2.0 STUDY AIMS AND OBJECTIVES

The study process required CCS Strategic to:

- Determine the current and future recreational and sporting needs of the Foothills community
- Consider options available to meet these needs, including facility development, field expansion and co-location opportunities to maximise use of the available reserve space
- Identify the capacity of the Darling Range Sports College site to accommodate future sporting needs
- Include input from, and be supported by, the majority of key stakeholders and potential user groups
- Consider partnership opportunities between the Shire of Kalamunda, Darling Range Sports College and relevant State Sporting Associations
- Be flexible and allow for changing needs and diverse user groups
- Provide a management model to allow efficient co-location of the multiple user groups on the DRSC site
- Develop a Draft Management Agreement between the Shire of Kalamunda and the Education Department for the ongoing management of the shared use sporting facilities on the DRSC site inclusive of maintenance responsibilities and cost sharing arrangements if required

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<sup>1</sup> Sports Space is one of three definitions together with Recreation Space and Nature Space coined by the Department of Sport and Recreation WA to better describe public open space.

- Take into account the requirements of the Aboriginal Heritage Act 1972 and other relevant legislation relating to land rights
- Be based upon key guiding principles of multi-functionality, rationalisation, co-location and long-term sustainability.

### 3.0 SITE DESCRIPTION

The Darling Range Sports College is located on Berkshire Road in Forrestfield and is approximately 12.8ha in size. The entire site is owned by the Department of Education. The area of land identified for development potential for future active open space is located on the south-east boundary of the site and is approximately 3.5ha as shown below. The development site is bound by Malo Link to the south-east, Berkshire Road to the south-west, Western Power owned land to the north-east and the College grounds and facilities to the north-west. The Western Power land is currently undeveloped and mostly cleared, flat land.

A search of the Aboriginal Heritage Inquiry System (AHIS) found that there are no registered Aboriginal sites on the subject site (however there may be unrecorded sites or although a site is not yet identified may still remain fully protected under the Aboriginal Heritage Act 1972).

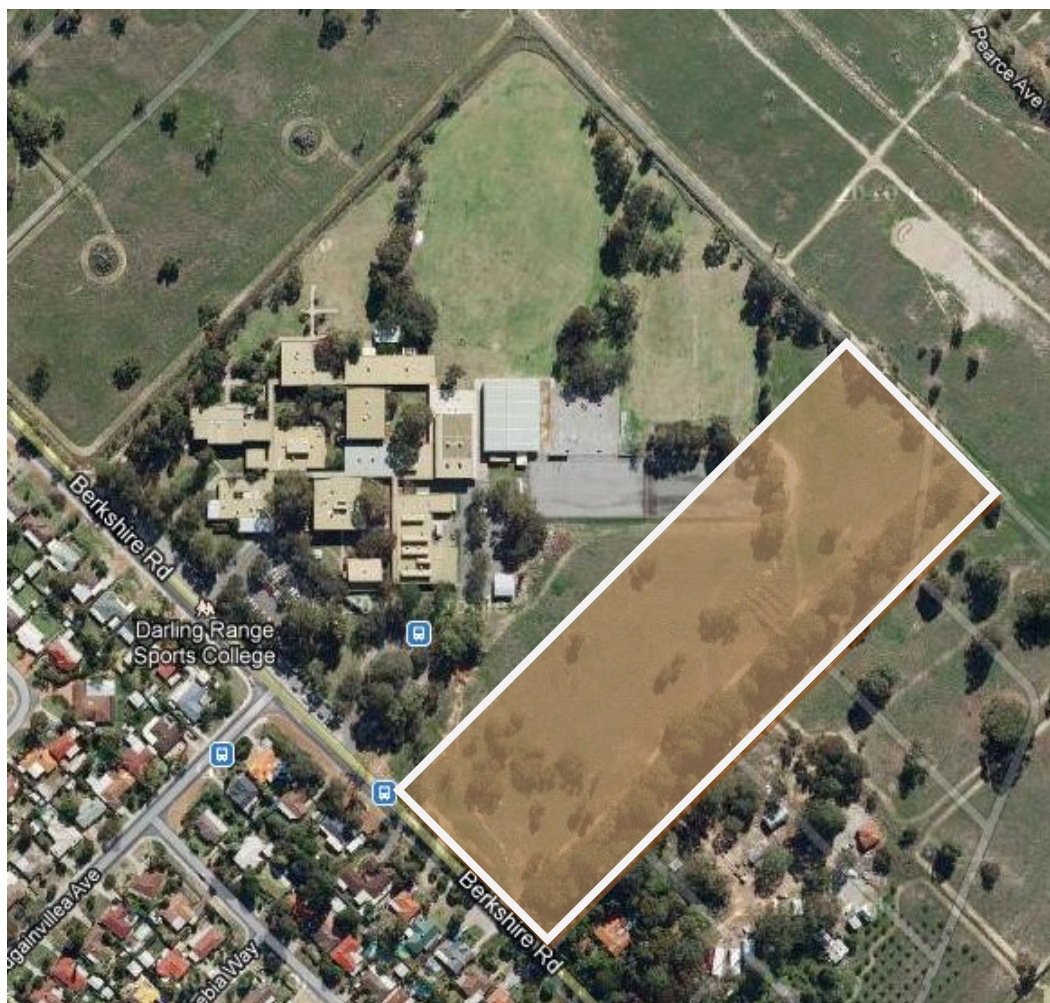
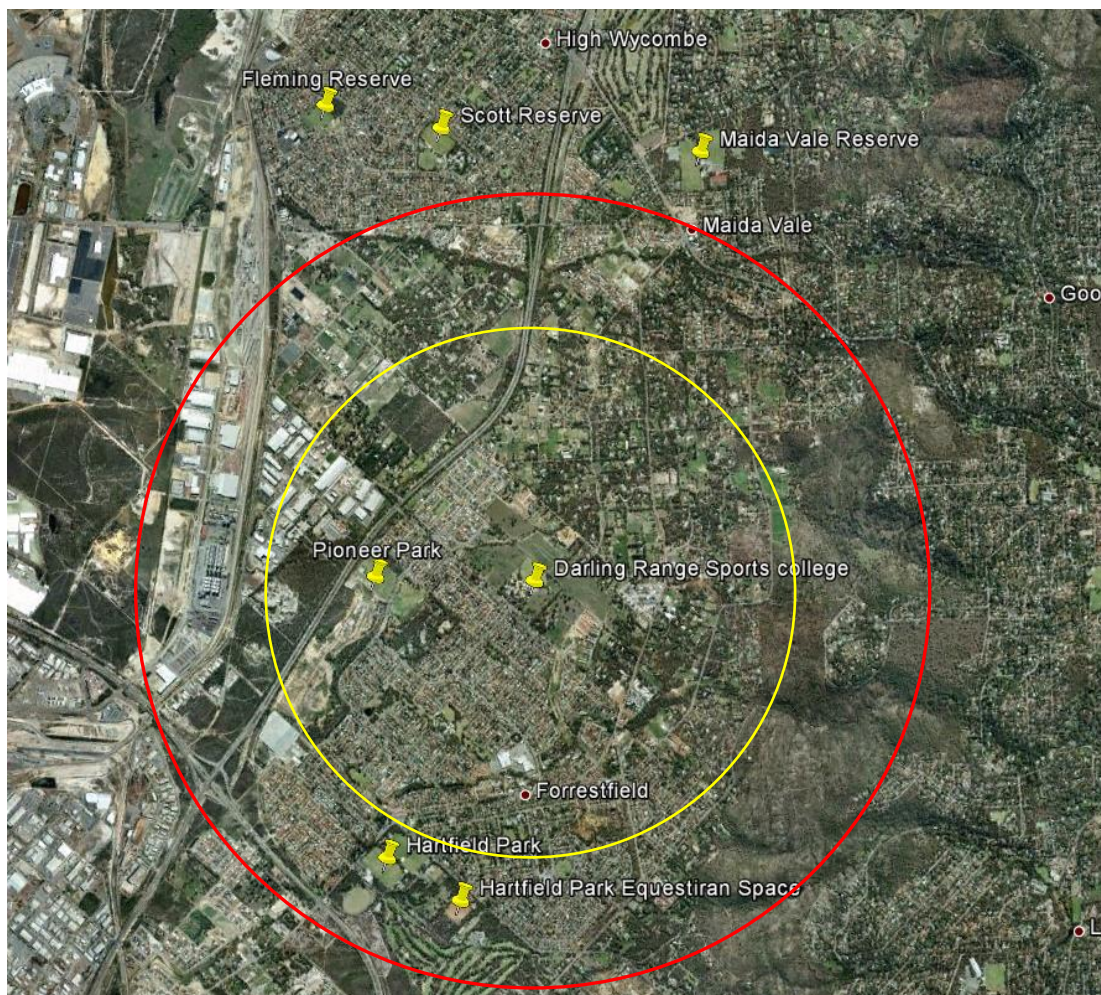


Figure 1: Darling Range Sports College Site

Darling Range Sports College is a specialist sports college offering programs in swimming, football (soccer), cricket, netball, Australian Rules football (AFL) and rugby union. Current sporting facilities on the school site include oval and rectangular playing fields, an indoor heated 25m swimming pool, a single court indoor sports hall suitable for netball (and other smaller court sized sports such as basketball, volleyball, handball and badminton), outdoor hardcourts, cricket nets and a diamond sports batting cage.

The outdoor hardcourts are in need of major maintenance or redevelopment to be functional and the smaller rectangular field is the subject of ongoing remediation to improve the site for drainage and eliminate water logging. The parking area and bus turnaround area accessed via the south eastern entry from Berkshire Road contains a number of mature trees that CCS would advocate to be preserved where possible.

Other reserves servicing the Foothills area are shown in the map below. The yellow circle indicates a 2km radius from the College; the red circle indicates a 3 km catchment radius.



**Figure 2: Foothills District Sporting Reserves**

## 4.0 LITERATURE REVIEW

### 4.1 Hartfield Park Master Plan (2010)

A Master Plan was prepared for Hartfield Park Reserve for the future development, rationalisation, maintenance and upgrades of the existing sporting reserves and facilities. The report advises that co-location and joint use of facilities is now a strong emphasis for all levels of government to make use of limited community land and financial resources. The study found that most of the grounds at Hartfield Park are near to or at full capacity with a need for increased sporting area to be provided based on the current and projected levels of use.

The soccer fields in particular were found to be over utilised, causing a reduction in playing surface quality, and relocation of the hockey facilities to the nearby equestrian club site to allow for the conversion of the hockey fields to soccer fields was recommended. New facility developments for hockey also provided opportunities for the accommodation of scouts (whose existing hall is recommended for demolition) and athletics as a compatible summer season user.

The needs analysis in the report found that there is a requirement for additional sporting fields, particularly for winter season use, to relieve pressure on grounds that are currently over utilized and to cater for future growth in sports participation. It notes that there are no plans for future sporting reserves in the Shire and points to the now realised challenges associated with the development of Pioneer Park and the Bush Forever status of the remnant areas of Hartfield Park.

The development of additional sports space on the DRSC site, underpinned by a long term shared use agreement between the school and Shire, would provide an opportunity to develop additional sports space in the precinct. It also notes that the Department of Sport and Recreation will give priority funding to projects that lead to facility sharing and rationalisation.

### 4.2 Community Facilities Plan (2011)

The Shire of Kalamunda Community Facilities Plan (CFP) recommends the development of a new neighbourhood level park in conjunction with the joint development of a neighbourhood level sports ground on the DRSC site. A budget of \$4.4M has been allowed for the development of a neighbourhood sports ground from 2012-2014 and \$348,514 allowed for in 2019/2020 for the neighbourhood level park.

The CFP also recommends the redevelopment of the Maida Vale Reserve by increasing the sporting ground area by 4.0 hectares (developing the area currently occupied by archery) to elevate its status to a District Sports Ground. This would require the preparation of a feasibility study and site Master Plan.

The CFP uses a hierarchy and classification system for sports grounds, with the following reserves from the foothills precinct reviewed in this report:

Reserve classification	Location
Local sports ground	Dawson Park – (plus the primary school site) Lincoln Reserve Fleming Reserve – to be developed as a district park Ollie Worrell Reserve



Reserve classification	Location
Neighbourhood sports ground	Scott Reserve Pioneer Park (substandard – unless redeveloped Cambridge Street Reserve –Proposed new Darling Range Sports College - Proposed new
District sports ground	Hartfield Park Maida Vale Reserve
Regional sports ground	Hartfield Park

**Table 1: Foothills District Sporting Reserve Classifications**

#### 4.3 SERRAG Regional Plan (2012)

The South East Regional Recreation Advisory Group (SERRAG) Regional Sport and Recreation Facilities Strategy aims to build on the foundation of the 2004 strategy and identifies priorities for provision of regional facilities over the next 5-10 year period. The demographic analysis found that the high proportion of couples with children and the likely increase in the distribution of those aged 5-17 years in the Shire of Kalamunda, among others, highlights the need to develop sport and recreation infrastructure.

The strategy recommends shared use agreements with schools to develop additional sporting reserve space to accommodate increased demands. It also identifies that facilities should be multi-functional, flexible, energy efficient and provide for non-organised activity.

It also confirms that Shire of Kalamunda has identified the opportunity and sought to work with schools on dual use provision, in particular Darling Range Sports College, and notes that there are presently no elite level sports grounds in the Shire.

#### 4.4 Sporting Reserves Development Plan (2006)

The Sporting Reserve Development Plan identified that a number of Shire of Kalamunda's sporting reserves were being overused and could not sustain the current levels of usage whilst maintaining an appropriate level of sporting surfaces and facilities. A number of recommendations were made grouped under the headings of sporting reserve improvement, sporting reserves development and sporting reserves management. The plan suggested that the Shire should consider investigating the potential reservation of land next to School reserves in order to allow future development of adjoining reserves and creating the potential for the cooperative development of multi-field District level reserves. It specifically identifies the land adjacent to Darling Range Sports College (formerly known as Forrestfield Senior High School) as a potential sporting reserve to increase sporting reserve capacity within the Shire.

Using a reserve classification system, it identifies Hartfield Park Reserve, Pioneer Park and Maida Vale Reserve as District level reserves which are described as being able to cater for district level competitions, with a capacity to host grand finals of local competitions. Facilities include sport rule compliant dimensions and standards of amenities including spectator and social accommodations (clubhouse, changerooms and seating).

#### 4.5 Shire of Kalamunda Strategic Plan

A review of the Shire of Kalamunda Strategic Plan identified a number of relevant outcomes that are addressed through the development of a master plan for the Darling Range Sports College.

The outcomes relevant to this study are:

- 1.3 *The community has access to a diverse range of recreational opportunities*
- 1.5 *Opportunities and support for young people*
- 1.7 *Inclusive intergenerational health and wellbeing opportunities*
- 2.1 *Meeting community needs today and into the future*
- 2.3 *Long-term viability of infrastructure and facilities*
- 5.1 *Governance and planning.*

#### **4.6 Hockey WA State Sporting Strategic Facilities Plan 2009-2025**

This report identifies the increasing demand for access to synthetic turf facilities for both training and competition, highlighting that where they do exist there is a move to two seasons of competition, making hockey a year round sport. It also found that almost all clubs who have some access to turf are seeking access additional turf time and many clubs surveyed do not have the desired level of toilet, shower and changeroom provision.

The wish for access to synthetic turf and improved facilities was confirmed with the Kalamunda Hockey Club currently located at Hartfield Park, with a new turf proposed at Hartfield Park or potentially at a nearby location in 5-10 years (2014-2019).

## **5.0 TRENDS IN SPORT AND RECREATION**

### **5.1 Overview**

There is a suite of broad trends occurring in Western Australian society that are affecting sport and recreation. Key among them are:

- The gradual increase in home based leisure opportunities largely driven by electronic entertainment and internet access, including social networks such as facebook and twitter, pay-per-view television and on-line gaming, has resulted in a more sedentary lifestyle
- Traditional organised sporting activities are losing 'market share' as the people move into a greater diversity of activities including more individual pursuits, greater informal participation and involvement in extreme and adventure activities. Actual numbers, however, seem to be increasing as WA experiences overall population growth
- With an aging population, lower impact activities are being sought at more convenient and flexible times of the day.
- Within aquatic facilities more leisure water space is demanded
- There is increased community awareness (largely among parents) of the benefits of water safety for children, fuelled by the introduction of government sponsored learn-to-swim programs increasing the demand for programmable water space
- The growing level of risk awareness within the community has made potential participants more demanding in respect of health and safety concerns. This potentially impacts on the traditional high impact based sports such as Rugby as parents are wary about allowing children to participate
- An increase in the standard of living has resulted in a greater propensity to purchase leisure goods and services. The leisure user now expects more in return for their investment
- The leisure industry has evolved during the past decade into a profession with rapid increases in the skill and knowledge of facility operators and designers
- Work patterns are more individualised and less predictable and as a consequence there is less time for more traditionally structured and organised sport and recreation activities.

