

SHIRE OF KALAMUNDA

HARTFIELD PARK SPORT AND RECREATION FACILITIES MASTER PLAN

FINAL REPORT
AUGUST 2010



**shire of
kalamunda**



Department of
Sport and Recreation



A Balanced View (ABV)
Leisure Consultancy Services

EXECUTIVE SUMMARY

Introduction

The Shire of Kalamunda engaged A Balanced View (ABV) Leisure Consultancy Services to prepare a Master Plan for Hartfield Park.

Hartfield Park is a large district level reserve that accommodates a variety of sports as well as substantial areas of protected native bushland. With population growth in the local community and clubs increasing in membership, the Shire acknowledges the need to enhance and develop available sport and recreation facilities.

In order to ensure suitable sport and recreation infrastructure is provided for the current and future needs of the community, the Shire is implementing a key recommendation of the Sporting Reserve Development Plan 2006: the preparation of a Master Plan for Hartfield Park.

The Master Plan considers the current and future needs of the Shire of Kalamunda and key stakeholders within a prioritised development plan for Hartfield Park. This report will assist the Shire in providing a well planned, sustainable sporting and recreation facility that will maximise benefits to the community over the long term.

Key Issues

There are a number of key issues that have had a significant bearing on the outcome of this report.

Clubs are Growing

Most of the sporting clubs based at Hartfield Park are reporting growth over the past five years and expect it to continue into the future. This will lead to increased usage of the sporting facilities at Hartfield Park. Soccer in particular is growing rapidly and has outgrown the current soccer facilities.

Population is Growing

The Shire of Kalamunda expects significant population growth of up to 30,000 additional persons over the next 30 years. The surrounding suburbs of Wattle Grove and Forrestfield will contain a substantial proportion of this growth, thus placing further demand on Hartfield Park in future years.

Constraints of Hartfield Park

Hartfield Park is classified Bush Forever and has a high conservation priority. It also has significant Indigenous heritage. Further clearing of bushland is unlikely to be allowed to occur in most areas.

Lack of Parking

There is a significant lack of parking when rugby and soccer have home games. The lack of parking impacts on other users of the reserve including bowls, tennis, Federation Gardens users and the Recreation Centre users. Morrison Road becomes a safety hazard.

Overuse of Grounds / Need for Additional Grounds

The soccer fields are struggling to be maintained to a good standard for play. Parks Maintenance reports no amount of maintenance will be able to bring up the fields to a good standard with the current amount of usage. The Forrestfield United Soccer Club has grown beyond the capacity of the existing grounds. The rugby grounds are at full capacity. There is some capacity for additional use of the hockey grounds and Reid Oval, however with continued growth of the clubs these could soon be at full capacity also. A number of clubs have reported a need for additional grounds in the future as club participation continues to grow.

Need for New Water Source

The current ground water extraction licence is fully allocated on the existing reserves. An additional sustainable water source would be required to water any new reticulated areas. Synthetics may need to be considered if alternative water sources cannot be identified.

Need to Identify Suitable Alternative Sporting Reserve Venues

Currently there are no plans for future sporting reserves within the Shire of Kalamunda. Pioneer Park is one possible location for further development, however this land has issues that may make it unfeasible to develop in the short – medium term due to it being an old tip site.

Life Span of Current Buildings

Many of the buildings at Hartfield Park are around 30 years old. Almost all are in good to very good condition and have several decades of lifespan left. Whilst there are opportunities for additional facility sharing – in particular rugby/cricket and bowls/tennis, it would not be cost effective to do whilst they still have many years of lifespan left and the clubs needs are being met.

Suitability of Equestrian Facilities at Hartfield Park

The Darling Range Horse and Pony Club is based at Hartfield Park. As the surrounding areas become increasingly developed with residential housing the suitability of an equestrian club facility in this location will increasingly be brought into question. Equestrian clubs require large areas of land for relatively few riding members, whilst the greater need for the general community is for additional sporting fields that can accommodate many participants. There is also safety issues related to having horses in highly populated areas.

Needs Analysis

The facility needs for Hartfield Park have been identified through a broad consultative approach, researching and establishing the current and future needs of key stakeholders and matching them with current provision and industry trends.

Reid Oval

Reid Oval has a satisfactory playing surface and floodlighting that has recently been installed. Whilst additional sporting field space would be desirable for long term sports participation growth, the oval cannot be expanded due to the elevated surrounds of the oval and the Bush Forever listing of the bushland.

There is rationale for the extension of the clubroom verandah area and tiered concrete seating to stabilise the slope and provide additional spectator shelter.

Hartfield Park Recreation Centre

As the population grows in the Forrestfield/Wattle Grove area, there will be need for expanded indoor recreation centre facilities. Opportunities for growth are limited at Hartfield Park due to the surrounding protected bushland and the need to retain the current sporting fields.

The reception, kiosk and office layout is somewhat disjointed at the centre creating inefficiencies for management. There is rationale for exploring the potential for remodelling the interior to provide enhanced management of the centre. Planning for the future recreation centre facility needs of the Shire is required.

Hartfield Park Soccer Grounds

Additional soccer fields are required to reduce wear and tear on the existing fields and allow further growth in participation.

The current clubroom facilities are insufficient in a number of areas including:

- Lack of public toilets
- Main set of change rooms share one toilet facility
- Lack of umpires changerooms
- Poor main changeroom layout including lack of ventilation and natural lighting
- Secondary changerooms are hidden in a dark area away from main building
- Lack of secure storage area
- Lack of sheltered spectator area
- Lack of goals storage

These issues listed above provide rationale for new or redeveloped clubroom facilities.

Morrison Oval

The Forrestfield Cricket Club has all of the main facilities a club requires including clubrooms, three synthetic wickets and a three wicket practice nets facility.

At such a time that a new building is for either cricket or rugby is required, a shared clubroom facility for cricket and rugby should be investigated. At this point in time it does not appear that this will occur within the short to mid-term and it will be more cost effective to maintain the two buildings for the foreseeable future.

Hartfield Park Hockey Grounds

KDHC have their main facility requirements met however upgraded clubrooms including a social area is desirable.

One field lit for night training is sufficient for current utilisation.

Scout Hall

The Scout Hall is ageing and in poor condition. It is evident that the Scout Hall is in the latter stages of its life cycle. The Airey Taylor report recommends its removal within 5 years. Should KDHC be relocated, it will present an opportunity for a shared facility to be built that meets the current and future needs of the Scout Group and allow building operational costs to be shared.

The Scouts have stated a need for hall that can accommodate 120 persons and has toilets that are accessible by two different groups at the same time without disturbing each others' activities.

Hartfield Park Rugby Grounds

KDRUC have clubrooms that meet their main requirements, however they do have a desire to upgrade this in the future including building a gym, additional changerooms, increasing the size of the social area and building a grand stand.