## 5.2 Facility trends

In general community facility provision is trending toward fewer, larger, more sophisticated multifunctional venues. A parallel can be drawn from the commercial sector with shopping centres frequently comprising anchor tenants such as supermarkets and department stores, a variety of specialty stores and a series of commercial or professional service providers. Their motivations may be different to community facility providers (profit versus service), however, the concept and on-ground provision is similar.

At a community scale, multifunction hubs are emerging underpinned by a major facility element such as an indoor recreation centre, community centre or library, and supported by playgroup and playground facilities, toy library, infant health clinic and offices for community organisations and not-for-profit agencies. These community infrastructure hubs are frequently located in urban settings, landscaped parklands and interconnected to other community hubs by a network of pathways or trails.

Indeed, the next generation of multifunctional hubs may well combine the community facilities with the shopping centre. This may be a new phenomenon in Australia, but it is old news internationally. West Edmonton Mall was the largest in North America when developed in the 1981<sup>2</sup>. In addition to over 800 stores the complex comprises a cinema complex, an amusement park, waterpark with water slides and wave pool, ice rink, adventure golf, recreation centre and gym and even a church. In Basingstoke in the UK, the Festival Palace<sup>3</sup> offers shopping and a versatile sports centre with two gyms, five dance studios, a pool and spa, and sports hall and squash courts. At the Mall of the Emirates<sup>4</sup> in Dubai, the 466 retail stores add to the Magic Planet, a family entertainment centre complete with games and rides that rivals any theme park. There is a fourteen screen cinema, a world renowned indoor ski slope and a hotel... and Emirates is just one of many shopping and leisure complexes combined in Dubai. Perhaps it is only a matter of time before this type of development occurs driven by commercial interests or through Public Private Partnerships (PPPs).

It is noted, however, that these major mall style developments are now being shown to come with some costs – monopoly; a sameness; a loss of local business; and a loss of unique character enterprises. The challenge for the leisure industry is to ensure that community recreation facilities do not follow the same pattern as big box shopping centres which tend to all look the same and exhibit little service/market differentiation.

A significant focus on community connectivity and encouraging non-motorised transport has emerged. Footpaths have become the number one piece of recreation infrastructure and walking for fitness continues to outstrip every other form of physical recreation<sup>5</sup>. Footpaths, dual use paths, cycle paths, tracks and trails have become an integral part of every community development plan, residential estate structure plan and local planning strategy.

This is an essential infrastructure item to allow a more active, less vehicle-reliant community to emerge.

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<sup>2</sup> [http://en.wikipedia.org/wiki/West\\_Edmonton\\_Mall](http://en.wikipedia.org/wiki/West_Edmonton_Mall)

<sup>3</sup> <http://www.festivalplace.co.uk/>

<sup>4</sup> <http://www.malloftheemirates.com/en>

<sup>5</sup> ERASS 2010 records walking for exercise being undertaken by 35.9% of the population aged over 15 years, much higher than the next nearest participation rate of 23.5% for aerobics/fitness activities, more detail can be found at [http://www.ausport.gov.au/information/casro/ERASS/erass\\_past\\_reports/erass\\_2010](http://www.ausport.gov.au/information/casro/ERASS/erass_past_reports/erass_2010)

### **Public Open Space**

Since 1997 public open space provision under the Liveable Neighbourhoods<sup>6</sup> guidelines has seen the development of many smaller 'pocket' parks, often less than 1,000m<sup>2</sup> to allow access to all residents within walking distance (400m) from home. Generally supported by local residents, these pocket park facilities have become sophisticated in design with a clear focus on pre and primary school aged children. The small pocket park represents a high cost investment with high maintenance costs for a few people. Concurrently there has also been a reduction in the provision of larger district and regional open spaces. In fact there are examples of whole suburbs developed with junior sized playing fields and no large open space allocations<sup>7</sup>.

An emerging trend now, however, is to provide fewer larger park areas, combining both sport and recreation open space<sup>8</sup> with a focus on facilities for all ages. Given the recent poor level of provision of district and regional sports spaces, the challenge now is to secure larger two and three oval spaces. In these larger venues, large clubs with both junior and senior divisions and multiple grades can be accommodated, multiple sports can be based at the one site and large competitions, special tournaments and community events can be held. This approach is reflected in the Hartfield Park development in Kalamunda.

One option to meet this challenge is through joint development with a school. Early instances of joint development and shared use resulted in a smaller allocation of public open space than would have otherwise been provided. The school space was integrated with the adjoining municipal space and a lesser overall area was allocated within the subdivision. On occasions the only provision was equivalent to a junior oval effectively precluding senior sport. However, the demand for larger, higher quality, higher amenity open spaces sees renewed interest in joint developments with schools, with a view to combining school space and municipal space to create at least senior sized facilities with secondary school developments targeting district level and at times, regional scale venues. This means the space is used more often for a greater variety of uses, offers greater passive surveillance and opportunity for increased social interaction. It is important to remember that through well thought out design, these larger spaces also meet the needs of the local community.

A new trend creeping into sports playing surfaces is the installation of synthetic turf surfaces. Initially seen in the form of sand filled synthetic grass tennis courts, then bowling greens and subsequently hockey pitches, new technology is delivering both watered synthetics and hybrid synthetics which can also be played on dry for lower level competition and training purposes. As water shortages and increased demand for limited playing space impact on local government's capacity to provide sporting space for their communities, a range of multi-purpose hybrid surfaces are being installed. It is noted that there new products on the market combining synthetic fibres and natural turf with natural. One product<sup>9</sup> injects millions of artificial turf fibres into a natural grass mat which intertwine with the natural root system offering as much as 3 times the wear of a natural grass pitch.

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<sup>6</sup> <http://www.planning.wa.gov.au/publications/919.asp>

<sup>7</sup> Examples include Ballajura in the City of Swan and Joondalup in the City of Joondalup

<sup>8</sup> Sport Space, Recreation Space and Nature Space are categories within the Public Open Space Classification Framework developed by the Department of Sport and Recreation in consultation with other agencies and industry partners and can be accessed via the department's website: <http://www.dsr.wa.gov.au>

<sup>9</sup> <http://www.dessosports.com/hybrid-grass>

Other systems consist of a modified third generation artificial grass with organic infill on which natural grass is allowed to grow<sup>10</sup>. Largely developed overseas there are now products of this nature available in the Australian marketplace.<sup>11</sup>

These surfaces are not the highly technical surfaces approved for elite competition by international sporting federations (the specifications for these facilities remain unique for each code). The trend is towards a multipurpose hybrid surface that can be used for soccer, hockey football, touch and even tennis and bowls. Its versatility sees very high levels of use both daytime and especially at night. Sportsfield lighting, be it for hardcourts, bowling greens, ovals and specialist facilities such as skateparks and BMX tracks, is becoming commonplace and almost the norm. An Australian standard (AS2560) has been developed for sportsfield lighting.

### ***Recreation and aquatic centres***

Leisure centre design is taking advantage of similar principles and the use of technology. Evidence of Environmentally Sustainable Design (ESD) principles is now mandatory in the development of any new building. This invariably results in a higher capital build cost but provides a longer term return through savings in ongoing operational costs. There is a desire to minimise circulation space to reduce overall build and ongoing energy and maintenance costs and this is changing the design of public facilities. This includes the provision of multi functional or flexible use changing rooms, shared social function space and community meeting space. Co-location of facilities and the move to multipurpose design reduces circulation space and the duplication of service spaces such as kitchens, toilets and lobby areas.

In the 1970s through to the 1990s indoor recreation centres often contained only one sports court and a meeting/function room that was also used for fitness classes. The single court venue is now all but gone from the planner's/designer's tool kit. A minimum of two and increasingly three or more indoor courts are being provided to allow competitions and sustainable programs to be hosted, or for multiple competitions and events to occur at the same time. Single court venues are generally only constructed in schools and very small communities where there is a focus on small groups and training rather than competition.

Aquatic centre design is moving away from the traditional lap pool towards a combination of leisure and programmable pools and tending to move indoors. These, heated water (26<sup>o</sup>-29<sup>o</sup> C constant) all year round venues are emerging in lieu of the seasonally operated and unheated (17<sup>o</sup>-27<sup>o</sup> C range over the season) outdoor 50m lap pool with a toddlers pool alongside.

It is noted, however, that the outdoor water space concept for play and cooling off in the summer is being reinvented as water play areas and splash pads. These are emerging both as standalone facilities<sup>12</sup> and as a specialist space integrated within a broader leisure centre<sup>13</sup>.

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<sup>10</sup> [http://www.actahort.org/books/881/881\\_41.htm](http://www.actahort.org/books/881/881_41.htm)

<sup>11</sup> <http://www.ausleisure.com.au/default.asp?PageID=2&Display=True&ReleaseID=6953>

<sup>12</sup> Ellenbrook Water Playground,

<http://www.kidsafewa.com.au/Playgrounds/Presentation%20Rachel%20Thorpe.pdf>

Port Hedland Marquee Park,

<http://www.porthedland.wa.gov.au/NewsfromTownofPortHedland/mediareleases/councils-major-projects-on-track-for-completion>

<sup>13</sup> Aquamotion Leisure Centre,

[http://www.wanneroo.wa.gov.au/Lifestyle/Wanneroo\\_Aquamotion/Aquamotion\\_Centre\\_Information](http://www.wanneroo.wa.gov.au/Lifestyle/Wanneroo_Aquamotion/Aquamotion_Centre_Information)  
Leisure Park Balga,

The indoor spaces offer 25m lap lanes for competition and often additional lanes and irregular shaped water space for learn-to-swim and leisure play. Universal access is afforded by ramp or zero beach access (a feature in leisure play areas) or if space is limited, by a hydraulic chair enabling ready and safe access for disabled persons for rehabilitation.

To this end, and particularly in communities with an ageing population, disabled access is provided to a hydrotherapy pool, a small higher temperature pool (33<sup>o</sup>-35<sup>o</sup> C) for exercise and rehabilitation programs. Spas, saunas, steam rooms and comprehensive fitness centres are invariably added into new aquatic centres. Additionally these indoor wet centres are most often combined with multiple court dry centres with fitness centres, meeting facilities and other amenities to create significant scale community hubs.

The traditional town hall or community hall of the 1950s with a stage at one end and enough room for a badminton court (as long as you don't hit the shuttlecock too high) are no longer provided. Flexibility is a key in design and stages are generally provided as portable modular units rather than permanent built in structures - unless sophistication is the driver and the venue has been specifically design for theatrical performances. The town hall of the past has become the civic centre and community centre of the present. These venues are designed for a multiplicity of activities from civic and ceremonial events to social functions to community programs and classes in all manner of leisure pursuits.

### 5.3 Facility Management and Financial Performance

Due to the high capital cost of sport & recreation facility development and potentially low levels of capital return, the private sector has traditionally been reluctant to invest in broad base leisure centres. Only specialist activities such as fitness clubs with premium gyms, learn to swim pools, multi-functional stadia and specialised event venues have tended to attract private sector investment.

CERM<sup>14</sup> and Yardstick<sup>15</sup> data indicate that the majority of leisure facilities do not cover their operating costs from operating revenue. The median Expense Recovery (revenue compared to operational expenditure) for centres less than 3,000 m<sup>2</sup> in size is only 84% and this increases to towards breakeven for the median centre over 6,000 m<sup>2</sup> in size achieving 96% expense recovery. This equates to the median subsidy per visit ranging from \$1.36 for the smaller centres to only \$0.21 for the larger centres.

Interestingly, the larger group centres have a lower 'Fees per visit' (\$4.66) compared to the smaller centres (\$6.24). A comparison of utilities costs indicates that the middle size centres are more costly when considering utilities costs per visit.

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<http://www.stirling.wa.gov.au/resident/recreation-and-events/recreation-centres/leisurepark%20balga/Pages/default.aspx>

<sup>14</sup> CERM and Yardstick are leisure industry benchmarking programs that measure performance of recreation centres across a range of performance indicators.

<http://www.unisa.edu.au/Global/business/centres/tourismleisure/cermpi/docs/AquaticsRecAust%20Vol2Issue7.pdf>

<sup>15</sup> <http://www.ipwea.org.au/ParksLandscapeUrbanDesign/PLUD/yardstick/>

Recent trends that have further impacted on the viability of facilities include:

- The dramatic increase in costs for public liability insurance premiums
- Escalations in utility costs, particularly electricity and water
- Higher qualifications and professionalism required from appropriately trained professionals, leading to increased staffing costs
- Increased awareness of the life-cycle costs of maintaining facilities to an acceptable community standard.

The financial viability of aquatic and leisure facility developments will predominantly depend on the size of the primary catchment area, the catchment multiple (how many times on average each person in the catchment visits the facility), the number and type of competitor facilities within that area, and the demands for aquatic and leisure services that are identified by residents within the catchment area.

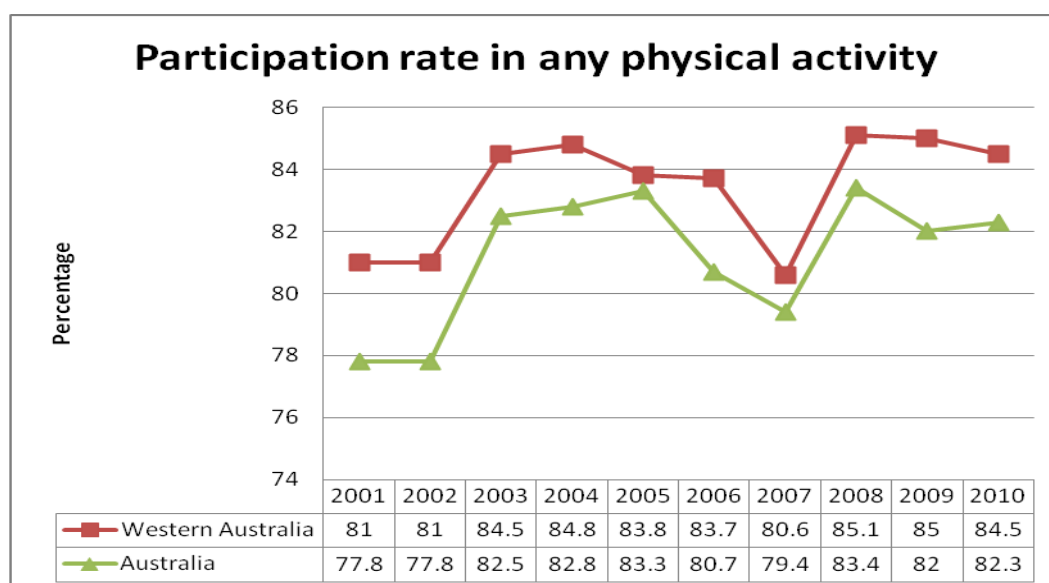
Flexible facility design that allows for a mix of indoor facilities, outdoor facilities, and within aquatic centres, the provision of both of “wet” and “dry” program areas attracts a more diverse demographic mix. Co-locating features like aquatic, leisure, sports or retail to share some of the labour, administration, maintenance and presentation costs is important as well as providing options for impulse buying and cross selling. Establishing profitable “secondary spend” facilities such as cafés, bars and retail shops to offset costs is critical.

## 5.4 Participation trends

### Overall Participation

The Exercise, Recreation and Sport Survey (ERASS) collects information on adult participation (aged 15+) in sport and physical activity. It provides important information on the levels, type and frequency of participation and has been used as the basis for the trends and analysis presented below.

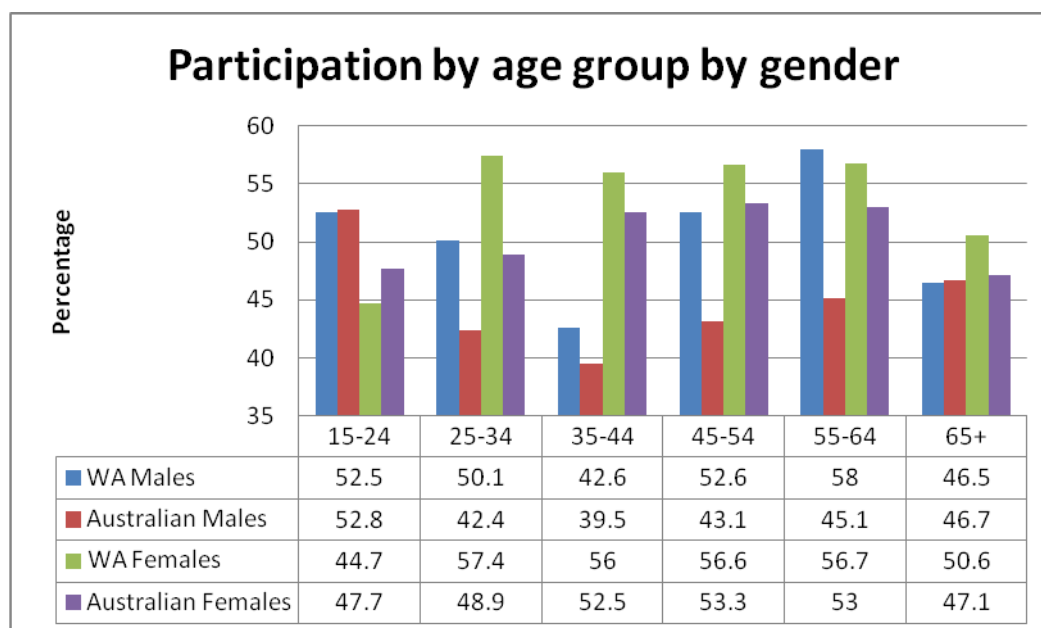
The ERASS overall participation trend shows that Western Australian’s participation rate is consistently higher but in line with the national average (see Figure 3) and the rate of participation has shown a steady increase from 81% in 2001 to 84.5% in 2010.