Given the current clubroom facility meets the main requirements of KDRUC, consideration of major upgrades to the facility should be given at the time that the FCC and KDRUC are ready to become joint users of a shared facility. This is unlikely to occur within the timeframe of this master plan considering the relatively good condition of the buildings.

There is a need for improved floodlighting of the two senior rugby fields. Full lighting of the two fields will allow more even wear of the fields during training sessions.

Skate Park

The primary need for the Hartfield Park Skate Park is for greater passive surveillance to discourage anti-social behaviour. It is hidden from view being completely surrounded by bushland, despite its close proximity to Hale Rd.

Increased passive surveillance of the Skate Park could be achieved either through the thinning, trimming or removal of trees located between the Skate Park and Hale Road or through relocation of the Skate Park to a more visible area.

Lawn Bowls Facilities

The Forrestfield and Districts Bowling Club (FDBC) Clubrooms is in very good condition with only minor cosmetic items noted in the Airey Taylor and BAMCR reports.

The two turf greens are in good condition and sufficient for the current participation rates.

The Club has noted a need for an additional shed to enable separate storage of fuels from the fertilisers, and to enable hoisting of machinery for maintenance.

As noted within this report in section 11. *Opportunities for Facility Sharing*, FDBC and the Forrestfield Tennis Club (FTC) would be suitable joint users of a shared clubroom facility at such a time that one of the buildings requires replacement. Given the very good condition of both buildings, it is unlikely that this will occur within the timeframe of this Master Plan.

Tennis Facilities

The Forrestfield Tennis Club clubroom and toilet buildings are in very good condition with only minor maintenance requirements as detailed in the Airey Taylor and BAMCR reports. The kitchen fit out is ageing which the Club would like to replace in the near future.

The six courts are sufficient for the clubs current participation levels and have capacity for participation growth. The court condition is poor however, with repairs to the bitumen required and a re-application of the acrylic surface required. New court hardware is required, and repairs needed for the fencing.

Federation Gardens

Federation Gardens is an important recreation asset for the Shire of Kalamunda, providing both active and passive recreation facilities for the community. A number of public submissions have expressed a desire for the improvement of Federation Gardens.

There is rationale for the beautification Federation Gardens including fixing paths, trimming trees along pathways and at the entrance, enhancing the playground equipment and supporting features, and irrigating a larger area if more water can be sourced. It could provide a destination point for people to walk to and can be enjoyed by people of all ages. Dog walkers will particularly benefit from an increased irrigated area as it will reduce the health related problems for dog breeds that are affected by the seeds of weed grasses.

There is potential that additional water supply could be achieved from capturing storm water runoff and storing it in a large dam that could also act as a focal for passive recreation. The ornamental lake could possibly be upgraded for this purpose.

Equestrian Club

The Darling Range Horse and Pony Club (DRHPC) have all the main facilities they require.

The Club has noted a need to repair the western boundary fence, and to a desire to enhance their cross country track that runs through the bushland.

Should the decision be made to convert the equestrian grounds to sporting fields, DRHPC will need to be relocated. The Walliston Pony Club (WPC) grounds is the primary location that would appear to fit the facility needs of DRHPC.

Parking and Access

A lack of parking is an issue that has been raised by most stakeholders in the consultation process. Hartfield Park is home to two very strong winter sports of soccer and rugby union. Both the KDRUC and FUSC report over 1,000 players and spectators present during home fixtures. Due to the size of FUSC, home fixturing occurs each week.

The lack of parking causes traffic management and safety issues and restricts access to the Recreation Centre on weekends.

These issues provide strong justification for additional parking areas.

Morrison Road provides access to the bowls, tennis, rugby and hockey facilities and also Federation Gardens. Morrison Road is often used by motorists to dodge heavy traffic during peak hour. This causes significant safety issues, particularly at the bend to the rear of the Recreation Centre as it is a blind corner.

These issues provide strong justification for the blocking off of Morrison Road at some point around the bend.

Car burglary is an issue that has been raised particularly in regards to the Recreation Centre Parking area. There is rationale for providing enhanced security lighting to the car park to improve safety to soccer and Recreation Centre users.

Pathways

There is strong rationale for the provision of an enhanced pathway network at Hartfield Park. Pathways are an integral component of recreation reserves. Walking is well established as the most highly participated physical activity. Pathways connect facilities, encouraging more people to travel by foot or cycle, and improve access for people with mobility issues including wheelchairs and parents with prams. Pathways are also used for exercise by persons of all ages and fitness levels, whether it be low intensity walking or high intensity running.

Water Supply

Any significant increase in irrigated turf area will require additional water supply. The current ground water licence for Hartfield Park is fully allocated.

Should the Shire decide to increase the amount of irrigated turf there will be a need to identify a new source of water for Hartfield Park that is sustainable in the long term, cost effective and is practical to implement.

Concept Plan

The proposed Concept Plan for the Hartfield Park Sport and Recreation Facilities Master Plan can be seen as Appendix 1 to this report. Key features of the proposed facility developments within the Concept Plan include the following:

- Relocation of the hockey facilities to the equestrian area including a shared clubroom building for use by hockey, Scouts and little athletics.
- Two senior soccer fields and additional parking area to replace the current hockey fields.
- Upgraded soccer clubroom facilities.
- Improved floodlighting for the two senior rugby fields.
- Expansion of the bowls club parking area using unused portions of land either side of the current parking area.
- New shed for the Bowls Club.
- Refurbishment of the tennis courts.
- Beautification of Federation Gardens and potential upgrade of the lake to store water for irrigation.
- New dual use pathways between core activity areas.
- Removal of a 200m section of Morrison Road between the current hockey parking area and the 90 degree bend near Reid Oval and revegetation the cleared area.
- Trimming of trees between Hale Road and the Skate Park to improve visibility.
- Security lighting for the Hartfield Park Recreation Centre car park.
- Extension of the verandah with tiered concrete steps for sheltered spectator viewing to the Reid Oval clubrooms.
- Potential future expansion of Morrison Oval incorporating the bushland to the north and west of the Oval.
- Potential future development of a shared lawn bowls / tennis pavilion and potential layout of additional courts and bowling greens.
- Potential future location of a shared cricket / rugby clubrooms building.

Construction Cost Estimates

The indicative capital cost estimates of the proposed Hartfield Park Sport and Recreation Facilities Master Plan have been prepared by Ralph Beattie Bosworth. The full report is attached as Appendix 7 to this report. A summary of the costings are provided below.

Short Term 0 – 5 years

| | | |
|--|----|------------------|
| H.P Recreation Centre Needs & Feasibility Study | \$ | 40,000 |
| Public Open Space Strategy | | 30,000 |
| Sustainable water supply | | 1,000,000 |
| Demolish Equestrian Club Building | | 19,800 |
| 3 x natural turf hockey fields, 1 lit | | 364,000 |
| Hockey Clubrooms | | 805,500 |
| Hockey Parking area | | 162,500 |
| 2 x new concrete cricket wickets with synthetic surfaces | | 16,000 |
| Demolish Baseball Hitting Nets | | 3,500 |
| Bowls Club Parking Expansion | | 162,500 |
| New Soccer Area Parking resurfacing and expansion | | 350,000 |
| Skate Park area pruning | | 500 |
| Security lighting to Rec Centre Car Park | | 154,000 |
| Tennis court refurbishment | | 109,500 |
| New dual use pathway | | 55,250 |
| Earthworks/Site Clearance, Services Connections Security Lighting, Signage, Seating, Bins, Miscellaneous Landscaping and Grassing. | | 165,750 |
| Contingencies | | 256,750 |
| Total | \$ | 3,695,550 |

Medium Term 5 – 10 years

| | | |
|--|----|------------------|
| Soccer Clubrooms (assume new building) | | 1,510,000 |
| Soccer Goals Storage | | 5,500 |
| Playground Equipment, Soccer Area | | 15,000 |
| Playground Equipment, Rugby Area | | 15,000 |
| Demolish Scout Hall | | 16,200 |
| Rugby Field floodlighting | | 175,000 |
| Demolish old kiosk | | 1,200 |
| Lawn Bowls Machinery Shed | | 35,000 |
| Reid Oval Clubrooms Patio Extension | | 49,400 |
| Federation Gardens Beautification | | 100,000 |
| Removal of 200m section of Morrison Road | | 24,000 |
| Earthworks/Site Clearance, Services Connections Security Lighting, Signage, Seating, Bins, Miscellaneous Landscaping and Grassing. | | 88,750 |
| Contingencies | | 139,400 |
| Total | \$ | 2,174,450 |

TOTAL INDICATIVE COST ESTIMATE (Excl GST) \$ 5,870,000

Recommendations

It is recommended that the Shire of Kalamunda:

- 1. Receive the Hartfield Park Sport and Recreation Facilities Master Plan.*
- 2. Consider the infrastructure developments listed within this report to meet the needs of the community and key stakeholders of Hartfield Park.*
- 3. Conduct a detailed assessment of potential sustainable water sources for the development of new irrigated turf areas as proposed in this Master Plan.*
- 4. Review the Master Plan in accordance with the facility development staging program to bring into account demographic, financial, social and environmental changes impacting on the community.*
- 5. Develop a Public Open Space Strategy to ensure the future public open space requirements of the growing community are met. This Public Open Space Strategy should also address the future need for sporting fields within the Shire and explore shared use opportunities with schools.*
- 6. Prioritise and conduct the identified maintenance items within the Airey Taylor report and Building Asset Management and Condition Review to ensure the safety of users and the longevity of the assets.*
- 7. Develop a Sporting Reserve Usage policy detailing maximum ideal use of each sporting reserve within the Shire of Kalamunda.*
- 8. Investigate the relocation of the Darling Range Horse and Pony Club with consideration given to sharing of the Walliston Pony Club Grounds. This will enable the Hartfield Park equestrian grounds to be developed into sporting fields.*
- 9. Engage a suitably qualified engineering firm to conduct a geotechnical survey of Pioneer Park and provide recommendations on the remedial actions required to develop sporting fields capable of sustaining high impact winter sport usage.*
- 10. Contact the Department of Environment and Conservation and follow the appropriate protocol for obtaining permission for clearing of the bushland to the west and north of Morrison Oval for the purposes of developing additional sporting fields.*
- 11. Conduct a Needs and Feasibility Study for the Hartfield Park Recreation Centre.*

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1 INTRODUCTION

The Shire of Kalamunda engaged A Balanced View (ABV) Leisure Consultancy Services to prepare a Master Plan for Hartfield Park.

There are three stages to the Master Plan:

- a. Needs Assessment
- b. Sport and Recreation Facilities Master Plan
- c. Concept Plan and Cost Estimates

The Master Plan considers the current and future needs of the Shire of Kalamunda and key stakeholders within a prioritised development plan for Hartfield Park. This report will assist the Shire in providing a well planned, sustainable sporting and recreation facility that will maximise benefits to the community over the long term.

2 BACKGROUND

Hartfield Park is a large district level reserve that accommodates a variety of sports as well as substantial areas of protected native bushland. With population growth in the local community and clubs increasing in membership, the Shire of Kalamunda acknowledges the need to enhance and develop available sport and recreation facilities.

In order to ensure suitable sport and recreation infrastructure is provided for the current and future needs of the community, the Shire of Kalamunda is implementing a key recommendation of the Sporting Reserve Development Plan 2006: the preparation of a Master Plan for Hartfield Park.

It is important that the user groups of Hartfield Park have a long term strategy for the provision of facilities to meet their current and future needs.

Sporting club participation at Hartfield Park has grown significantly in recent years and there is evidence of some sports field usage exceeding capacity, resulting in degraded surfaces. Therefore, it is appropriate now for the Shire to explore the opportunities available at Hartfield Park to meet the current and future sport and recreation facility needs for the community.

3 DEMOGRAPHIC REVIEW

When comparing the Shire of Kalamunda as a Local Government Authority area as compared to Western Australia in general, the following key comparisons can be made;

| Category | Kalamunda Shire | WA |
|--|-------------------|-------------------|
| Population | 49,535 | 1,959,086 |
| Median Age | 37 | 36 |
| Median household income per week | \$1,000 - \$1,199 | \$1,000 - \$1,199 |
| Mean household size | 2.8 | 2.8 |
| Born overseas | 27% | 27% |
| Index of Socio-Economic Advantage and Disadvantage | Decile Ranking 9* | - |

Source: 2006 Census of Population and Housing (ABS – 2006)

* Compared to other West Australian LGA's, Kalamunda ranks in the 9th percentile (1 being the lowest, 10 being the highest).

These statistics identify that the Shire of Kalamunda has a slightly higher proportion of older residents whilst median household income, mean household size and % of persons born overseas are the same as the State. This would suggest that there may be some consistencies in a number of sport and recreation trends that are influenced by age, ethnicity, population density and family household make up.

The Index of Socio-Economic Advantage and Disadvantage shows that the Shire of Kalamunda ranks highly on the scale of socio-economic advantage and disadvantage with a similar result to other relatively affluent LGAs including Stirling, Fremantle, Wanneroo and Victoria Park. Persons from more affluent areas are known to have higher than average physical activity participation rates¹ and are likely to have higher expectations in regards to facility provision.

The age profile of the Shire of Kalamunda is explored in further detail below.

Age Distribution

| Age | 0-17 | 18-39 | 40-59 | 60+ |
|-----------------|------|-------|-------|-----|
| Kalamunda Shire | 25% | 28% | 30% | 17% |
| WA | 25% | 31% | 28% | 17% |

Source: Australian Bureau of Statistics, Census 2006

Compared to the State, the Shire of Kalamunda has the following characteristics:

- Same proportion of persons aged 0-17 years
- Lower proportion of persons aged 18-39 years (10% less)
- Greater proportion of persons aged 40 – 59 years (7% greater)
- Same proportion of persons aged 60+ years

Organised sports participation is known to decrease with age, with children having the highest participation². These statistics indicate that there is likely to be a similar demand amongst children and youth aged 0-17 years and slightly lower demand for adults aged 18-39 years. In general, this statistics show that age profile of the Shire of Kalamunda is relatively similar overall to the State and therefore the sporting field needs are likely to be similar.