**Figure 3: Participation rate in any physical activity Source: ERASS 2010**

### Regular Participation

In order to realise a range of social and physical benefits, an individual should partake in regular physical activity. Regular participation (defined as 3 x per week or more) has increased from one third of the adult population in 2001 to almost half the adult population in 2010. Western Australian adults enjoy a higher participation rate than the Australian average in all but the youngest age group. (see Figure 4). A closer examination of regular participation reveals that women are significantly more likely to undertake regular physical activity (3x per week or more) than their male counterparts and this disparity is most significant during middle age.



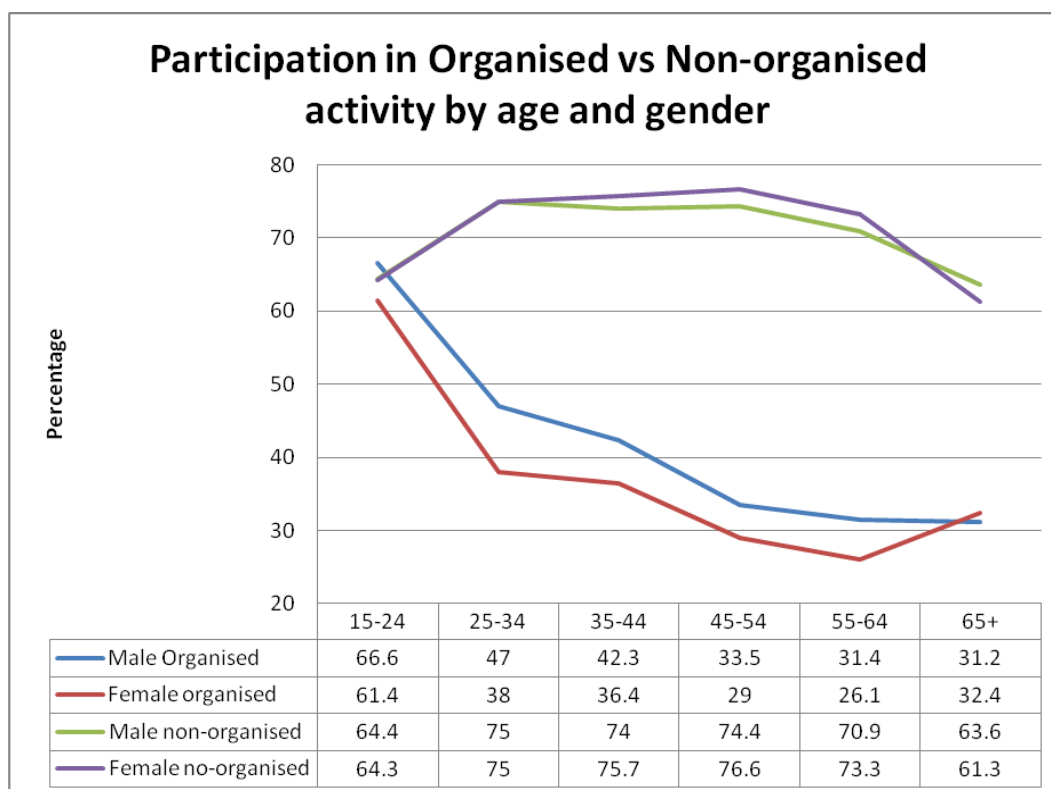
**Figure 4: Regular participation by Age Group and Gender Source: ERASS 2010**

### Type of Participation

One of the key differentiators of participation is the extent the activity is “organised”. Organised participation is defined when the activity is organised in full or part by a club, association or other type of organisation. This is an important distinction as it provides an insight as to where the participation takes place, and the human and physical infrastructure required to facilitate it. As such, this has implications for the type of support required to sustain, grow and/or improve the participation experience.

Modern lifestyles have resulted in a trend of increasing uptake of non-organised physical activities. Participation in these activities has grown by more than 7% points across Australia since 2001 (from 63% to 71%). Despite this trend of increasing participation in non-organised physical activities, overall participation in organised activities has remained fairly steady (approximately 40% of the population) for the last 10 years. In 2010, 39% Western Australian adults reported participating in organised physical activities. Unlike regular activity, males are more likely to undertake physical activities in an organised environment compared to females (45% vs 37% respectively).





**Figure 5: Participation in Organised v Non-organised Activity by Age Group and Gender**

Source: ERASS 2010

### **Popular Activities**

In 2010 the most popular activities for adults were walking, aerobics, swimming, cycling, running and golf. Participation in these top activities is almost uniform across the nation. Of these activities walking, cycling and running require little sport specific infrastructure with the majority being undertaken on footpaths, trails, linear parks and cycle lanes.

The most popular organised sports (shaded green in the table below) were aerobics/fitness, golf, Australian rules, tennis, basketball, soccer and netball. The majority of these activities are undertaken on specific purpose playing fields or courts maintained by sporting organisations and local government.

The activities shaded aqua in the Australian rankings are those that show a significant variation from the level of popularity in WA – the darker the colour the greater the variation. This is mostly explained by the focus on major football codes – with rugby and touch dominant in NSW and QLD and a much stronger focus on bushwalking, squash and cricket along the east coast.

Western Australia				Australia		
Activity	Rank WA	No. ('000)	%	Rank AUS	No.('000)	%
Walking (other)	1	688.9	38.4	1	6,281.4	35.9
Aerobics/fitness	2	454.9	25.4	2	4,117.6	23.5
Swimming	3	277.7	15.5	3	2,279.2	13.0
Cycling	4	255.1	14.2	4	2,081.2	11.9
Running	5	186.8	10.4	5	1,856.7	10.6
Golf	6	99.9	5.6	6	1,177.2	6.7
Australian football	7	96.8	5.4	13	577.7	3.3

Western Australia				Australia		
Tennis	8	87.1	4.9	7	1,050.1	6.0
Basketball	9	85.6	4.8	12	609.6	3.5
Soccer (outdoor)	10	82.6	4.6	9	843.9	4.8
Netball	11	73.1	4.1	10	649.5	3.7
Yoga	12	71.0	4.0	11	610.2	3.5
Dancing	13	68.6	3.8	17	457.8	2.6
Walking (bush)	14	65.1	3.6	8	846.5	4.8
Weight training	15	56.0	3.1	15	515.3	2.9
Surf sports	16	52.5	2.9	21	336.1	1.9
Squash/racquetball	17	41.8	2.3	23	240.4	1.4
Lawn bowls	18	41.4	2.3	20	361.3	2.1
Fishing	19	40.4	2.3	18	390.3	2.2
Cricket (outdoor)	20	39.0	2.2	14	563.1	3.2
Martial Arts	21	34.9	1.9	19	370.4	2.1
Canoeing/Kayaking	22	32.2	1.8	26	229.0	1.3
Touch	23	32.2	1.8	16	487.8	2.8

**Table 2: Most popular activities for Adults (2010)**

### **Children's activities**

For children participation rates are much higher with many children participating in more than one activity. Swimming and soccer top the list of most popular sports participated in by Australian kids<sup>16</sup> with 60% participating in some kind of organised sport. As can be seen in figure 5 above the rate of participation falls away dramatically with age. 19% of girls are involved in swimming and 16% play netball, 8% are active in gymnastics and around 6% play basketball and tennis. 22% of all boys play soccer eclipsing Australian football at just 15% and cricket, tennis and basketball at around 9%. It must be noted that more than 27% of girls are involved in some form of dancing compared to just 3.5% of boys.

Children aged between nine and eleven years were the most active, with two thirds participating in at least one organised sport. More boys participate in sport than girls, with two thirds of boys (66%) involved in at least one organised sport compared with just over half of all girls (54 %).

More girls (19%) play a musical instrument than boys (16%) and girls are slightly more likely to attend a public library. 90% of children accessed the internet in 2012. This is up from 79% in 2009 and 65% in 2006.

29 % of children had a mobile phone in April 2012 and the likelihood of having a phone increased with age, with nearly three quarters of 12 to 14 year olds having a phone. Information collected on recreational activities showed that more kids are spending time on the internet, computers and games consoles than three years ago. However, more children are also riding bikes, skateboarding and riding scooters. On average, children spend around 15 hours watching TV outside of school hours, more than half of all kids visited a public library with an average of 15 visits in the 12 months leading up to April 2012. In the same period 43% visited a museum or art gallery.

<sup>16</sup> ABS media release 31 October 2012

<http://www.abs.gov.au/ausstats%5Cabs@.nsf/mediareleasesbyCatalogue/801D271AA0D36498CA2572440076A67E?Opendocument>

The most popular cultural activity amongst girls was dancing (27%), whilst for boys it was playing a musical instrument (16%).

Further information is provided in 4901.0 Children's Participation in Cultural and Leisure Activities, Australia, available from [www.abs.gov.au](http://www.abs.gov.au).

## 6.0 AUDIT OF EXISTING RESERVES AND FACILITIES

This section details the sporting reserves and facilities in the principal catchment area of the Darling Range Sports College and focuses on the suburbs of Forrestfield, Maida Vale and High Wycombe.

The Moloney Asset Condition Rating System has been used to give the buildings and facilities a rating of 0-10, with 0 being brand new and in excellent condition and 10 being no longer serviceable and in very poor condition. The rating system and a more detailed audit with commentary and photos are provided in Appendix 1.

### 6.1 Inventory and Condition Report

#### Darling Range Sports College site

Inventory	General Comments	Condition Rating
1. <b>Hardcourts</b>	The hard courts are in poor repair and as such are rarely used by the college. This facility has been replaced by the indoor sports court. They would need to be refurbished if required to be put back into service	8D
2. <b>Batting Cage</b>	The cage was undergoing repairs at the time of inspection. It is assumed that the facility is adequate	3B
3. <b>Main Oval - AFL</b>	This oval space measures 140m x 85m and being considerably smaller than AFL regulations is unsuitable for senior community club use. It would appear that drainage issues on this oval have been resolved. There is no sportsfield lighting on the college fields	3B
4. <b>Rectangular training space</b>	This ancillary space measures 85m x 70m and is the subject of ongoing remediation to address drainage problems. It is too small for a soccer field and is at best a training space.	5C
5. <b>Indoor pool</b>	This 6 lane facility is part of the school program and the home of the Kalamunda Swimming Club. It appears to be in reasonable condition	3C
6. <b>Indoor sports hall</b>	This facility is new and in good condition	0A
7. <b>Cricket nets</b>	The nets were relocated when the indoor sports hall was built and are in sound condition.	0A

**Table 3: Darling Range Sports College facilities condition assessment**

## Hartfield Park

Inventory	General Comments	Condition Rating
1. Reid Oval	Grounds not well maintained - mowed and watered only. No weed/bindy control– bindy, weeds cause problem with uneven surface (dangerous playing conditions).	4C
2. Reid Oval Pavilion	Functional, but aging and requires maintenance upgrades.	4C
3. Reid Oval changerooms and toilets	Functional, but aging and requires maintenance upgrades.	4C
4. Soccer Fields	Over used, not able to rotate during season	5C
5. Soccer Club Pavilion and Changerooms	Changerooms in poor condition.	5C
6. Hockey Fields	Lighting inadequate.	2C
7. Hockey Club Pavilion	Very basic, no changeroom area.	4C
8. Morrison Oval	Good condition.	2A
9. Rugby Fields	Good condition.	2A
10. Rugby Club Pavilion	Built, owned and run by club. Major facility upgrade planned.	5B
11. Tennis Courts	Courts and nets recently resurfaced and replaced.	2A
12. Tennis club pavilion and toilets	Functional, but aging and requires maintenance upgrades.	4C
13. Bowling Greens	Good condition.	4A
14. Bowling Club Pavilion	Functional, but aging and requires maintenance upgrades.	4C
15. Equestrian grounds	Average condition.	5C
16. Pony Club Pavilion	Functional, but aging and requires maintenance upgrades.	5D
17. Scout Hall	Scheduled for demolition in Hartfield Park Master Plan	7D
18. Cricket Club Pavilion (upstairs)	Functional, but aging and requires maintenance upgrades.	5C
19. Cricket Club Changerooms and Toilets (downstairs)	Open to public – issues with vandalism and cleanliness. Functional, but aging and requires maintenance upgrades. Concerns with hot water systems.	5C

**Table 4: Hartfield Park facilities condition assessment**

Most clubs reported that that the playing fields are in the best condition experienced in some time due to extra maintenance undertaken by the Council, except Reid Oval where the lack of weed control is impacting safety and usability of the field.

The buildings are generally structurally sound, however, fit outs and mechanical services are in average to poor condition and require maintenance upgrades. A more detailed inventory and condition report can be found in the Hartfield Park Sports and Recreation Facilities Master Plan (Appendix 2 & 3), ABV, 2010.

### Pioneer Park

Inventory	General Comments	Condition Rating
1. <b>Playing fields</b>	Surfaces are uneven, issues with drainage. An independent report was undertaken to assess the suitability of future use of the park based on health and safety issues associated with it being built over a former tip site.	4C
2. <b>Changerooms</b>	Functional, but aging and requires maintenance upgrades.	5C
3. <b>Kiosk</b>	Very basic, average condition. Considered to be too far from playing fields.	5C
4. <b>Lighting</b>	Not adequate. Set up for softball only, rugby club currently using portable lighting.	4D
5. <b>Toilets</b>	Poor condition.	7C
6. <b>Clubhouse</b>	Does not exist – restricts club’s growth and capacity	N/A

**Table 5: Pioneer Park facilities condition assessment**

### Maida Vale Reserve

Inventory	General Comments	Condition Rating
1. <b>Playing fields</b>	Some lighting still needs repair	3C
2. <b>Clubhouse</b>	Needs maintenance, in contact with Shire.	5C
3. <b>Changerooms</b>	Functional, but aging and requires maintenance upgrades.	4C
4. <b>Toilets</b>	Functional, but aging and requires maintenance upgrades.	4C
5. <b>Netball Courts</b>	Reasonable condition	3B
6. <b>Tennis Courts</b>	Reasonable condition	3B

**Table 6: Maida Vale Reserve facilities condition assessment**

### Fleming Reserve

Inventory	General Comments	Condition Rating
1. <b>Playing field</b>	Used by Rugby League Club for junior’s training Tues/Thurs 5-9pm	2B
2. <b>Changerooms/ toilets</b>	Recently built.	1A

**Table 7: Fleming Reserve facilities condition assessment**

## 6.2 Utilisation

An understanding of the seasonal allocation of the playing fields was obtained from the Shire and referenced against utilisation as indicated in the club survey and consultation findings.

The industry accepted standard of 25 hours of use per week has been applied to determine the level of use against carrying capacity. Those grounds in deficit (shown in red) indicate over use.

Table 8 shows ground allocations as per records from the Shire as compared to Table 9 which indicates utilisation as provided by club representatives. The comparison of these tables highlights a discrepancy in remaining capacity of the grounds. For the use of this report, the utilisation indicated by the clubs shown in Table 9 will be used for analysis to provide a more accurate reflection of usage on the premise that the clubs may not use all of the hours allocated all of the time.