¹Milligan, R., McCormack, G. R., Rosenberg, M. (2007). Physical Activity Levels of Western Australian Adults 2006. Results from the Adult Physical Activity Study. Perth, Western Australia: Western Australian Government.

²Australian Bureau of Statistics (2008). Sport and Recreation: A Statistical Overview, Australia. 4156.0, 2008 (Edition 2). Canberra, ACT: Australian Government.

4 POPULATION PROJECTION

The Shire of Kalamunda has a growing population. The 2006 Census recorded a 6% increase in population from the previous Census in 2001. Continued population growth as experienced in recent years will generate added demand for sport and recreation facilities as the number of participants in both organised and non-organised physical activities grow.

Specific future development and population information, supplied by the Shire of Kalamunda shows:

- The Wattle Grove / Forrestfield area adjacent to Hartfield Park is a growth area. An additional 5,000 population is expected to move to the area as new lots are released over the next 5 years.
- The average price of the land being released in Wattle Grove and Forrestfield is relatively cheap, therefore it could be expected that this area will be popular with first home owners and young families.
- The Planning Department is investigating recoding of the Forrestfield area for higher density housing, allowing for potential urban infill of up to an additional 14,000 residents.
- In total, the Shire estimates the population will increase by 25,000 – 30,000 over the next 30 years with the majority moving in to the foot hills area. This represents up to 60% increase in the population.

The potential for infill within the lower foothills area would appear significant, particularly in light of Directions 2031, Draft Spatial Framework for Perth and Peel, June 2009 that has been released for public comment by the Western Australian Planning Commission. This document states a preferred option of accommodating an additional 500,000 population by the year 2031 through a mix of infill and new land development. Local Government Authorities on the fringes of the Metropolitan Area such as Kalamunda will be responsible for accommodating a significant proportion of this new population.

Population growth of the magnitude that the Shire is estimating will have the effect of creating a need for additional sporting fields. As an example, research conducted by ABV for future Australian Rules Football facility requirements indicate that a population increase of 30,000 would require an additional 2-3 senior sized football ovals (5-8 hectares of sporting fields). Further sporting fields would also be required for other sports played within the Shire.

Given the potential the Shire of Kalamunda has for future land development and infill, it is important that the planning is put in place now for the future public open space requirements of the growing community. If the planning is not undertaken, the Shire could face a problem experienced by other LGAs that have experienced significant growth and infill – that of a lack of space for additional parks and sporting fields.

It is beyond the scope of this study to conduct a Shire wide future sporting fields needs study, however it is recommended that this is developed to ensure future needs are considered and that the Hartfield Park Master Plan can be considered in this overall planning context.

It is recommended that the Shire of Kalamunda develop a Public Open Space Strategy to ensure the future public open space requirements of the growing community are met. This Public Open Space Strategy should also address the future need for sporting fields within the Shire and explore shared use opportunities with schools.

5 RELEVANT INDUSTRY TRENDS

5.1 Adult Physical Activity Participation

Research over the past five to ten years indicates that Australians are gradually lifting their physical activity levels. This correlates with the strong emphasis government and health organisations have placed on increasing physical activity levels as a means for reducing the obesity and its related illnesses.

The Exercise, Recreation and Sport Survey (ERASS) has been conducted by the Standing Committee on Recreation and Sport, Australian Government, annually since 2001, with the 2008 report being the latest release. ERASS collects information on the frequency, duration, nature and type of physical activities that are participated in by persons aged 15 and over with 17,293 surveys across Australia being collected in 2008.

Key findings of the various forms of physical activity are provided below.

Any Physical Activity

- An estimated 83.4% of the population participated in any physical activity in the 12 months prior to the survey, a rise of 5.6% from 2001.
- The median frequency for participation in physical activity was 2.9 times per week, with women having slightly higher participation frequency than men.
- The regular participation rates (three times per week or more) in any physical activity rose by 12% from 2001 to 2008 to a total of 49.3%, largely due to significant increase in non organised physical activity.

Implications for this data is that regular physical activity in general is actually increasing, particularly non organised physical activity, thus future facility planning will need to ensure appropriate levels of public open space and recreation facilities are provided for the community as the population grows.

Non Organised Physical Activity

- The regular participation rate for non organised physical activity rose by 12% from 2001 to 2008 to a total of 39.7%.
- Women had higher participation in regular non organised physical activity (42.6%) than men (36.7%)
- Regular participation in non organised physical activity gradually increased with age peaking at 55 – 64 yrs among women and 65+ among men.
- The top 10 non organised physical activities in 2008 (total number of participants) were walking, aerobics/fitness, swimming, cycling, running, bushwalking, tennis, golf, weight training, and fishing.

Implications for this data is that planning for pathways is particularly important in order to cater for four of the top ten most popular non organised physical activities being walking, cycling, running and bushwalking. The message for increasing physical activity appears to be reaching the community and it is important to ensure that recreation facilities are accessible to the public for casual / informal use.

Organised Physical Activity

- The regular participation rate for organised physical activity was 12.1% in 2008 having increased by almost 30% from 2001 (9.4%).
- On average men and women are equally likely to participate in regular organised physical activity.
- Regular participation in organised physical activity is highest amongst the 15-24 year olds. Male participation tends to decline with age, however female participation stays relatively the same in the 25+ age groups.

The implications for this data is that regular organised physical activity participation is increasing over time, therefore an adequate level of facility provision needs to be maintained and developed as the population grows.

Participation trends in the major organised sports between 2001 – 2008 are shown in the table below:

Organised Sports Participation (15yrs+), Australia, 2001 – 2008.

| Sports | 2001 | 2005 | 2008 | % Change 2001 – 2008 |
|----------------------|-------------|-------------|-------------|---------------------------------|
| Tennis | 3.6 | 3.4 | 2.7 | -25% |
| Netball | 3.5 | 3.2 | 3.2 | -9% |
| Soccer (Outdoor) | 2.5 | 2.7 | 3.5 | 40% |
| Basketball | 2.4 | 2.4 | 2.3 | -4% |
| Football | 1.8 | 2.4 | 2.2 | 22% |
| Lawn Bowls | 1.8 | 2.1 | 2.0 | 11% |
| Cricket (Outdoor) | 1.8 | 2.0 | 2.1 | 17% |
| Touch Football | 2.3 | 1.9 | 2.5 | 9% |
| Rugby Union | 0.5 | 0.9 | 0.7 | 40% |
| Hockey (Outdoor) | 0.9 | 0.8 | 1.2 | 33% |
| Athletics | 0.5 | 0.4 | 0.5 | 0 |

Source: ERASS 2001-2008, SCORS, Australian Government.