Playing Fields	Winter Reservation (Shire bookings)	Remaining Capacity	Summer Reservation (Shire bookings)	Remaining Capacity
<b>Hartfield Park :</b>				
HP Soccer	27.5	-2.5	8	17
Reid Oval	13	12	20.5	4.5
Morrison Oval	-	25	20.5	4.5
HP Hockey	29	-4	5	20
HP Rugby Union	15.5	9.5	-	25
<b>Maida Vale Reserve:</b>				
Reserve 1	30.5	-5.5	21	4
Reserve 2	30.5	-5.5	29	-4
Reserve 3	30.5	-5.5	29	-4
<b>Pioneer Park:</b>				
Rugby Oval	39.5	-14.5	-	25
Softball Diamond	-	25	-	25
Balance of field	-	25	-	25

**Table 8: Existing Sports Reserve Shire Reservations and Club Survey Utilisation Rates**

Playing Fields	Winter Utilisation	Remaining Capacity	Summer Utilisation	Remaining Capacity
<b>Hartfield Park :</b>				
HP Soccer	35.5	-10.5	8	17
Reid Oval	8	17	17	8
Morrison Oval	29	-4	22	3
HP Hockey	20	5	9	16
HP Rugby Union	20.5	4.5	22	3

Playing Fields	Winter Utilisation	Remaining Capacity	Summer Utilisation	Remaining Capacity
<b>Maida Vale Reserve:</b>				
Reserve 1	29	-4	21	4
Reserve 2	29	-4	31	-6
Reserve 3	29	-4	31	-6
<b>Pioneer Park:</b>				
Rugby Oval	30	-5	-	25
Softball Diamond	-	25	-	25
Balance of field	-	25	-	25

**Table 9: Sports Club Survey Utilisation Rates Results**

This analysis reveals that over utilisation is evident on the soccer fields and on Morrison Oval at Hartfield Park, across Maida Vale Reserves 1, 2 and 3 and on the new rugby field at Pioneer Park. This over use occurs during the winter season with the exception of Maida Vale Reserves 2 and 3 which also occurs in summer.

Soccer presents the major challenge. Not only is the ground statistically overused, the deterioration in ground condition is readily evident during the winter season.

Wear and tear at Maida Vale Reserve presents a much lesser problem and ground condition is not seen as limiting performance at this stage but warrants monitoring.

A degree of overuse at Pioneer Park is shown statistically although the upper level new field is reported to sustain good turf coverage throughout the season. The original lower oval area remains problematic and offers a poor quality surface, not necessarily due to the level of use, rather the underlying condition of the subsoil and the ground itself.

Please note that Table 9, however, does not take into consideration away games on weekends, changeover time between games and actual time on ground for training. To provide a more accurate rate of utilisation (physical traffic on the ground) as opposed to block booking times, a reduction of 35% has been applied to the utilisation rates indicated in Table 9 and this is shown in Table 10. This reduction indicates that all of the sports fields are under the recommended 25 hours capacity per week and have capacity for additional use to allow for short-medium term expansion of clubs.

Playing Fields	Winter Utilisation @ 35% Reduction	Remaining Capacity	Summer Utilisation @ 35% Reduction	Remaining Capacity
<b>Hartfield Park :</b>				
HP Soccer	23.1	1.9	5.2	19.8
Reid Oval	5.2	19.8	11.1	14.0
Morrison Oval	18.9	6.2	14.3	10.7
HP Hockey	13.0	12.0	5.9	19.2
HP Rugby Union	13.3	11.7	14.3	10.7

Playing Fields	Winter Utilisation @ 35% Reduction	Remaining Capacity	Summer Utilisation @ 35% Reduction	Remaining Capacity
<b>Maida Vale Reserve:</b>				
Reserve 1	18.9	6.2	13.7	11.4
Reserve 2	18.9	6.2	20.2	4.9
Reserve 3	18.9	6.2	20.2	4.9
<b>Pioneer Park:</b>				
Rugby Oval	19.5	5.5	-	25
Softball Diamond	-	25	-	25
Balance of field	-	25	-	25

**Table 10: Sports Club Survey Utilisation Rates Results at 35% Reduction Rate to Account for Actual Usage of Grounds**

If this demand is exceeded in the medium to longer term there are a range of options that exist to lessen wear and tear in addition to heightened maintenance regimes. These include the spreading of wear by controlled access to various parts of the field during training and protection of high use goalmouth and centre line zones by roping the areas off. It also includes focusing sports field lights on low wear areas to create training zones that are offset from high demand areas during competition.

Further and specifically for rugby at Pioneer Park, there is the potential to investigate more formal use of Dawson Park and the adjacent playing field of the Dawson Park Primary School. This area is already used for some training and is large enough to be further developed to accommodate a full sized field.

At Maida Vale reserve there is the opportunity to expand into the area used by archery and at Hartfield Park there is to potential to expand playing areas on Morrison Oval and within the equestrian site. These options are discussed more fully in sections 9 and 10.



## 7.0 POPULATION PROJECTION

The population at the base of the foothills in the Shire of Kalamunda is expected to increase by up to 60% by 2031 from 31,740 to 50,950. The 2011 Census recorded a 12% increase in population from the previous 2006 Census.

	2006	2011	2016	2021	2026	2031
	(Actual)	(Actual)	(projected)	(projected)	(projected)	(Local Planning strategy target)
<b>Forrestfield</b>	<b>11,409</b>	<b>11,811</b>	<b>12,968</b>	<b>14,125</b>	<b>15,282</b>	<b>16,439</b>
<b>Maida Vale</b>	<b>4,138</b>	<b>4,329</b>	<b>6,254</b>	<b>8,179</b>	<b>10,104</b>	<b>12,029</b>
<b>Wattle Grove</b>	<b>2,355</b>	<b>4,119</b>	<b>5,056</b>	<b>5,993</b>	<b>6,930</b>	<b>7,866</b>
<b>High Wycombe</b>	<b>10,263</b>	<b>11,781</b>	<b>12,490</b>	<b>13,199</b>	<b>13,908</b>	<b>14,616</b>
<b>Total</b>	<b>28,165</b>	<b>31,740</b>	<b>36,768</b>	<b>41,496</b>	<b>46,224</b>	<b>50,950</b>
% pop <sup>n</sup> in foothills	59%	59%	62%	64%	65%	66%
<b>Total Shire</b>	<b>47,544</b>	<b>53,688</b>	<b>59,457</b>	<b>65,233</b>	<b>71,018</b>	<b>76,808</b>

Table 11: Population data and projections - Source: Shire of Kalamunda 2012

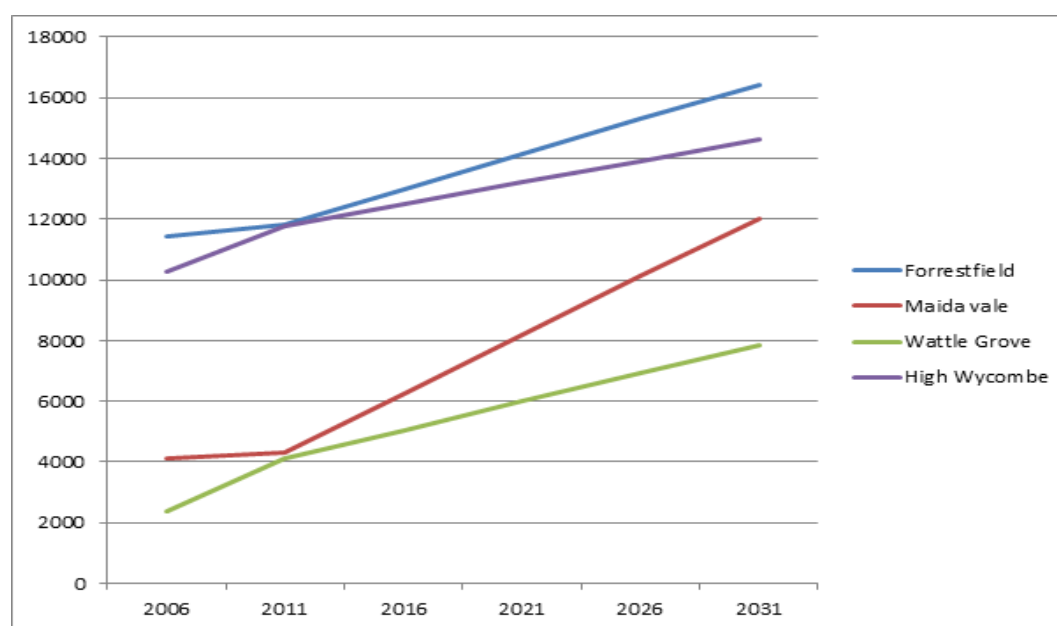


Figure 6: Population Projections in the foothills region

This growth is due largely to residential land developments in the area and relatively low average land prices compared to the Perth metropolitan area average, which may attract first home owners and young families. The SERRAG Regional Sport & Recreation Facilities Strategy also outlines that couples with children and the likely increase in distribution of those aged 5-17 years are likely to be the most strongly represented in future growth predictions for the area.

This further highlights the need to develop sport and recreation infrastructure. It is this segment of the population who traditionally participate strongest in sporting activity (SERRAG, 2012).

Figure 7 below from the Western Australia Tomorrow Population Report No.7 (2012) shows the predicted population growth by age group. Of particular note is the significant increase in the 0-19 years group.

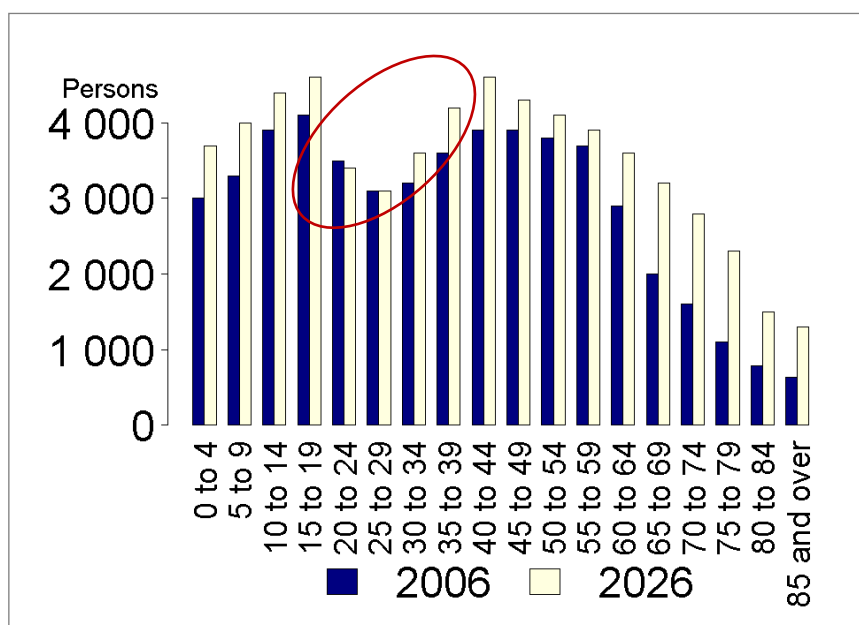


Figure 7: Shire of Kalamunda Age Distribution Source: WAPC 2012

The continued growth is expected to put additional pressure on existing sports and recreation facilities with additional demand for more sports space required as sports club membership numbers continue to grow, with the principal focus being on the area at the base of the foothills.

## 8.0 STAKEHOLDER CONSULTATION

A survey of sporting clubs utilising Pioneer Park, Maida Vale Reserve and Hartfield Park was conducted, primarily over the phone, with a follow up email and survey form sent to those not contactable by phone. Of the 13 clubs contacted a 100% response rate was achieved.

The purpose of the survey was to gain an understanding of what facilities are used, when they are used, who uses them (membership numbers/team structures), condition of the facilities and if the club could continue to be able to be accommodated where they are based on future growth predictions. This information was obtained to provide the rationale to guide the preparation of the Master Plan.

On-site meetings and investigations were held with Shire and DRSC staff to gain a detailed understanding of the issues and priorities for the project area. A brief meeting was also held with the Hartfield Park Committee Group to gain an appreciation of the major sports groups at Hartfield Park and their perceptions of current and predicted utilisation of the sports fields and facilities and compatibility with other sports clubs.

All findings and responses are included in Appendix 3.

## 9.0 NEEDS ASSESSMENT

### 9.1 Generic requirements

This study is predicated on a declared need for development of additional sporting facilities in the Forrestfield area. A shortage of active open space and associated facilities in this area was reported in the Shire's Sporting Reserve Development Plan (2006) and later confirmed in the Hartfield Park Master Plan (2010), particularly for winter sports. Provision of developed sporting space has also been included in the budget allocation of the Shire's Community Facilities Plan (2011).

The need for additional sporting space in the Forrestfield area will be more critical as almost all of the Shire's population growth and their sporting field demands will be at the base of the foothills. A previous report on the condition of Pioneer Park appears to be putting the future of that space in jeopardy potentially exacerbating the situation.

It can be unequivocally stated that additional sporting reserves will be required in the foothills area in the period to 2031 to service the projected population. Estimates forecast a future resident population across the Shire approaching 77,000 with around 51,000 living at the base of the foothills. Using a very basic per capita provision basis of one senior AFL oval equivalent for every 5,000 residents, this would see the need for 15.5 senior AFL size playing fields of which at least 10 would be required in the foothills area.

It is important to note that this model requires each full size AFL field to be situated in an overall parkland setting where it can also accommodate two rectangular fields plus a changeroom/clubhouse building, carparking facilities, playground area and buffer areas of natural bushland, trails and general amenity. The following generic layout developed by NMRRAC (the Northern Metropolitan Regional Recreation Advisory Committee) provides an indication of what is required and how it fits into an overall reserve area of around 6.5ha.

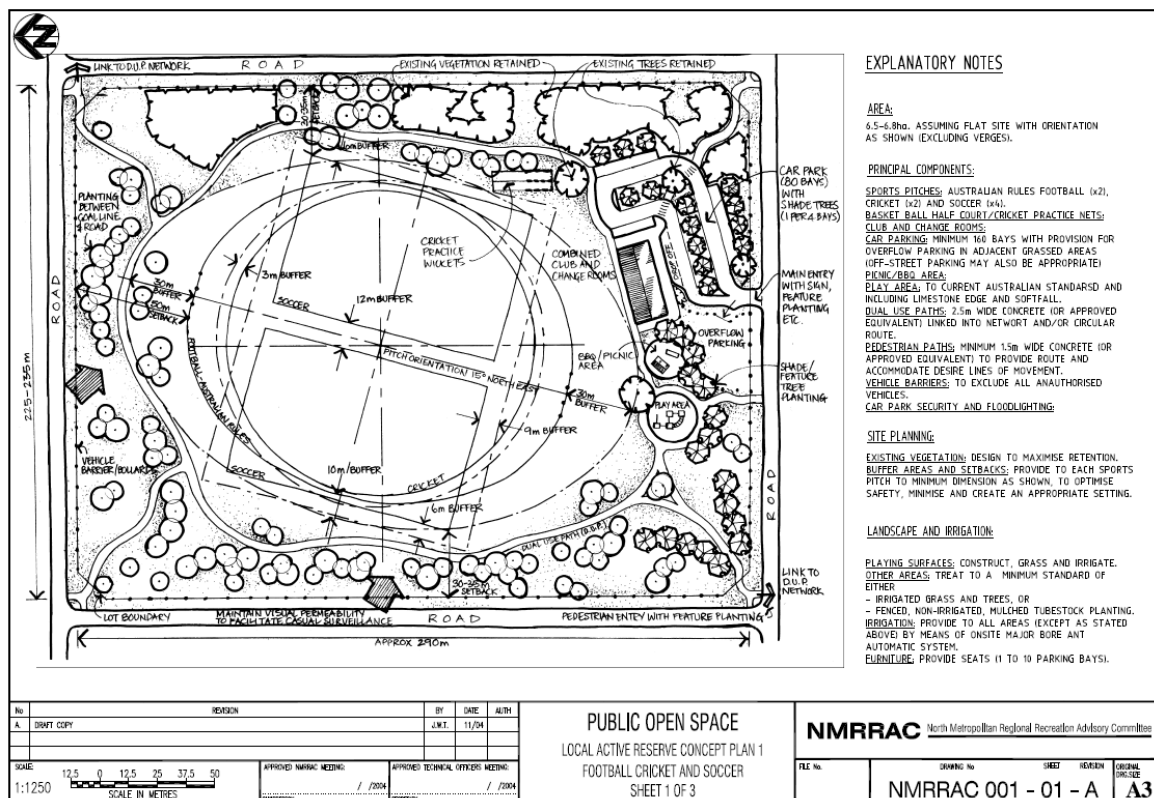


Table 12 below, shows the current provision of 8 full size equivalent AFL ovals at the base of the foothills, noting that there is a significant cloud over the future of Pioneer Park.

	Senior AFL	Cricket	Soccer	Rugby	Diamond Sports	Hockey	Full AFL equivalent
Hartfield Park	2	3	5	2		3	3
Pioneer Park				1 3*	0 5**		2
Scott Reserve		2					1
Maida Vale Reserve		2	8		2		2
Fleming Reserve		1					-
<b>Total current provision</b>							<b>8</b>

\* Note only one rugby field is currently serviceable

\*\* Note that softball have relocated to another venue outside of the Shire until such time that the ground is remediated

**Table 12: Current sporting reserves provision**

Accordingly, this indicates that planning needs to be in place to achieve at least 2 new senior AFL ovals at the base of the foothills. If Pioneer Park is unable to be remediated and retrieved from its current unplayable condition, a further 2 ovals would be required. Under any assessment, we strongly argue that Pioneer Park is an integral and critical part of the future playing fields mix and must be remediated. Moreover the potential for future expansion of Pioneer Park to the south warrants investigations and master planning for the long term use of this site. Assuming Pioneer Park is brought back into the fold approximately 13ha will be required to be developed (using the NMRRAC model of 6.5ha per reserve) to provide at least 2 new fields.

An alternative method of forecasting future demand is to consider participation rates. A methodology developed by Associate Professor Tony Veal from the University of Technology, Sydney, forecasts demand and ultimately the number of fields based on population numbers and participation rates. Calculations using his methodology and catering for an additional 23,000 persons across the Shire indicates a further 26ha of sports space would be required, or based on the NMRRAC model, a further 4 fields. We know from the very generic assessment above that at least 2 of these fields would need to be located at the base of the foothills.

A further and more detailed approach shown below uses ERASS 2010 participation data and calculates the number of new players arising from an additional 23,000 residents. The player numbers are translated into team numbers and then the number of fields is predicted. The basis for field predictions is the number of competitions that can be held on a Saturday afternoon noting that Saturday morning and Sunday is primarily allocated to juniors. For short duration sports such as football codes a 2 hour booking is allowed giving the capacity to accommodate 4 matches and therefore 8 teams per field. Cricket generally requires a half day allocation and baseball is nominally allocated 2.5 hours per match. The number of fields is then calculated on the basis of home and away competition with half the number of teams required to be accommodated each week. The area required is based on recommended dimensions plus buffer areas. The NMRRAC model reveals that 3.2 full size fields are required. This warrants the provision of 4 new fields to prevent overcrowding.

	Participation Rate (%)	No. new players to 2031 (no.)	No. Teams	New Fields Required	Turf Area Requirement (ha)
Soccer	4.6%	663	44	5.5	4.56
AFL	5.4%	778	31	3.9	11.96
Hockey	1.4%	202	13	1.7	1.39
Cricket*	2.2%*	317*	21*	10.6*	14.02*
Baseball*	0.2%*	29*	2*	0.6*	1.09*
softball	0.4%	58	5	1.2	2.18
Rugby League	0.6%	86	6	0.7	0.86
Rugby Union	0.3%	43	3	0.4	0.43
Total land area	This is based on winter code allocations. Cricket and baseball will use the reserves in the summer season and so no additional area is required				21.37

\* These areas are excluded as summer sports use the same area provided for winter sports

**Table 13: Projected need for additional sporting reserves based on ERASS participation data**

A final assessment methodology relates to the findings of a recent study carried out by the Centre for Sport and Recreation Research at Curtin University of Technology. This study found that there is a shortage of provision of public open space for organised sport in newer suburbs. The metrics emerging from the study promote the allocation of 6.5m<sup>2</sup> of active open space per resident or 1.4% of subdivisible area of new suburbs for sporting purposes, plus an allowance of double that area again for supporting infrastructure such as clubrooms, spectator areas, parking etc.

This tripling of the playing surface requirement is consistent with the NMRRAC model that proposes an allocation of 6.5-6.8ha for a senior AFL oval. The AFL playing surface measures 165m x 135m which equals 2.23ha. Multiply this by 3 and you arrive at 6.69ha.

For Kalamunda the accommodation required for 50,950 residents at the base of the foothills at 6.5m<sup>2</sup> per person is 33.125ha. With a land allocation of three times the playing surface for ancillary infrastructure a total land allocation of almost 100ha (99.375) will be required to support the forecast population. It is important to note that this allocation does not include exclusive use areas such as golf courses.

Present allocations in the foothills are as follows:

	Reserve area (ha)
Hartfield Park	42.74ha
Pioneer Park	8.11ha
Scott Reserve	5.79ha
Maida Vale Reserve	9.83ha
Fleming Reserve	3.22ha
Dawson Park	4.37ha
<b>Total area</b>	<b>73.72ha</b>

**Table 14: Current POS land allocations at the base of the foothills**

Accordingly the base of the foothills is approximately 25.655ha short on public open space provision, again warranting four (3.95) full sized playing fields at 6.5ha per field.

In summary and using the four methods discussed here there is a requirement for future sports space of somewhere between 13ha and 26ha. The significant variation in predicted area required is based on a variety of assumptions used in the models.

Table 14 provides a comparison of local participation rates that reflects survey information obtained from the local sports clubs (refer Appendix 2). It shows that the participation rates for Shire of Kalamunda for the two key winter sporting codes of Australian football and soccer are significantly lower than those shown in the ERASS 2010 data for WA and accordingly reveals that a significantly lower amount of projected turf area is required. This assessment reduces the future area required to just 9.32ha.

	Participation Rate (%)	No. new players to 2031 (no.)	No. Teams	New Fields Required	Turf Area Requirement (ha)
Soccer	1.4%	243	16	2.0	1.67
AFL	0.8%	139	6	0.7	2.13
Hockey	0.3%	52	3	0.4	0.36
Cricket*	<del>0.4%*</del>	<del>69*</del>	<del>5*</del>	<del>2.3*</del>	<del>3.07*</del>
Baseball*	<del>0.2%*</del>	<del>35*</del>	<del>3*</del>	<del>0.7*</del>	<del>1.31*</del>
softball	0.5%	87	7	1.8	3.27
Rugby League	0.3%	52	3	0.4	0.52
Rugby Union	0.8%	139	9	1.2	1.38
Total land area	This is based on winter code allocations. Cricket and baseball will use the reserves in the summer season and so no additional area is required				9.32

\* Summer sports can use area provided for winter sports

**Table 15: Projected need for additional sporting reserves based on Shire of Kalamunda survey participation data**

It is contended that this figure more accurately reflects the future turf area requirements for the Shire (including allowance of predicted growth of sports clubs). The most notable differences include the WA participation rate of 4.6% for soccer, compared to local participation rate of 1.4% and AFL from 5.4% to 0.8% respectively.

The additional 9.32ha can be accommodated by expanding the north western corner of Morrison Oval and relocating Hockey to the equestrian space along Hartfield Road as provided in the Hartfield Park Master Plan. It is also noted that the Community Facilities Plan 2011 identifies the potential to expand the sporting field space at Maida Vale Reserve by 4.0ha by developing the archery space to the north of the soccer fields. Indeed this area could provide as much as 8ha of additional space if it was fully exploited under the NMRRAC model.

Table 15 indicates the planned and potential new areas to be developed that would provide an additional 9.5ha which is sufficient to allow for the projected additional turf area required for a project population growth of 17,000 at eh base of the foothills. If Pioneer Park is remediated it has the potential to comfortably accommodate 3 rugby fields and as many as 5 full size diamonds for softball.

Location	Area (ha)
Morrison Oval	1.5
Equestrian site	2.5
Maida Vale Reserve	4.0
Dawson Park	1.5
<b>Total new area</b>	<b>9.5</b>

**Table 16: Projected need for additional sporting reserves**

It is also noted that the old landfill site area to the south of Pioneer Park is yet to be developed and could provide in excess of 30ha of land for new fields and other infrastructure development if stabilised calling upon the virgin land along Dawson Avenue for any building requirements. If the existing grassed space at Pioneer Park is not retained and rehabilitated, an additional 8ha will have to be located within the Shire.

In essence, and subject to Pioneer Park being retained, the Shire has sufficient land for sports field development if:

- The Hartfield Park Master Plan is implemented in full,
- Pioneer Park is retained and progressively upgraded, noting that the full extent of Pioneer Park to the south is yet to be developed;
- Maida Vale reserve is expanded into the archery space;
- Dawson Park (the reserve adjoining the primary school playing space) is included in the seasonal allocations as a competition and training space
- Dawson Park Primary School playing field space is secured by way of a shared use agreement with the Department of Education – noting that the Shire already maintains this area.
- Darling Range Sports College is ultimately developed as an overflow or training space for community clubs should it ever be required.
- Pioneer Park is ultimately extended to the south in accordance with a new site master plan and through landfill rehabilitation and development programs

Note: If Pioneer Park is not able to be renovated to retain rugby league and return softball to the ground, the expansion of Maida Vale Reserve would be a more logical development than Darling Range Sports College. If archery was to be displaced from the Maida Vale site it could be readily accommodated at a number of alternative locations throughout the Shire, noting that some infrastructure relocation and development would be required.

## 9.2 Darling Range Sports College

Consultation with the staff at DRSC indicated that current key sports at the College are AFL, soccer, rugby, cricket, netball, swimming, and basketball with no need for additional space. Desirable additions to the playing spaces facilities on site would be an additional junior AFL field, a turf cricket wicket, a baseball diamond, a 400m athletics track and new tennis courts.

An aspiration of the school is to build relationships with senior clubs to provide pathways to elite sport for students following on from the specialist training programs completed through the College.

It was noted that the provision of a multipurpose synthetic turf would be welcomed as it would expand the base of possible elite sports pathways. The Department of Education

indicated that it would welcome such a development on the College site but would not provide any funding. Tenure by way of a license to access the facility would most likely be granted for a 10 year period (with an option to renew) in line with current practice.

### **9.3 Soccer**

The soccer fields currently utilised by Forrestfield United Soccer Club at Hartfield Park were indicated in the Hartfield Park Master Plan as being subject to overuse. On site observations and advice from the club and Shire confirm this outcome.

This results in not only in a degraded playing surface but also pressures on the adjoining hockey fields as the soccer club seeks additional space. Investigations during this study have confirmed the demand for additional soccer facilities and the pressure placed on hockey. The general condition of the soccer clubhouse and changeroom facilities was also indicated to be poor, although functional, and rationale was provided for an upgrade or redevelopment in the Hartfield Park Master Plan.

The predicted growth of the club is an increase of 4-5 times the current membership in the next 10-15 years. On population growth alone it would be reasonable to expect a doubling of membership as a bare minimum. It was indicated that current space will not be adequate for future growth and the Club will require another 2-3 junior fields, and 2 senior fields.

The soccer fields currently utilised by Kalamunda United Football Club at Maida Vale Reserve were found to adequate other than some issues indicated with sportsfield lighting and maintenance of the clubhouse and changerooms. Modest growth of the membership numbers is predicted at approximately 2-5% annually for both junior and senior teams. No requirement is indicated for additional space for soccer at Maida Vale reserve.

### **9.4 AFL**

Reid Oval at Hartfield Park is utilised by the Forrestfield Football Club which currently only has junior teams. The number and size of the playing field is considered to be adequate, however improved maintenance of the ground, particularly weed control to eliminate bindii prickles, is desirable. Numbers at the club have generally been in decline for the last few years, although new growth is expected with the increasing population in the surrounding area.

Junior AFL and Tee-Ball clubs currently share the grounds and facilities and a good relationship exists between the clubs. There are aspirations to have a senior football team in the future which could be accommodated at Reid Oval.

### **9.5 Cricket**

The Forrestfield Cricket Club utilises Morrison Oval and the rugby field to the east of the club house. The club reported that the grounds have been in better condition the past year compared to previous years. There were some concerns about maintenance of fittings and services (such as hot water services) at the clubhouse and a desire for the public toilets to be made the sole responsibility of the club and closed to the public. Moderate growth of player numbers is expected, with no indication of additional space being required in the short-medium term (15+ years).

### **9.6 Hockey**

The hockey fields currently utilised by the Kalamunda Hockey Club at Hartfield Park are considered to be adequate for the club, however, they experience pressures from the adjoining soccer and rugby clubs. The Hartfield Park Master Plan indicates relocation of hockey to the nearby equestrian site and to be co-located with Scouts and Little Athletics. Hockey has also indicated that its off-field facilities are less than satisfactory and enhanced



changeroom and clubroom amenities would be advantageous. Provision of a synthetic turf would also be desirable and ideal to attract and retain senior players. Predicted growth of the club is from 8 junior teams to 10 junior teams, which will most likely lead to an increased number of senior members.

The Kalamunda Hockey Club has indicated preparedness, indeed a willingness, to relocate. They have indicated that a synthetic turf would be ideal, noting that their senior 2<sup>nd</sup> division players already travel elsewhere to access a synthetic turf, but their current numbers do not substantiate a claim for a synthetic turf. The dilemma, however, is that until the Club has access to a synthetic turf, club growth is likely to be limited. Provision of a synthetic turf is likely to guarantee growth, however, the club will need to show leadership and a strong desire to commit to a major investment of this nature. A project champion will be needed to drive a turf development in the area which is recognised in the Hockey WA Strategic Facilities Plan.

### **9.7 Little Athletics**

The Forrestfield Little Athletics Club currently uses the hockey fields at Hartfield Park during the summer season and shares facilities with the hockey club. There is some crossover with the hockey season, however, the two clubs have managed to make it work. The grounds are used for athletics training only and they do not require any markings or tracks.

### **9.8 Diamond Sports**

Hills District Softball Association was previously accommodated at Pioneer Park but has relocated to an alternative ground in an adjoining local government area. A combination of poor grass cover, subsidence occasioning an undulating playing field, and some leaning of the sports field lighting is reported as the cause of their departure and would all need to be remedied prior to their return. Discussions with the Shire and the clubs indicate that they may be able to be accommodated at Maida Vale Reserve pending upgrades of lighting and other facilities.

Maida Vale Reserve located off Acacia Road currently accommodates the Kalamunda Rangers Inc (tee-ball, softball and baseball). The club reported a general level of satisfaction with the playing fields and accommodation. The pavilion consists of an older section containing the canteen, toilets and changerooms and a newer extended section consisting of the social club area and storage areas.

The changeroom and toilet facilities are in poor condition and require some upgrades and maintenance. Lighting of the fields is also considered to be inadequate for evening training and matches.

### **9.9 Rugby Union**

The Kalamunda Rugby Union Club located at Hartfield Park currently utilises the designated rugby fields and Morrison Oval. The club indicated that the playing fields are currently adequate. Increased space on Morrison Oval following clearance to demolish a stand of trees in the north western corner, would accommodate future growth of the club. A major upgrade of the clubhouse facility is planned with the club indicating that they are not willing to relocate.

### **9.10 Rugby League**

The Kalamunda-Canning Rugby League Club currently utilises the playing fields at Pioneer Park and the recreation space at Fleming Reserve for junior's training. The club indicated that the condition of the main rugby field is satisfactory. The principal challenge for the club is the poor quality of the lower grassed space and the ongoing settlement and undulations in the playing surface. The lack of a clubhouse and lack of competition standard lighting is

restricting the capacity of the club to host night games and finals and therefore limiting opportunities for growth.

Predicted growth of the club is indicated to be quite considerable, with the requirement for 3 full size fields, a clubhouse with competition standard lighting. This spatial requirement could be readily accommodated on an upgraded Pioneer Park.

Interim arrangements could retain the rugby league club on the upper field and supplement its accommodation with use of the adjacent area at Dawson Park. The accommodation could be further enhanced by use of the Primary School oval. This would be subject to successful negotiation of a Shared Use Agreement with the Department of Education.

### **9.11 Pioneer Park**

The Shire has sought independent advice on the safety and stability of the ground and has determined that until such time as the ground stabilises and ceases to emit landfill gas that it will not invest any further in infrastructure on the site. Acknowledging the potential for ongoing subsidence and landfill gas emissions from the site, the advice is acknowledged and understood as offering a risk adverse approach to the future use and development of the site. It is understood, however, that consideration is being given to alternative non-sporting uses for Pioneer Park.

It is also noted that the level of landfill gas emissions from the site has diminished considerably in recent years. The LGP power station established on the landfill site is no longer viable and although a safety flare is installed it is rarely required. The quality of the upper rugby field playing surface is a good indicator that gas emissions are no longer prohibiting plant growth in that area.

Considerable concern is expressed at any thought of allowing Pioneer Park to be used for non-sporting activity given the scarcity of large footprint sports spaces in the district. Pioneer Park provides the equivalent of 2 full size AFL ovals and is well located in the catchment area. It would be extremely difficult, if not impossible, to replicate it without the purchase of land. Further, the cost of developing an equivalent active open space to replace the fields at Pioneer Park would be similar to if not more expensive than a comprehensive makeover of the existing facilities.

It is observed that the upper rugby field is in a reasonable to good condition and could readily be managed as a quality surface through routine maintenance including progressive top dressing.

Discussions with the project quantity surveyor have indicated that the cost of remediating the larger playing area at Pioneer Park would be equivalent to establishing a new field of equivalent size from scratch as would be required at Darling Range Sports College. The works would include:

- salvage and stockpiling of the existing turf
- salvage of sprinkler heads and valves (pipe work would most likely be lost)
- compaction of the area
- site levelling and laying a new subsurface of 150mm porous fill
- laying of 100mm new topsoil to promote growth
- installation of new sportsfield lighting
- reinstalling the irrigation; and
- reinstalling the salvaged turf.