Significant changes in organised sports participation between 2001 – 2008 are as follows:

- Tennis participation has declined by 25%.
- Outdoor soccer participation has increased by 40%.
- Australian Rules football participation has increased by 22%.
- Lawn bowls has increased by 11%.
- Outdoor cricket participation has increased by 17%.
- Rugby Union participation has increased by 40%
- Outdoor hockey participation has increased by 33%.

The significant growth in the main outdoor field sports has implications for the Shire of Kalamunda. It signifies that demand for additional sporting field space may come from a higher proportion of persons wishing to participate in outdoor sports in addition to an increasing population. Future sporting field planning needs to consider these trends to ensure adequate provision of facilities for future generations.

Club Based Physical Activity

- The regular participation rate for club based physical activity was 6.3% in 2008.
- Between 2001 and 2008 participation increased by over 30% from 4.8% to 6.3% of the population.
- 15 – 24 year olds had the highest regular participation in club based activities. Female participation drops sharply in the 25-34 year age bracket and remains low until the 55-64 age group where it increases again. Male participation decreases significantly in the 25-34 age bracket and ‘bottoms out’ and remains relatively stable in the 35+ age groups. Analysis of sporting activities shows that a large shift occurs from participation in high intensity club sports to low intensity club sports as age increases.
- The top ten sports for club based physical activity in terms of total participation (at least once in the 12 months prior to the survey) were golf, soccer, tennis, netball, touch football, Australian rules, lawn bowls, outdoor cricket, basketball and martial arts.
- Participation in individual sports appears have fluctuated considerably over the eight year period of the ERASS surveys, however 2008 was a very strong year for most sports apart from Martial Arts which declined by almost 50% from 2007. It is unclear why this is so, and whether or not this is reflected in martial art club membership figures.
- The strongest increases in total participation have been Australian rules (39%), soccer (35%) and outdoor cricket (28%) over the 2001-2008 period.

The implications for this data is that regular participation in club based activities is increasing – particularly in key participation sports of Australian rules, soccer and cricket. This increase in participation is a contributor to the shortage of sporting field space that many LGAs are experiencing. This trend is of particular importance to the Hartfield Park Master Plan being a major active sporting reserve for the Shire. It is critical for the continued growth in organised sport that the Shire plans to ensure there is sufficient sporting field space to meet the needs of the growing and increasingly active community.

Note: in the recently released Future of Sport¹ in Australia report (Crawford report) by the Australian Government, the author is of the view that ‘mainstream’ sports should be prioritised for funding over lesser known sports to achieve maximum participation results from public expenditure. If future Federal Government funding reflects this view, then the mainstream sports represented at Hartfield Park of Australian rules, soccer, hockey and cricket to name a few would benefit.

¹Independent Sport Panel (2009). *The Future of Sport in Australia*. Commonwealth of Australia, Canberra.

5.2 Children's Physical Activity Participation

The Children's Participation in Cultural and Leisure Activities report (ABS, Cat. 4901.0, April 2009) measured the participations rates of children aged 5-14 years across a variety of cultural and leisure activities in the 12 months prior to April 2009.

The study found that organised sport participation has increased slightly amongst both boys and girls from 59% in 2000 to 63% in 2009. This rate has remained steady since 2003. Boys recorded higher organised sport participation (70%) than girls (56%). 30% of children played two or more organised sports during the 12 month period.

The table below shows the participation rates of some of the most popular organised sports for children.

| Boys | | | | |
|----------------------------|-----------------|-----------------|-----------------|-----------------------|
| Sport | 2000 (%) | 2006 (%) | 2009 (%) | % change 00-09 |
| Outdoor Soccer | 19.6 | 19.6 | 19.9 | +1.5% |
| Swimming | 13.1 | 16.5 | 17.2 | +31% |
| Australian Rules Football | 12.6 | 13.8 | 16.0 | +27% |
| Cricket | 9.9 | 10.1 | 9.7 | -2% |
| Tennis | 9.2 | 8.0 | 9.4 | +2% |
| Basketball | 8.8 | 7.4 | 8.5 | -3% |
| Rugby Union | 2.7 | 3.9 | 3.8 | +41% |
| Athletics, Track and Field | 3.9 | 2.6 | 3.0 | -23% |
| Hockey | 2.3 | 1.7 | 1.8 | -22% |
| Girls | | | | |
| Swimming | 15.8 | 18.2 | 19.8 | +25% |
| Netball | 18.2 | 17.3 | 17.0 | -7% |
| Tennis | 7.7 | 6.6 | 6.3 | -18% |
| Basketball | 6.3 | 5.7 | 6.3 | 0 |
| Outdoor Soccer | 2.9 | 6.4 | 6.2 | +114% |
| Athletics, Track and Field | 4.0 | 3.2 | 3.5 | -12.5% |
| Hockey | 2.5 | 2.2 | 2.4 | -4% |
| Horse Riding | 2.0 | 2.8 | 2.4 | +20% |

Source: Children's Participation in Cultural and Leisure Activities, ABS, 4901.0, 2000-2009.

- Outdoor soccer remains the most popular organised sport for boys with a participation rate of 19.9% remaining consistent over the survey period. Girls' participation in soccer more than doubled.
- Swimming has significantly increased its participation rates of boys and girls. It is now the most popular sport for girls.
- Boys' participation in Australian Rules football has recorded a strong increase of 27% between 2000 and 2009 whilst cricket has remained relatively the same.
- Boys and participation in organised hockey and athletics has decreased between the 2000 and 2009 surveys. Both these sports may have benefited in 2000 from high exposure during the Sydney Olympics.
- Girls' participation in hockey has remained steady, whilst recording a lesser decline than boys in athletics.

- Girls netball participation has decreased slightly (-7%) and by a moderate amount in tennis (-18%).
- Girls' horse riding has increased by 20%.

These statistics show that children's participation in the key field sports relevant to this Master Plan are steady or growing including football, soccer, rugby union and cricket.

In comparison, the rugby and soccer clubs based at Hartfield Park have had strong growth in junior participation which would appear to be above the population growth rate, whilst the other clubs have had recorded steady participation or some growth. Actual junior sports participation growth rate for the Forrestfield/Wattle Grove Area requires further analysis of participation at surrounding venues and the catchment characteristics of each of the sports.

5.3 Capacity and Sustainability of Sports Fields

Overuse of sporting grounds is an issue for many LGAs. Grounds that have excessive usage are damaged and become unsafe to play on. The amount of usage that a sporting field can handle is difficult to determine, as it is dependent on many variables including the type of users, quality of the soil, climatic conditions, amount of maintenance etc.

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

Over use of sporting fields is being contributed to by:

- Introduction of midweek competitions and year round sports
- Increased floodlighting provision allowing longer hours of training
- Insufficient rest and recovery periods between change of seasons
- Increasing of housing/population density without matching provision of public open space.
- Resources have been directed towards increasing physical activity participation without matching resources towards increasing supply of facilities

Some recommendations to rectify the identified problems include:

- Increased resources and funding towards active public open space planning with focus on district and regional planning.
- More land being allocated towards sporting fields.
- Longer recovery periods between seasons.
- Utilisation of school grounds through a memorandum of understanding between LGA's and the Department of Education and Training.
- Increased Federal and State Government funding.
- Exploration of alternative and more efficient irrigation methods.

5.4 Water Shortage Implications

Climate change has significantly impacted on many LGA's capacity to maintain their sporting fields with a shortage of water. The severe drought recently experienced in the Eastern states caused the closure of many sporting fields, and the cancellation of some sporting competitions during 2006/07.

Almost all of WA's public open space is irrigated with ground water. As annual rainfalls continue to decrease, the current level of groundwater usage will become increasingly unsustainable. Substantial reductions in use of groundwater will be required. Irrigation will have to be more efficient and targeted. There will be an increased need for water harvesting to maintain current and future parks and reserves.

Storm water runoff is a key available water resource that, provided the contaminants are effectively treated, can provide very large volumes of water for irrigation.

The Victorian Government has recently completed a \$1.5 million project to divert stormwater runoff from surrounding suburbs into Albert Park. Approximately 200ML will be collected this way, with 110ML used for the irrigation of 21 sports fields.

Similarly, Casey Fields to the South East of Melbourne has a stormwater runoff management system that utilises swales and wetlands for the treatment of water, and can then be reused on the fields. The water is collected in a 50 ML lake and wetland system. In addition to this, recycled water from the Carrum Water Plant is stored in a 5 ML dam. During the most recent drought Casey Fields had enough water for construction and irrigation and the water was also used for watering of other ovals in the Council and for other purposes such as grading of the gravel roads.

Hydro-zoning is becoming common place across many LGA's as a means of using limited water resources more efficiently. An example of this is found at the Point Walter Golf Course which is currently undergoing a reticulation upgrade that will provide water only to the programmed areas and not the surrounds.¹ The system also has potential to be linked to a weather station allowing further conservation of water. This new system is being installed to ensure the course uses no more than its bore water licence allocation and fits in with the City of Melville's water conservation plan.

Sewer mining is another form of a sustainable water source that is becoming more prevalent in the eastern states. Sewer mining involves diverting some effluent from lines adjacent to the reserve and treating the water to a suitable level for watering of parks and gardens. Sewer mining can be costly both for the infrastructure and ongoing maintenance and operational costs, particularly if Class A water is required. Class C water treatment systems are less costly, however, is less practical for use as there are limitations on how it can be used. Class C water would be suitable for sports ground irrigation if subsurface irrigation could be used, however, Ken Johnston of Sport Turf Technology advises in WA most soils are very sandy and are not suitable for subsurface irrigation. Subsurface irrigation also limits the maintenance that can be performed on the turf such as the coring of the soil.

¹*New Retic to Benefit Environment and Golfers Published* (9 October 2009). Available WWW: <http://www.melvillecity.com.au/news-folder/new-retic-to-benefit-environment-and-golfers/> (Accessed 4 December 2009). City of Melville.

5.5 Facility Sharing

Strong emphasis is now placed on the best practice principles of joint use facilities and co-location at all levels of government. This is highly relevant to sporting reserves such as Hartfield Park where there are multiple user groups vying to make use of limited community land and financial resources. The push towards greater implementation of joint use and co-location is encouraged through the prioritisation of funding towards projects that espouse these best practice principles. The primary source of State Government funding for community sport and recreation facilities, the Community Sport and Recreation Facilities Fund (CSRFF), is administered by the Department of Sport and Recreation (DSR) and the information on its website clearly states that:

“Priority will be given to projects that lead to facility sharing and rationalisation. Multi-purpose facilities reduce infrastructure required to meet similar needs and increase sustainability.” Source: (<http://www.dsr.wa.gov.au/index.php?id=163>)

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

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

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

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

Multi-Use Sports Precinct Design

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

- Proximity of Clubrooms to Sporting fields – Users of a shared clubrooms must have good viewing and access to their sporting field from the clubrooms. Access to the fields should not be obstructed by parking or driveways to ensure safety of children.
- Large Open Grassed Playing Areas - Grassed sporting fields should be positioned together without dividing barriers such as trees or fencing where possible. This allows for maximum flexibility of use and is beneficial for holding school carnivals, festivals and other large events.

- Driveway Location – Where possible, access driveways should not dissect a sporting complex, particularly where children are likely to cross – i.e. between the pavilion and a sporting field. If a pavilion is situated a considerable distance from entry access points of a reserve, the driveway should be routed along the boundary.
- Compatibility of Users – Compatible users should be grouped together in shared facilities. For example, cricket and football clubs and basketball and netball clubs due to their opposing seasonal usage and similar playing surface requirements.

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

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

An ideal facility sharing scenario for an oval and clubroom facility could comprise of a junior football club, senior football club, junior cricket club and a senior cricket club or other similar combinations.

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

Additionally, some sports are becoming year round sports with both strong winter and summer competitions, with soccer being one example; therefore sharing of facilities with another major user group can be difficult.

Alternatively, there may be opportunities to increase the number of user groups if the groups are small and have low facility usage requirements. It is not uncommon to find small country towns that have a wide range of sporting opportunities available for small populations due to effective sharing of the town's recreation centre and sporting facilities.

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

5.6 Key Success Factors of Regional Reserves

Comparative research of regional active / passive reserves was conducted by ABV in 2007/08 including: Casey Fields – City of Casey, Lark Hill – City of Rockingham, Hay Park – City of Bunbury, Harmony Fields – City of Gosnells, Booyemberra Park - City of Fremantle, Piney Lakes Reserve – City of Melville, Centennial Park – City of Albany, and Kingsway Reserve – City of Wanneroo.

Features of these reserves considered to be key success factors include:

- Centrally located regional reserves are within short travelling distances of the majority of the population.
- A wide range of facilities both passive and active ensures there is something for everyone in the one location.
- Large areas of land allow for flexibility of use as the populations needs grow and change over time.
- Ample parking and road access is important as well as via public transport and being linked to a dual use path network.
- Facilities cater for large events such as state/national sporting events and concerts.
- Sustainable landscaping practices such as native plantings and computerised reticulation to give protection against the effects of climate change.
- The use of irrigation dams is useful in watering very large reserves that have high water usage. They can promote more efficient usage of ground water and utilise recycled water also. The dams also provide a passive recreation focus.

6 FACILITY REVIEW

Hartfield Park Reserve is approximately 170 hectares in size of which a large portion is natural vegetation with very high ecological value. Hartfield Park is also one of Kalamunda's major sporting venues with a combined club membership exceeding 2,000 persons. The area also holds significant cultural heritage value for Indigenous Australians. Therefore Hartfield Park is very important to the surrounding and extended community.