The only items of work not likely to be required on a new virgin ground site would be the site compaction although it would require clearing and levelling. The cost advantage of redeveloping Pioneer Park over a new site is that turf and irrigation costs would be lower by making use of existing materials. It is also noted that the access road and changeroom block are already in place and the available area is larger and better configured than the College site.

At an operational level, access to a Shire owned and managed facility compared to a leased and shared use facility on the College site is considerably less constrained. It is also noted that the current pressures for additional sports space and facilities is from senior clubs with expectations of clubhouses and licensed premises. This is more complicated to the point of being undesirable on the College site.

### **9.12 Hartfield Park**

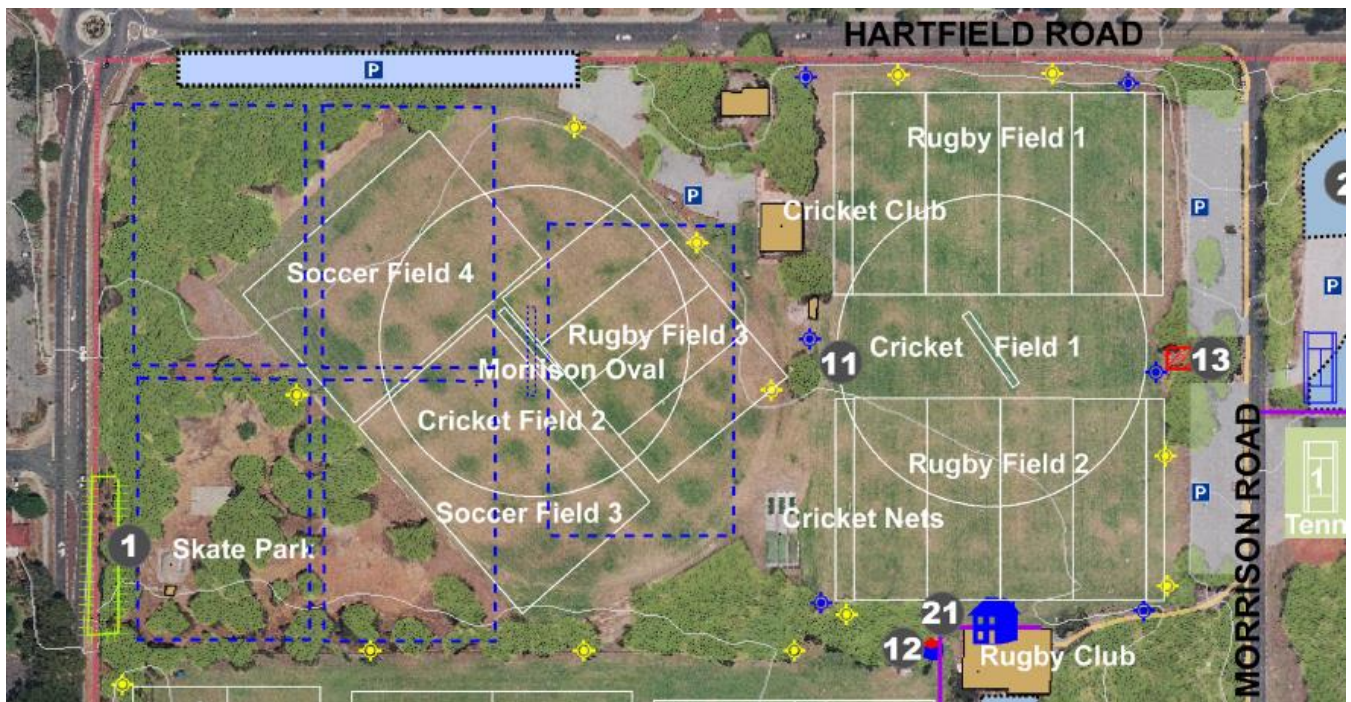
Further development of the Hartfield Park precinct is generally constrained by Bush Forever classifications. It is also noted that parking in the precinct is inadequate when the resident rugby and soccer teams are both playing at home and this shortage of parking impacts on the operations of the adjacent tennis and bowling clubs.

*It should be noted that for the purpose of the needs assessment and solutions matrix, bowls, tennis and netball have been excluded from the discussion on the basis that they are not being considered for accommodation at DRSC.*

The Hartfield Park Master Plan report also indicates that most of the grounds are close to or at capacity and this is particularly the case with facilities for soccer.

Despite the soccer pressures and parking congestion at Hartfield Park, the remainder of the Clubs located there report a general level of satisfaction with their playing field allocation. The buildings, however, are collectively considered to be old and tired and in need of refurbishment. More detail related to these facilities is outlined in the Hartfield Park Master Plan and the inventory in Section 6 of this report.

It is noted that an application to develop the bushland area in the northwest corner of the site adjacent to Morrison Oval has been approved. This will allow an extension of playing facilities that will subsequently assist soccer and rugby as indicated in the Hartfield Park Master Plan shown below.



**Figure 8: Additional soccer and rugby fields shown dotted in blue**

Source: Hartfield Park Master Plan 2010

## 10.0 FEASIBILITY ANALYSIS OF THE DARLING RANGE OPEN SPACE

The feasibility and practicality of developing the Darling Range Sports College open space to provide the community of the Shire of Kalamunda with access to additional playing fields and amenities has been assessed. In summary this action is not supported in the short to medium term although it may have some value in the much longer term.

The following discussion summarises the findings of the study and outlines the rationale for that position.

### 10.1 Department of Education Land

The purpose of this report was to investigate the development of community accessible playing fields and facilities on Department of Education (DoE) land. DoE indicated a willingness to make up to 3.5ha of their land available for this purpose noting that additional facility development would assist and enhance the sports specialist function of the College.

There are three perceived limitations to the development of shared use facilities proceeding.

1. DoE has indicated that they would not be in a position to contribute any funds to the development as the school currently meets model provisions.
2. DoE has indicated that they would only offer a standard 10 year lease (possibly with a further 10 year option). This uncertainty of long term tenure raises a concern given the substantial investment required to establish suitable sporting facilities.
3. DoE would be reluctant to embrace senior sporting clubs if they sought to establish clubroom and social facilities and subsequently wished to serve alcohol to members and spectators (this general position is supported).

## 10.2 Darling Range Sports College

A key consideration as to which sport(s) should drive the site master planning and therefore the ultimate layout of facilities is the needs of the Darling Range Sports College and their sports specialist curriculum.

The College has indicated that it is not in need of any specific facility developments at this stage but would welcome new facilities to give it more options and greater flexibility in its curriculum and facility programming. Should new facilities be developed on the school site the preference would be accommodation for baseball/softball, AFL, soccer and athletics.

Other than the potential relocation of softball from Pioneer Park, none of these priorities reflect the community's priorities. This is complicated by the Softball Club's expressed desire to transfer their liquor license to any alternative venue.

There are two soccer clubs in the district, neither of which is seen as a compatible tenant of the school site. Both have access to multiple playing fields and licensed premises. It is noted that it is possible to provide additional soccer space at Hartfield Park and the Forrestfield Soccer Club's facilities are scheduled for improvements.

The land area and orientation of the College site precludes the accommodation of a full size AFL field without the loss of a significant stand of mature trees and/or existing infrastructure. This is not favoured. It is noted that the AFL club based at Reid oval is a junior's only club at present and AFL appears to be struggling in the district, perhaps due to fierce competition from soccer.

Rugby League is not favoured by the College with the relationship with the WA Rugby League clouding the future of the sport at the College. Similar to softball the rugby league club based at Pioneer Park has indicated its need for social facilities and the ability to serve alcohol on occasions.

The College has indicated its support and encouragement for the installation of a synthetic turf playing field even though it does not currently support Hockey as one of its specialist programs. Their ambition would be for a multipurpose surface that could be used as a teaching and training environment for a variety of sports. A multipurpose turf rather than a hockey specific surface would be a useful addition for high volume usage by the College.

The challenge is that the Shire would be fully funding and building and maintaining a synthetic turf on land it does not own. Any development on the school site would be required to guarantee the College priority access during school hours and for after hours training and competitions. This is not seen as an unacceptable constraint; however, unless a very long term tenure and a contribution to surface replacement can be secured from DoE it may not be advantageous for the Shire to pursue this option in light of alternative options.

Until such time as there is some synergy in the facility needs of both the College and the community, it does not make sense to develop the vacant land at DRSC. Should a synergy exist in the future it would then be viable to draw up Shared Use Agreement that is fair and equitable to both the College and the Shire addressing the three constraints currently identified.

## 10.3 Development Land Size

The parcel of land available for development at Darling Range Sports College is approximately 3.5ha in area (see figure 1). This allows for a variety of development options

for playing fields and associated facilities and number of options were marked up to show potential layout for various types of sporting fields and facilities. These can be viewed in Appendix 4. The current land configuration is not able to support a full size AFL oval.

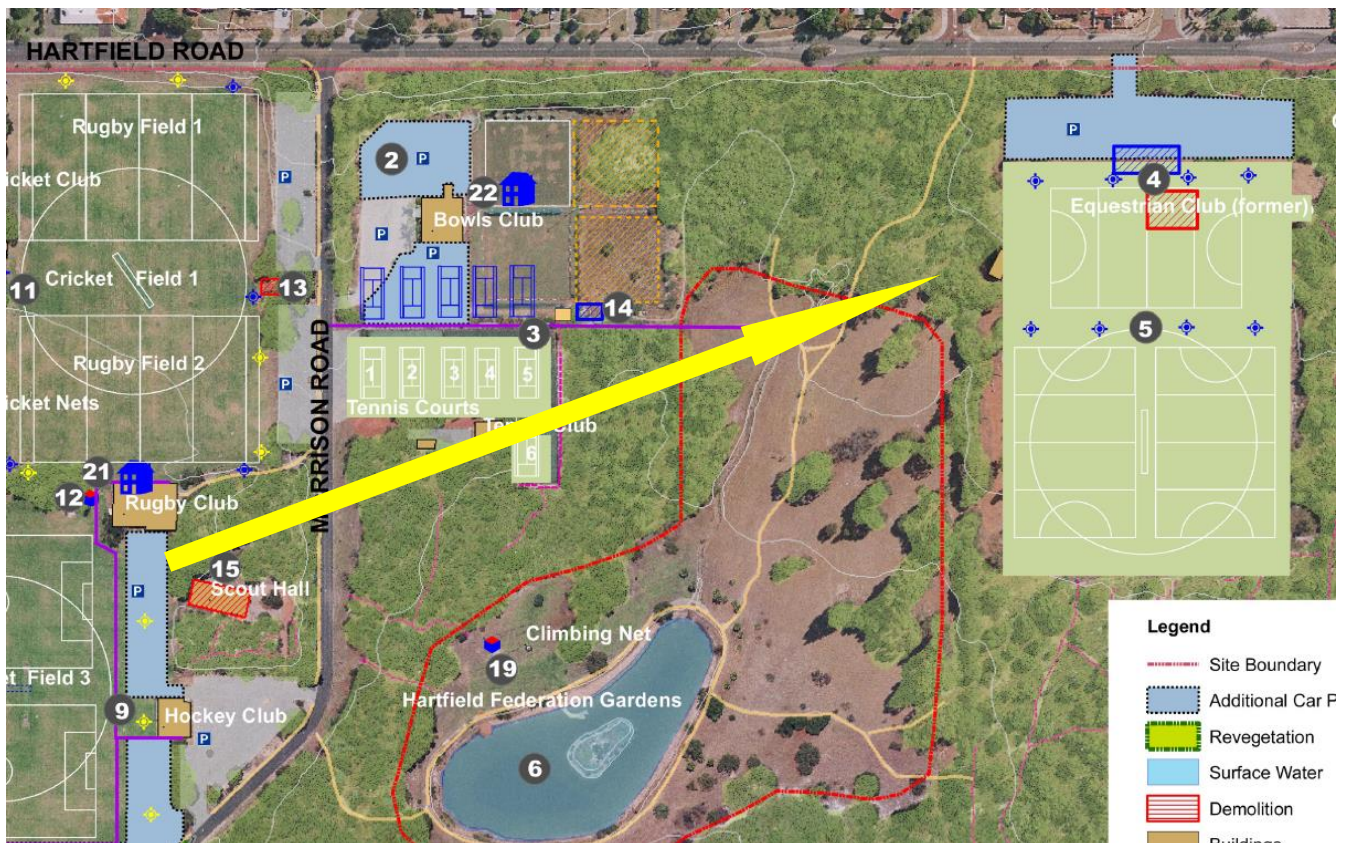
At a generic level the cost to develop the Darling Range Sports College site with 3 grassed playing fields, changeroom and clubhouse facilities and access roads and parking is in the vicinity of \$2.75million.

The breakdown of costs is as follows generally reflecting the site layout shown in Option 1 in Appendix 4.

DRSC Development Order of Probable Cost	area (m <sup>2</sup> )	unit cost (\$)	project cost	cost
3 soccer/diamond sport fields	27,000	35	30%	\$ 1,228,500
changeroom block/storage	74	3,000	30%	\$ 288,600
covered verandah/viewing area	80	1,200	30%	\$ 124,800
canteen/first aid/public toilets	48	3,300	30%	\$ 205,920
clubhouse	220	2,450	30%	\$ 700,700
parking	850	65	30%	\$ 71,825
access roads	180	65	30%	\$ 15,210
services	item	100,000	0%	\$ 100,000
Total				\$ 2,735,555

#### 10.4 Hartfield Park

The Hockey WA Strategic Facilities Plan supports the development of a synthetic turf in the Forrestfield district, possibly at Hartfield Park although it could be developed at Darling Range Sports College. The Hartfield Park Master Plan proposes the relocation of hockey from the existing fields adjacent to soccer to the now unused equestrian site further south east along Hartfield Road.



**Figure 9: Future hockey field shown on disused equestrian site in green**

Source: Hartfield Park Master Plan 2010

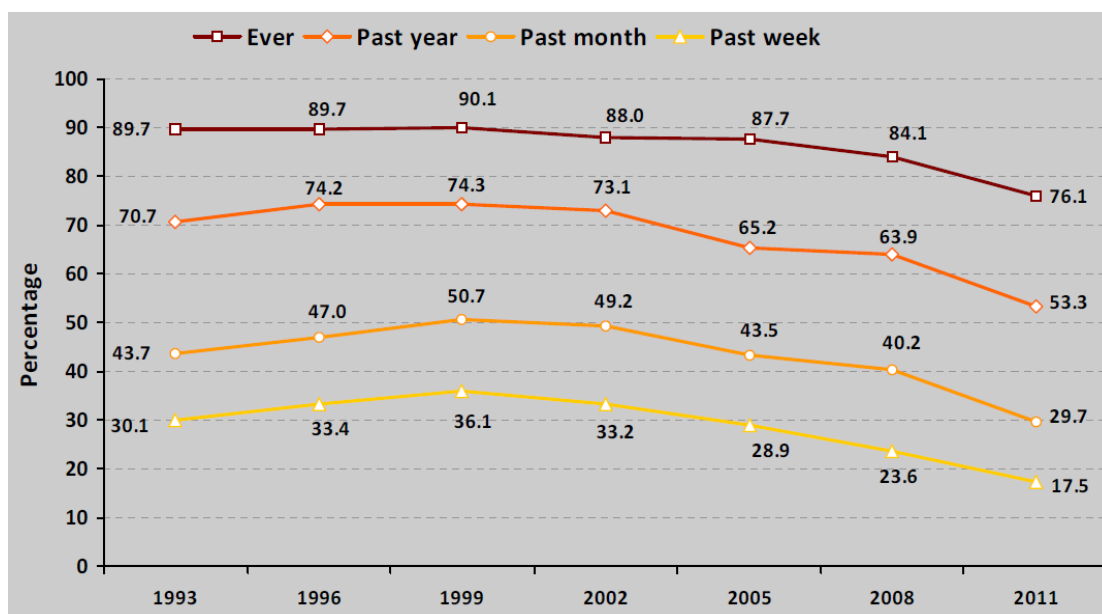
The model used to demonstrate the viability of a synthetic turf in Hockey WA’s Strategic Facilities Plan is for a strong club operating a licensed clubhouse with intense use of the playing surface at competitive hire charges. The Forrestfield Club has not expressed its readiness to take on responsibility for a synthetic turf development. It would be possible however to relocate the club on grassed fields and subsequently convert the main lit field to turf at a future time.

**10.5 Liquor License on School Grounds**

Discussions with the state government’s Drug and Alcohol Office (DAO) reveal significant concerns with the alcohol culture surrounding sporting clubs and the level of alcohol consumption by school students.

DAO advises that rate of use in children aged 12-17 has declined over the past two decades (see figure 10), but risky or binge drinking is now evident at higher levels<sup>17</sup>.

<sup>17</sup>[http://www.dao.health.wa.gov.au/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core\\_Download&EntryId=770&PortalId=0&TabId=211](http://www.dao.health.wa.gov.au/DesktopModules/Bring2mind/DMX/Download.aspx?Command=Core_Download&EntryId=770&PortalId=0&TabId=211)



**Figure 10: Prevalence and recency of alcohol consumption in 12-17 year old students**

Source: Drug and Alcohol Office

The ‘alcohol, think again’ campaign is the DAO’s community education program aimed at reducing the harmful effects of alcohol. The Good Sports Program<sup>18</sup> is the community program of the Australian Drug Foundation which has been operating for some years on the east coast and is currently being introduced to Western Australia.

The program notes that most Australian sporting clubs sell, promote or advertise alcohol within their club events and competitions. But times are changing.....

Many sporting club leaders now understand the need to take greater responsibility for the service and consumption of alcohol at club games and functions. In some cases, clubs have had to win back community respect and member participation where alcohol celebrations have tarnished their reputation. The campaign argues that sporting clubs of all size and description benefit from a greater focus on young people and families and less focus on drinking alcohol at high-risk levels.

CCS advocates that it would be ideal to only provide for junior sports at DRSC. If this was to be the case the issue of a liquor license would not be drawn into consideration. If any of the sporting codes to be located at DRSC were to include senior teams there is likely to be a call for a licensed premise. Physical separation/demarcation of facilities would be a bare minimum and a management plan would be essential in this instance.

It is noted that as of 2014 year some Year 12 students will be 18 (due to changes in the school starting age made in 2001). There is a generally supported desire throughout the community to reduce the link that perpetuates the drinking culture that is associated with many sports clubs in Australia and promote healthy active living.

### 10.6 Pioneer Park

A site assessment report by OTEK (letter dated 5 July 2012) indicated that the landfill cap on the area of Pioneer Park does not meet current standards and the site could be emitting methane and other landfill gases.

<sup>18</sup> <http://www.goodsports.com.au/about/>



OTEK is also of the opinion that although these gases are being generated, the conditions necessary to reach the concentrations where they pose a serious health risk probably don't exist. However, if the landfill is properly capped, any landfill gas generated no matter what their concentration is a non-issue.

The Shire has advised the clubs that they are to continue using the grounds at their own risk and had come to a decision not to invest in additional infrastructure until such time that gas emissions and surface stabilisation can be achieved. There was also discussion of closing the open space area and opening up adjoining land for commercial development.

The Shire subsequently (February 2013) sought advice from EMRC on the cost of rehabilitating Pioneer Park. This report confirmed the inadequacy of the landfill cap and reiterated that groundwater contamination was occurring at the site. The report states:

“Based on the information gathered and assessed, it is clear that a Landfill Cap Rehabilitation Programme needs to be developed and implemented in order to address current issues as well as providing long-term management.” (pp 6)

The EMRC report indicates an order of probable cost for this rehabilitation of between \$1.5 and \$2 million dependent upon the amount of work undertaken in-house by the Shire and the actual consultant costs - which are only estimated below.

Tasks	Low range	High range
Decommissioning	SoK In house	10,000 Est.
Compaction	53,700	53,700
Engineering and design	SoK In house	40,000 Est.
Clay cap material	537,000	805,500
New irrigation	268,500	402,750
Topsoil	537,000	805,500
Rehabilitation plan	25,000 Est.	30,000 Est.
Hydrogeological assessment	10,000 Est.	15,000 Est.
<b>Total</b>	<b>1,431,200</b>	<b>2,162,450</b>

CCS recommends that the Shire proceed with the redevelopment of Pioneer Park as a priority matter. The loss of this public open space in an area that is already reporting a shortfall in active open space could cause long term issues. It would also mean that capital already invested at the reserve would be lost and provision of additional grounds and facilities would be required elsewhere.

Retention and remediation of this reserve would allow for rugby league and softball to remain at (and return to) the grounds.

### 10.7 Dawson Park

Located opposite Pioneer Park on the eastern side of Dawson Avenue is the Dawson Park Primary School (DPPS) and Dawson Park. The primary school's open space is contiguous with Reserve 35618 vested in the Shire and known as Dawson Park. This space measures 4.3273ha and is sufficiently large to carry a full size rugby field as indicated by the inner rectangle in red. The outer red rectangle shows the full run-off or buffer areas and the in goal area. A further full sized field can be accommodated on the primary school open space should it be required. Note also that Pioneer Park can accommodate 2 full size fields without compromising the permanent softball field to the west of the site.

In combination, Pioneer Park, Dawson Park and the Dawson Park Primary School site can offer as many as 5 rugby fields and 9 softball fields.



By negotiating access to the grassed playing space of the Dawson Park Primary School and treating it, combined with Dawson Park as an adjunct space to Pioneer Park, the Shire can effectively realise this combination of spaces as a district scale reserve.

Advice from the Shire indicates that the combined Dawson Park and the Primary School playing field area are maintained by the Shire and that this space is already used as a low level training space. The cost share arrangements with the Department of Education for maintenance were unknown at the time of the study. Further advice indicates that similar to Pioneer Park this area was also previously used as a landfill site. Despite what appears to be adequate and effective grass cover over the area there has been no formal assessment of the landfill capping material and this should receive further consideration to determine if remediation is required.

The combined area is large enough to accommodate two full size rugby fields and at least three perhaps 4 softball fields. Subject to suitable capping and playing surface quality being provided this space could provide interim relief for the rugby club during reserve renovations and may even be sufficient to attract softball back to the precinct in readiness for a transition back to Pioneer Park.

### **10.8 Hartfield Park Master Plan**

CCS supports for the recommendation made in the Hartfield Park Mast Plan to relocate hockey to the equestrian site and share facilities with the little athletics clubs and scouts. The provision of three grass playing fields is sufficient for the predicted future growth of the hockey club and would be a more suitable location for a synthetic turf in the future should the club grow and the need arise. This would allow for soccer to expand into the current hockey field location and reduce pressures currently placed on hockey by other sports clubs. The Hockey WA Strategic Facilities Plan identifies Forrestfield (nominally Hartfield Park) as a future location for a synthetic turf pitch. This would be consistent with one of the three proposed pitches being upgraded to synthetic turf.

### **10.9 Maida Vale Reserve**

Maida Vale Reserve has been established with a primary focus on diamond sports, and in particular baseball. Hills Districts Softball Club may be able to be located at Maida Vale (previously at Pioneer Park) to make use of the existing diamond installations and additional areas on the reserve. This would be dependent on suitable arrangements being made with the resident Kalamunda United Football Club and significant upgrades in flood lighting and fencing.

## **11.0 SOLUTIONS MATRIX**

The matrix on the following page shows both current and potential accommodation solutions for local sporting clubs.

The current allocations matrix in Table 16 indicates the number of fields available at each sporting reserve for the relevant sporting clubs and the far right (pink) column shows the sports given consideration for relocation to DRSC.

The size and shape of the available ground space at the College limits the development to rectangular fields and playing space for diamond sports. A full size AFL oval cannot be positioned on site without demolition of existing infrastructure or a stand of mature gum trees.

Current pressures suggest the removal of hockey (and potentially its summer season partner athletics) from Hartfield Park to another location.

	Current (2012)										
	Hartfield Park					Pioneer Park		Maida Vale Reserve		Fleming Reserve	Consider - ation to Relocate
	Reid Oval	Soccer Fields	Hockey Fields	Rugby Fields	Morrison Oval	Rugby Fields	Softball Diamond	Diamond Sports Field	Soccer Fields		
Hockey			1+2jr								✓
Soccer		2+5jr			2				5		
Cricket			1	1	1						
AFL	1										
Baseball								2			
Softball							1	2			✓ (PP)
Tee-Ball	Y							Y			
Rugby Union				2	1jnr						
Rugby League						2				1jnr	✓
Little Athletics											✓

**Table 17: Current use of sporting reserves by location**

The solutions matrix in Table 17 indicates the future provision for sporting fields planned for by the Shire. The changes are highlighted in red and discussed below.

This matrix does not include Darling Range Sports College. We do not recommend any development at the College at any time in the foreseeable future. It is our assessment that demand can be adequately accommodated elsewhere and that the College is an unattractive proposition presenting a range of financial and development challenges and complications in providing community access and social facilities.

Solutions Matrix (10-15 years)										
	Hartfield Park					Pioneer Park	Dawson Park	Maida Vale Reserve		
	Reid Oval	Soccer Fields (expanded)	Rugby Fields	Morrison Oval	Hockey Fields (former equestrian site)			Diamond Sports Field	Soccer Fields	Expanded Area (4ha)
Hockey					3					
Soccer		8+5jnr		2					5	
Cricket		1	1	1						
AFL	1									
Baseball								2		
Softball						6	3	2		
Tee-Ball	✓							✓		
Rugby Union			2	1jnr						
Rugby League						3	2			3
Little Athletics					✓					

**Table 18: Projected sporting reserves provision**

The removal of hockey from Hartfield Park allows for the release of 2 hockey fields for soccer and the expansion of Morrison Oval allows for the provision of another 3 senior soccer fields. This would provide the Forrestfield Soccer Club with access to a total of 8 senior and 5 junior fields, projected to be more than adequate for their future needs.

The nearby equestrian site on Hartfield Road allows for the development of 3 senior fields with the potential for long term conversion of one field to a synthetic surface in line with the Hockey WA strategic facilities plan. The Hartfield Park Master Plan suggests the relocation of little athletics with hockey to the equestrian site. Given that athletics is a summer sport they could choose to remain on the main field at Hartfield Park and share with soccer or relocate to join Hockey at the equestrian site.

Much of the pressure for this study was predicated on the likely loss of Pioneer Park. We note the engineering advice regarding its ongoing subsidence and landfill gas emissions, however, we believe the size and location of this reserve is highly desirable and critical to the long term expansion of the currently accommodated clubs.

The remediation and ongoing use of Pioneer Park would allow for a total of 5 full size softball diamonds and 3 senior rugby fields. If access to Dawson Park Primary Oval was negotiated under a shared use agreement with the Department of Education it could provide interim and/or long term space for an additional senior field.

Preliminary investigations indicate that the cost of remediation of Pioneer Park would roughly be of the same magnitude as developing new facilities at Darling Range Sports College. Both sites would require some degree of ground preparation (including compaction at Pioneer Park) the installation of turf, irrigation and lighting. At the college all this would be new material. At Pioneer Park it would be possible to salvage the existing turf and parts of the irrigation system. Moreover the access road and parking areas are already provided as is the changeroom facility. A clubhouse would be required at both locations.

In the event that Pioneer Park is not retained for future sporting purposes, the redevelopment and expansion of Maida Vale Reserve would allow for potential relocation of rugby league with space for 3 senior playing fields. Current discussions have indicated that Hills District Softball Club is able to be accommodated at Maida Vale Reserve, pending some lighting upgrades. These lighting works have been estimated by the Shire to be in the range of \$760,000 - \$900,000 dependent upon Western Power headworks charges and Shire overheads.

## **12.0 POTENTIAL USERS OF THE DARLING RANGE SPACE**

Based on the feasibility analysis it is recommended that Darling Range Sports College is not developed by the Shire at this stage. Any future development should be restricted to junior sports only or to provide overflow training grounds. Ideally any facility development should respond to the declared needs of both the school and the local community.

## **13.0 FACILITY SPECIFICATION**

The available land area and orientation of the college site lends itself to rectangular playing field development rather than the provision of an AFL sized oval. Even the existing school oval is smaller in size (150m x 100m) than a regulation senior field (165m x 135m) and the overflow grassed training area (80m x 70m) does not meet rectangular playing field dimensions for any senior sport (soccer 100m x 64m and rugby 140m x 70m with adequate buffers).

Diamond sports (softball and baseball) can be accommodated on the site in a variety of configurations tying into the finally adopted shape of the playing fields for other codes. Opportunities exist (with careful design) to establish the home plate and pitcher's plate off the main playing field for other codes which allows for the installation of permanent back nets and coaches boxes.

Regardless of which codes are installed on site at the College new amenities will be required to accommodate community access including:

- Public toilets
- Changerooms, showers and toilets for players
- Umpires room
- First aid room
- Sports equipment stores
- Kiosk/canteen facilities
- Possibly clubhouse facilities.

If the clubs allocated to the college facilities support senior teams they will also seek access to:

- Clubhouse for social events and to display memorabilia
- Meeting room for committee meetings and other governance functions
- Sportsfield lighting for evening training and potentially for competition

Any development is ultimately likely to require

- A new site access road separate from the College entry
- Carparking –formal and informal overflow
- Landscaping around the amenities building
- Playground for young children who attending the site in company of their parents and older siblings.

The need for development at Darling Range Sport College is not identified in the study horizon to 2031. It is recommended, however, that this option be held in reserve in case participation rates significantly exceed the forecasts of the club and state averages causing excess demand.

## 14.0 CONCEPT PLAN

A series of concept designs were developed for consideration throughout the course of the study. These are included in appendix 4 for information purposes.

It is recommended that they be shared with affected clubs and the College for information purposes.

## 15.0 MANAGEMENT PLAN

### 15.1 Shared Use Agreement

No formal management plan has been prepared given that the study recommends against the development of facilities at the College for the foreseeable future.

It is noted that the Department for Sport and Recreation has recently commissioned a review of joint development and shared use arrangements between local governments and the Department of Education. There are a range of existing agreements in place (samples of which have been provided to Shire officers) which could serve as templates, however, the DSR review report (soon to be released) will hopefully guide any tenure and responsibility negotiations and provide a platform to agree the specific requirements of the DRSC and the Shire of Kalamunda.

It is noted that an informal shared use and maintenance arrangement already exists between the Shire and the Department of Education for the Dawson Park Primary School playing fields and the adjacent Dawson Park. The templates provided will offer sufficient information if a formal agreement is to be negotiated.

Aside from our recommendation not to proceed with development at the College, if development was to occur to meet current community need, a new facility at the DRSC site would be required to accommodate senior sporting clubs. In this situation the development of a clubroom facility and associated social activities (including the sale of alcohol) will need to be considered. CCS advocates the Good Sports<sup>19</sup> Program which has been operating around the nation for some time and was recently been introduced to WA.

## 16.0 RECOMMENDATIONS

Based on the findings outlined within the report CCS has found that the DRSC site is not ideal for the current and projected sporting needs of the local community. Further it is asserted that there are a number of alternative development options available to the Shire of Kalamunda that better meet the needs of the local sporting and community groups.

The recommendations of this report extend beyond the focus of Darling Range Sports College and look to some of the broader issues of community need including:

1. Implementation of Hartfield Park Master Plan and specifically the proposals to:
  - Relocate hockey and little athletics to the equestrian site;
  - Allow the expansion of soccer into the vacated hockey area; and
  - Expand Morrison Oval to the west (toward Hale Rd) thereby creating additional fields for use by soccer and other sports.

*These works are seen as a priority item with works scheduled to commence as soon as possible. It is understood that some funding has been secured for this work.*

2. Retention and remediation of the existing (northern) playing surface area of Pioneer Park with a view to the future accommodation of Softball and Rugby

*These works are also seen as a priority as the condition of the playing field is preventing its use and disrupting club participant and growth opportunities. Once the field surface is remediated there will be a need for the softball sports field lighting to be reinstalled.*

3. Ongoing use of the upper (southern) field at Pioneer Park for rugby during the remediation program.

*The use of this field together with access to a formally marked senior field at Dawson Park, and potentially a second playing field on the Dawson Park Primary School site would enable rugby league to operate from this area without disruption. This is a limited to no cost action and should be undertaken immediately. Consideration should also be given to the conduct of a formal capping investigation at Dawson Park to determine if remediation is required, the extent and when it should be undertaken. Logically it could occur after Pioneer Park is returned to service.*

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<sup>19</sup> <http://www.goodsports.com.au/about/>



4. Upgrade of the sportsfield lighting system at Pioneer Park  
*The existing softball lighting will need to be removed to allow the remediation of the playing field. The existing installation has suffered from ground subsidence and the poles are no longer vertical. A new playing field lighting system will be required not only for soccer but also for the two rugby fields on the remediated northern section. Conducting (and pole foundations) should be laid during the grass renovation program but pole and lamp installation can occur at a later date.*
5. Development of clubhouse facilities for resident sporting clubs at Pioneer Park, nominally softball and rugby league.  
*This is an immediate term development and something missing from the infrastructure at Pioneer Park at present. Both rugby league and the softball have indicated a desire for this facility and have promoted the fact that they have liquor license of some description.*
6. Plan for the expansion and further development of Pioneer Park to the south  
*This is a long term consideration for future needs making use of the old landfill site. This is of course subject to appropriate compaction, capping and site remediation prior to irrigation and turfing.*
7. Expansion and redevelopment of Maida Vale Reserve following the development of a Master Plan for the site.  
*These works are identified in the Shire's community facilities plan and are essential for the ultimate accommodation of projected growth and demand in the district.*

### 16.1 Proposed Project Timeline

A timeline for implementation of the recommendations is shown below. It is largely consistent with the Shire's Community Facilities Plan with items identified in that plan shown in grey.