The Reserve has approximately 12 Hectares of sporting fields/courts, equestrian club facilities, a recreation centre, an 18 hole golf course and passive parkland with an ornamental lake. Specifically, Hartfield Park Reserve contains the following Sport and Recreation facilities:

- One football oval (T-ball in summer)
- Two senior soccer fields and three junior fields
- Three hockey fields (little athletics and one cricket pitch in summer)
- One Cricket Oval (2 senior soccer and one junior rugby pitch in winter)
- Two senior rugby pitches (one cricket pitch in summer)
- Six hard court tennis courts
- Two natural turf bowling greens
- Equestrian club grounds with cross country track
- 18 hole golf course
- Recreation Centre including two indoor multi-purpose courts, four squash courts and a gymnasium.
- Park with playground equipment, ornamental lake and large cleared (non reticulated) area for dog walkers.

6.1 Buildings

Each of the sporting fields at Hartfield Park has its own set of clubrooms. Each of the buildings has been inspected by Airey Taylor Consulting and can be viewed as Appendix 2 to this report.

Additionally, the Shire of Kalamunda has recently conducted a *Building Asset Management and Condition Review (BAMCR)*, May 2009, by the CT Management Group. This report reviewed 220 Shire managed buildings and provided a "network level" overview, making recommendations on essential short and medium term maintenance requirements that were easily identifiable.

Both the BAMCR and the Airey Taylor report find that almost all buildings at Hartfield Park are in sound condition, however, there are a number of maintenance issues that must be addressed to ensure they remain in good repair. The Shire will need to liaise with sporting clubs that hold leases/licences for buildings at Hartfield Park to reach agreement on the financial/other contribution that each party will make to ensure adequate repairs are undertaken. In most cases general building maintenance is the responsibility of the lease/licence holder, however, it is understood that community sporting clubs are not for profit organisations run by volunteers that may not have the expertise or finances to fully undertake all maintenance requirements.

It is recommended that the Shire of Kalamunda prioritise and conduct the identified maintenance items within the Airey Taylor report and Building Asset Management and Condition Review to ensure the safety of users and the longevity of the assets.

Lifespan of Buildings at Hartfield Park

Buildings are generally given a 60-100 year lifespan depending on whether they are short life or long life structure as described within the BAMCR. Each of the buildings have been given a rating of 0 – 10 according to the Moloney System, with 0 being brand new and 10 being no longer serviceable.

The following ratings were given to each of the buildings at Hartfield Park in the BAMCR:

Hartfield Park Building Condition Ratings

| Building | Long Life Structure | Short Life Structure | Roof | Mechanical Services | Fit Out |
|--|----------------------------|-----------------------------|-------------|----------------------------|----------------|
| HP Rec Centre | 4 | - | 4 | 5 | 5 |
| Reid Oval Pavilion | 4 | - | 4 | - | 4 |
| Reid Oval Changerooms & Toilets | 4 | - | 4 | - | 5 |
| Tennis Club Pavilion | 3 | - | 5 | - | 6 |
| Tennis Club Toilets | 4 | - | 4 | - | 5 |
| Bowling Club Pavilion | 3 | - | 5 | 6 | 4 |
| Scout Hall | - | 6 | 5 | - | 5 |
| Rugby Club Pavilion | 4 | - | 4 | 4 | 4 |
| Hockey Club Pavilion | 4 | - | 4 | - | 4 |
| Pony Club Pavilion | 5 | - | 6 | - | 5 |

Source: Building Asset Management & Condition Review, Shire of Kalamunda, May 2009

The Soccer Club Pavilion and Cricket Club Pavilion were not rated in the BAMCR however based on the ratings given to the other buildings it is likely that the Soccer Club Pavilion would have rated 4 and the Cricket Club Pavilion 4-5.

As can be seen from the table above, all buildings except the Scout Hall are classified in the report as long life structure buildings, meaning an approximate life span of 100 years is expected, with intervention required at 93.0 years. Roof cladding on all structures has an estimated life span of 30 years with intervention required at 24.6 years.

Based on the estimated life spans within the BAMCR report, most buildings at Hartfield Park could have 60-70 years of structure lifespan left before intervention is required. Replacing the roof sheeting may be required for several buildings in the coming years as most buildings are around 20-30 years old. It is noted however, that most buildings have their roofs rated 4 – good condition, with only 3 having a rating of 5 – fair condition and 1 having a rating of 6 – fair to poor condition indicating that the roof sheeting is in better than expected condition.

The Tennis Club and Bowling Club Pavilion are rated 3 - in very good condition with only minor deterioration causing no serviceability issues.

The Scout Hall is rated 6 – fair to poor overall condition with expected rising maintenance costs. It is also classified as a short life structure – life span of 60 years. The exact age is unknown but this building appears to be the oldest at Hartfield Park. The Airey Taylor report, which has a more in depth analysis review of the Scout Hall has found issues with the roof frame and recommends replacement as soon as is practicable due to its poor condition.

The Pony Club Pavilion is rated 5 – fair overall condition with some serviceability loss. The roof is rated 6, and the Airey Taylor report recommends the replacement of the roof sheeting with 18months – 5 years.

The remainder of the buildings were rated 4 – good overall condition with minor deterioration evident, but not causing any serviceability issues.

Condition of fit outs and mechanical services (air-conditioning, hot water etc) are an issue for several buildings as noted in both the Airey Taylor and BAMCR reports that will likely require remediation in the short-medium term.

Overall both the BAMCR and the Airey Taylor reports find that replacement of the majority of buildings (apart from Scout Hall) will not be an issue within the timeframe of this Master Plan (0-20 years) based on the condition and expected lifespan of the buildings.

Replacement of buildings may still be considered however, in cases where the facility needs of the user groups are no longer being met and it is determined to be unfeasible to upgrade the building, and/or rationalisation of buildings can occur resulting in reduced operating expenditure and sharing of costs between user groups.

6.2 Sporting Fields

The Sporting Fields Facility Review is attached as Appendix 3 to this report. It provides a summary of the condition and usage characteristics of each of the key sporting facilities at Hartfield Park as well as a SWOT analysis. This review assists in identifying the major needs and potential opportunities that exist at each of the facilities.

Key Findings from the Sporting Fields Facility Review are:

- Most grounds are near to or at full capacity, and the soccer fields are over utilised causing a reduction in playing surface quality. There is a need for increasing sporting field area to accommodate the current level of use at Hartfield Park.
- A lack of parking is a significant issue. The soccer and rugby clubs are large and have many spectators on game days. This causes safety concerns particularly along Morrison Rd, and discourages persons from attending the Hartfield Park Recreation Centre.
- The Scout Hall is in poor condition. There is potential for the Scouts to be relocated to a shared venue.
- Several facilities have poor passive surveillance due to surrounding bushland and suffer vandalism as a result. This is a particular problem for the Skate Park.
- Limited opportunities for expansion of sporting fields due to Bush Forever listing of Hartfield Park.
- There is an opportunity for additional sporting field space to be created through the relocation of the hockey facilities to the equestrian club site. This would allow the conversion of the hockey fields to soccer fields.
- Obtaining additional water supply is an issue that needs to be resolved prior to the creation of any additional sporting field space.
- There is potential for facility sharing in the long term between a number of groups including cricket and rugby, and bowls and tennis.