Additional items shown in green are recommendations from CCS Strategic for inclusion in the Shire's forward plans. The costs shown in the schedule have been derived from the Community Facilities Plan and included as shown or estimated in 2013 dollar terms using unit rates and indicative areas. These costs (in green) have been escalated to the year of construction using data issued by the Australian Institute of Quantity Surveyors dated December 2012.

The timing of these works has been determined based on a logical sequence of works, forecast participant numbers and a desire to have facilities developed and in place in readiness for demand. The future expansion of Pioneer Park is not yet quantified.

Year to implement	1.02 2013/14	1.05 2014/15	1.09 2015/16	1.13 2016/17	1.18 2017/18	1.23 2018/19	1.29 2019/20	1.36 2020/21	1.43 2027/28	1.50 2028/29	1.57 2029/30
Location and Works Item	\$K	\$K	\$K	\$K	\$K	\$K	\$K	\$K	\$K	\$K	\$K
<b>Pioneer Park</b>											
<i>Formalise use of Dawson Park and DPPS</i>	\$ 5.1				\$ 59.0						
<i>Capping assessment of Dawson Park and Primary oval</i>			\$1,000.0								
Strip & compact, capping & stabilise		\$ 1,000.0									
Subsoil, topsoil, irrigation & turf				\$ 519.5							
<i>Upgrade to sportsfield lighting</i>	\$ 51.1										
<i>Undertake a Masterplan</i>											
<b>Maida Vale Reserve</b>									\$ 50.0		
Develop Master plan for Maida Vale Reserve										\$3,600.0	\$3,600.0
Undertake the redevelopment of Maida Vale Reserve as per Master Plan											
<b>Hartfield Park</b>											
Undertake clearing of Morrison Oval	\$ 100.0										
Undertake development of playing field space at Morrison Oval	\$ 100.0	\$ 350.0									
<i>Install sportsfield lighting to new fields</i>				\$ 294.9							
Undertake detailed design for old DRHPC equestrian site	\$ 20.0										
Develop new hockey fields, hockey clubrooms and parking at old DRHPC equestrian site	\$ 75.0	\$ 675.0	\$ 675.0								
Install sportsfield lighting to main field			\$1,417.7	\$ 300.0							
<i>Convert main hockey field to synthetic turf</i>											
<i>Construct spectator seating for main turf</i>											\$ 457.8
Cashflow requirements by year (\$m)	\$ 351.2	\$ 2,025.0	\$ 3,092.7	\$ 1,114.3	\$ 59.0	\$ -	\$ -	\$ -	\$ 50.0	\$ 3,600.0	\$ 4,057.8

## 17.0 Appendix 1 – Moloney Asset Condition Rating System

Moloney Asset Condition Rating System Asset Description	Condition Rating	Overall Condition Description	Serviceability Implications	Maintenance Expend Demand	Percentage Service Life Remaining
A new asset or an asset recently rehabilitated back to new condition.	0	New-Perfect	Fully Serviceable	Very Low	100
A near new asset with no visible signs of deterioration often moved to condition 1 based upon the time since construction rather than observed condition decline.	1	Excellent	Fully Serviceable	Very Low	95
An asset in excellent overall condition. There would be only very slight condition decline but it would be obvious that the asset was no longer in new condition.	2	Very Good	Fully Serviceable	Low	80
An asset in very good overall condition but with some early stages of deterioration evident, but the deterioration is still minor in nature and causing no serviceability problems.	3	Good	Serviceable	Low	70
An asset in good overall condition but with some obvious deterioration evident, serviceability would be impaired very slightly.	4	Average	Minimal Limitations	Moderate	55
An asset in fair overall condition. Deterioration in condition would be obvious and there would be some serviceability loss.	5	Below Average	Some Limitations	Significant	35
An asset in Fair to poor overall condition. The condition deterioration would be quite obvious. Asset serviceability would now be affected and maintenance cost would be rising.	6	Poor	Obvious limitations	High	20
An asset in poor overall condition. Deterioration would be quite severe and would be starting to limit the serviceability of the asset. Maintenance cost would be high	7	Very Poor	Serious Limitations	Very High	8
An asset in very poor overall condition with serviceability now being heavily impacted upon by the poor condition. Maintenance cost would be very high and the asset would be at a point where it needed to be rehabilitated.	8	Needs Rehabilitation	Extreme Limitations	Extreme	1
An asset in extremely poor condition with severe serviceability problems and needing rehabilitation immediately. Could also be a risk to remain in service	9	Dangerous	Dangerous	Extreme	0
An asset that has failed is no longer serviceable and should not remain in service. There would be an extreme risk in leaving the asset in service.	10	Extremely Dangerous	Extremely Dangerous	Extreme	0

### Functionality Rating:

A = Asset meets service delivery requirements fully

B = Asset meets service delivery requirements but could be improved

C = Asset only partially meets service delivery requirements and needs considerable improvements

D = Asset does not meet service delivery in any way

N/A = Not Applicable

18.0 Appendix 2 - Aerial Maps of Sports Grounds



Maida Vale Reserve



Pioneer Park



Hartfield Park

## 19.0 Appendix 3 – Stakeholder Consultation Summary

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
<b>Hartfield Park</b>						
Kalamunda Rugby Union Club "Bulls"	- 3 x rugby fields (Morrison Oval & Rugby Field) - Club house - Cricket club house change rooms on game days	Winter season Apr-Sept Training 3-4 nights p/w 5-9pm Competition Games Saturday 12-6pm	320 juniors 250 seniors  1 senior Woman's 4 senior men's 1-2 teams each of: U20's U18's Juniors U7's-U16's	Built, own and manage own facilities. Generally in OK condition. Will not move from grounds. Major facility upgrade planned \$10-20M, extended lease in progress Semi-professional club		East Region Centre (Midland-Roleystone) With sub-ordinate clubs School competitions
Forrestfield Tennis Club	6 x courts Club house	Monday – nights Tuesday – morning Wednesday – afterschool coaching/night competition Thursday – no play Friday – all day Saturday – all day (busiest) Sunday - morning	50 members - Range in age from 15 – 70's	Very good. Courts resurfaced and nets replaced 2 years ago. Clubhouse OK.	Waiting on power upgrade to clubhouse to light courts 5&6 (council work)	Only tennis club in area with increasing numbers.  Acknowledge master plan of 6 additional courts (on bowling club area).  Will be applying for those extra courts as future growth will require them.
Forrestfield Bowling Club	Bowling green and clubhouse	Wed-Sat (not used Sun/Mon)	80 members Age range 25-90	All maintenance done by club. In satisfactory condition.	Would like more assistance from Shire (e.g. funds for maintenance)	Gradual increase in numbers expected with population growth.

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Forrestfield Little Athletics	Hockey fields Clubhouse	Training only Tues/Thurs 4pm – 8pm Oct-Mar	80 athletes Aged 6-16	Ground is Ok as only used for training – competition at Ern Clark in Belmont. Would like access to clubhouse facilities for memorabilia and meetings.	About a month crossover with Hockey season. But have managed to work around it. Athletics has no clubhouse	Tim Blake (coach and committee rep) indicated they have strong connections with DRSC and Athletics WA and have support to move to a senior club.
Forrestfield Flyers Tee-Base-Softball Club (tee-ball only)	Reid Oval Clubhouse Changerooms	Summer season Oct-Mar Training Tues, Wed, Thurs 4-8pm Competition Sat 7am-12pm State tryouts – Sunday 12pm-2pm (Oct/Nov - 4 weeks)	Juniors only. 160 members. Aged 5-13	Changerooms are old and rundown. Club uses mainly for storage, not showers etc. Clubhouse OK.  Biggest issue - grounds not well maintained – bindii, weeds cause problem with uneven surface (dangerous playing conditions).  AFL & tee-ball looking to upgrade facilities. Raising/saving money for funds towards new building in conjunction with Shire.  (Karate also use Reid Oval clubhouse)	Junior AFL and Tee-Ball club work well together and as a shared use facility. Mutual respect between clubs.	Growth has been generally declining over the last few years. But some growth expected as population increases (dependent on ethnicity of population also).

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Forrestfield United Soccer Club	Soccer area x 2 fields Morrison Oval – training and comp Changerooms Clubhouse	Winter season Apr-Oct Training – 5 days a week 5-9pm (Dec-Apr) Trials - Oct-Nov Wed/Sat 2hrs Competition every 2nd Saturday/every Sunday All day 9am-5pm Friendly matches Mar/Apr 6-a-side games Oct-Feb / Senior Thurs, Junior Fri 5-9pm	Memberships: 800 Players: 150 seniors, 400 juniors (6-17)	Fields get very worn during season – not able to rotate fields Changerooms downstairs in poor condition. Club recently advised by Council that they are responsible for general maintenance (wasn't previously aware).  Surrounding schools use fields during day time for interschool carnivals	Fix changerooms and clubhouse and appearance – looks old and rundown. Doesn't present well to members and other visiting clubs. Could use bright colours to repaint.  Sometimes overflow onto Hockey fields during games.	Estimated to grow 4-5 times in numbers over next 10-15 years. Not adequate for future growth – will need another 2-3 jnr fields (6-11 yrs old) and 2 standard fields.
Forrestfield Cricket Club	Hartfield Oval Morrison Oval Hockey grounds (for overflow/seniors – when all teams playing home game approx 5 times per year) Clubhouse Changerooms Storerooms	Summer season Oct-Mar/Apr Training junior/senior 5-7pm Tues, Wed, Thurs Competitions – Sat 8am-7pm, Sun (junior) 8am-1pm	Juniors (4-16) – 55 Seniors – 40  Total memberships: 180	Pitches have been in the best condition ever this past year. Would like to know what is happening with clearing permits and how it will affect their areas used. Facilities are rundown, toilets old and always dirty (open to public, cleaned by council), vandalism a problem. Suggested additional lighting may help? Carpark area needs tidy up.	Gas HWU's need replacing with instantaneous. Bottles considered illegal by inspectors, high running costs.  Public toilets need to be cleaned to a better standard. Would prefer closed to public and cleaning made responsibility of club.	Growth – about 5-6 players per year.  Growth restricted by set up of association, currently only 5 grades.



Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Kalamunda Hockey Club	3 x hockey fields (1 x full size) Clubhouse – David Scallion Pavilion	<p>Winter season Training – Wed nights (veterans), Mon, Tues, Wed, Thurs (juniors)</p> <p>Some teams use astro turf surface at other locations.</p> <p>Matches: Sat AM – juniors Sat PM – seniors Sun Women's 12-5pm</p> <p>Mazenod College use fields for training/comps during week days (trying to build relationship)</p>	<p>Members: Hook-In (U9's) Juniors (growing) Men's (2nd div) – now require astro turf 3 x women's teams</p>	<p>Fields in best condition ever, good job by Shire. They rotate training on the fields to allow rest. Rugby warm up on field causes damage. Casual users damage grounds in front of clubhouse – no way to monitor. Lighting is biggest issue – in discussion with Shire to get more. Clubhouse very basic – no changeroom, would like an upgrade.</p>	<p>Discussion in master plan of co-location with Scouts (as Scout Hall scheduled for demo – perceived issues with liquor licensing). Discussion of relocation to equestrian site – considered to isolated, near golf range – would need high nets to protect from golf balls. Club doesn't generate much income, would not be able to fund new facilities. Parking issues with rugby, especially when functions on. Issues with soccer, boundaries and balls creep into hockey fields. Astro turf would be ideal – what all players are wanting now.</p>	<p>Looking to use fields summer Friday nights 2012/2013. Growth predicted – Additional men's team Biggest growth in juniors from 60 (8 teams) up to 80 (10 teams). Should flow on to more seniors long term. Looking to build relationships with more schools.</p> <p>Would not mind moving to Darling Range Sports College.</p>

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Forrestfield Football Club	Reid Oval Clubhouse Changerooms	Winter season. Apr-Oct Training 2 nights per week – Tues/Thurs (sometimes Mon/Wed) Games: Oz Kick – Sat 8am-12pm Modified – Sun 8am-5pm	Junior members only Oz Kick: 110 (Age 5-8) Modified: 100 (Age U9's – U17's*) *Currently only up to Age 12.	Maintenance by Shire very slow to happen. Hartfield Park Committee seems to be “all talk and not much action” Biggest issue - grounds not well maintained – bindii, weeds cause problem with uneven surface (dangerous playing conditions).  AFL & tee-ball looking to upgrade facilities. Raising/saving money for funds towards new building in conjunction with Shire.	Junior AFL and Tee-Ball club work well together and as a shared use facility. Mutual respect between clubs.	Numbers have generally been declining over last few years. Some growth expected with population increase.
<b>Pioneer Park</b>						
Kalamunda-Canning Rugby League Club “Bulldogs”	2 x fields Toilet Canteen Changerooms Lighting  Training for Junior's at Fleming Reserve	Winter season Apr-Oct, 8-5pm Sat (senior) Sun (junior) Preseason games March Training Dec-Oct Tues, Thurs 5-9pm (would like more days for training)  Summer – Fri night junior flag footy	Seniors – 30 U18 – 20 Juniors – 160 (incl. 30 females)	Condition generally OK – happy at Pioneer Park. Main problem is lighting, currently using portable light. Lighting is set up only for softball. Not able to have any finals or representative games due to lighting as night games and also as no clubhouse.		5 year plan predicted numbers @ 15 p.a. already exceeded (doubled) – will email plan to us. WA NRL team will increase future growth also. 3 x fields would be needed, 1.5m fence to keep out spectators, clubhouse (consultation with club requested), lighting. Can share grounds with summer user. Referred to examples of Meadow Spring sport centre.

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Hills District Softball Association	Softball diamond Changerooms/kiosk	All year Training: Wed/Fri 4pm – 9pm Competitions: Sat/Sun 8am – 5pm	80 Juniors 120 Seniors	Condition of changerooms/toilets/storage is average, while fields, lights, kiosk are very poor.	Inability to use Pioneer Park due to poor state of the fields and associated amenities. Currently playing and training in alternative LGA.	Some growth expected. Future requirements are two fully lit diamonds suitable for competition.
<b>Maida Vale Reserve</b>						
Kalamunda United FC	5 x full size soccer fields 3-4 flood lit Clubhouse Changerooms Training areas	Winter season Apr-Oct Training Tues-Fri 5-9pm Matches Sun 8am- 6pm	- 2011 they had 240 juniors/110 seniors - 2012 they had 247 juniors/105 seniors	Pitch OK. Issues with Council regarding maintenance (verandah, inside in poor condition – Shire aware, no action as yet)	Floodlights on eastern side are old and need replacing. Some repairs done recently – need to check if all in use again.	aiming to get 2-5% growth every year in both groups  Would be able to accommodate any growth at current location pending improvements to facilities.

Sports Club	What is used	When is it used	Who uses it	General condition/ comments	What works/ what doesn't	Future growth estimates
Kalamunda Rangers Inc	All grounds /dugouts	Summer season Oct-Mar Training: (Aug-Mar) Seniors – Tues/Thurs 5-9pm Juniors & Tee-Ball – Mon-Thurs 5-8pm Little League – Mon 5-7pm Competitions: Tee-Ball – Sat am Baseball – Little League - Wed pm/ Sat am Juniors – Sat pm Baseball – Sun (all day)	Juniors (6-12) – 258 players/ 30 teams (13-17)- 28 players/ 6 teams Seniors – 36 players/ 3 teams  Club memberships: 320	Generally satisfied with the grounds and facilities.	Facilities are sufficient for current needs, however are outgrowing baseball/softball facilities and improved lighting is required for training and games	Numbers were higher in 2000 (49 junior teams, 6 senior teams) – decreased due to changes in policy with new committee.  Improvements needed to meet club requirements for future are storage, lighting, shade, additional dugouts and back nets.

## 20.0 Appendix 4 – Darling Range Sports College Development Options

In the panels below a range of alternative field and facility layouts are demonstrated. They are roughly to scale but more accuracy would be required in a formal design.

The light gray shapes indicate hockey or rugby fields and the yellow diamonds are dimensioned for softball or baseball. The white rectangles indicate changeroom and clubhouse facilities. The red panels identify parking and access points.

Option 1



Option 2



Option 3



Option 4



Option 5



Option 6



Option 7



Option 8



Option 9



Option 10



One option considered early in the study was for a synthetic hockey pitch and clubhouse in line with the Hockey WA Strategic Facilities Plan. A potential layout is shown in the concept plan below.