7 CONSULTATION

Extensive consultation was undertaken for this Master Plan that included input from the community, Shire staff, user groups, neighbouring local government authorities, State sporting associations, schools and relevant external agencies. The Consultation document can be seen as Appendix 4 to this report. The Consultation document highlights the following key issues:

Clubs are Growing

Most of the sporting clubs based at Hartfield Park are reporting growth over the past five years and expect it to continue into the future. This will lead to increased usage of the sporting facilities at Hartfield Park.

Population is Growing

The Shire of Kalamunda expects significant population growth of up to 30,000 additional persons over the next 30 years. The surrounding suburbs of Wattle Grove and Forrestfield will contain a substantial proportion of this growth, thus placing further demand on Hartfield Park in future years.

Constraints of Hartfield Park

Hartfield Park is classified Bush Forever and has a high conservation priority. It also has significant Indigenous heritage. Further clearing of bushland is unlikely to be allowed to occur.

Lack of Parking

There is a significant lack of parking when rugby and soccer have home games. The lack of parking impacts on other users of the reserve including bowls, tennis, Federation Gardens users and the Recreation Centre users. Morrison Road becomes a safety hazard. There is a strong need for additional parking.

Overuse of Grounds / Need for Additional Grounds

The soccer fields are struggling to be maintained to a good standard for play. Parks Maintenance reports no amount of maintenance will be able to bring up the fields to a good standard with the current amount of usage. The Forrestfield United Soccer Club has grown beyond the capacity of the existing grounds. The rugby grounds are at full capacity. There is some capacity for additional use of the hockey grounds and Reid Oval, however with continued growth of the clubs these could soon be at full capacity also. A number of clubs have reported a need for additional grounds in the future as club participation continues to grow.

Need for New Water Source

The current ground water extraction licence is fully allocated on the existing reserves. An additional sustainable water source would be required to water any new reticulated areas.

Need to Identify Suitable Alternative Sporting Reserve Venues

Currently there are no plans for future sporting reserves within the Shire of Kalamunda. Pioneer Park is one possible location for further development, however this land has issues that may make it unfeasible to develop in the short – medium term due to it being an old tip site.

Clubroom Upgrades

Almost all Clubs have a desire for improved clubrooms, most notably including additional changerooms and sheltered spectator areas.

Major Event Venue

Hartfield Park is the major event venue for the foothills area. The main event to occur here is the Corymbia Festival held annually with up to 8,000 people expected to attend by 2012. Upgraded facilities including parking, amenities, parking, terraced seating and power upgrades will assist in the hosting of the events.

Federation Gardens Improvements

Several public submissions were made in regards to the improvement of Federation Gardens. Suggestions included new picnic facilities, reticulated dog walking areas, pathway upgrades, trimming of trees along pathways and entrances and removal of weeds.

Hartfield Park Recreation Centre Improvements

Several public submissions were received in regards to improving the Recreation Centre by way of increasing the size of the gym and the addition of a pool.

8 CAPACITY OF GROUNDS AT HARTFIELD PARK

Analysis of the grounds usage at Hartfield Park has revealed that much of the sporting fields are either at/near full capacity or are being overused. The following table provides a summary of the grounds usage data during the winter season.

Grounds Usage at Hartfield Park (Winter)

| Field | Maximum Capacity (hrs of use) | Current Hours of Use | Remaining Capacity |
|-----------------|-------------------------------|----------------------|--------------------|
| Reid Oval | 25* | 21 | 4 hrs |
| HP Soccer | 25 | 32 (per field) | -7hrs |
| Morrison Soccer | 25 | 25 (per field) | 0 |
| HP Hockey | 25 | 20 (per field) | 5 |
| HP Rugby | 25 | 25 (per field) | 0 |

This table shows that two of the grounds are at full capacity and one is over utilised when compared to an ideal utilisation benchmark for a well reticulated and drained reserve. The two remaining areas are approaching full capacity but could handle approximately two more teams each.

It should be noted that this table provides an indication of capacity of the grounds only. Other factors such as quality of the turf and the type of impact the teams have on the ground also have to be taken into account (i.e. junior teams have less impact on the grounds than senior teams and cricket has less impact than Australian Rules or rugby).

* Note: Football Ovals are considerably larger areas than rectangular fields, and therefore appear to have higher usage capacity. Recent research conducted by ABV for the WAFC indicates that up to 13 Australian Rules Football teams (10 junior teams, 3 senior teams) could be accommodated on a well maintained oval with good soil and drainage.

These figures indicate that there is little capacity for the clubs based at Hartfield Park to grow due to a lack of sporting field space. As the population grows, if no additional fields can be developed at Hartfield Park then increased participation will have to be accommodated elsewhere. Clubs based at Hartfield Park that wish to expand currently will need to explore the use of satellite venues such as school ovals that could be used for training purposes.

Given that the grounds at Hartfield Park are already under significant strain from current usage levels, it would be prudent of the Shire to set limits on the maximum hours of use of sporting fields by user groups. This will aid in maintaining good playing surfaces for use by the whole community, and encourage sporting clubs to make better use of other sporting fields in the Shire that are underutilised (i.e. school grounds). It will, however, create additional pressure on the Shire to introduce additional sporting fields in the near future to accommodate future growth in sports participation (see Future Sports Participation/Sporting Field Requirements section below).

This issue was raised in the Shire of Kalamunda Sporting Reserve Development Plan, 2006, ABV Leisure Consultancy Services. A recommendation for the Shire to develop a Sporting Reserve Usage Policy was made in this plan, and remains relevant today. It is understood the Shire is working towards such a policy.

It is recommended that the Shire of Kalamunda develop a Sporting Reserve Usage policy detailing maximum ideal use of each sporting reserve within the Shire of Kalamunda.

Future Sports Participation / Sporting Field Requirements

The table below provides a broad estimate on the number of new sporting fields required to accommodate new participants (for existing sports played at Hartfield Park) for the Shire of Kalamunda's expected population growth over the next 30 years.

Future Additional Sporting field Requirements, Shire of Kalamunda

| Sport | WA Participation Rate | Player Increase (30,000 population increase to 2039) | Additional Number of Teams | Estimated number of new sports fields required | Total Turf Area Requirement |
|------------------------------|-----------------------|--|----------------------------|--|-----------------------------|
| Soccer | 1.7% | 510 | 34 | 4 | 3.2 ha |
| Aust Rules (not inc Auskick) | 2.7% | 810 | 32 | 3 | 7.5 ha |
| Hockey (Metro) | 0.8% | 240 | 16 | 2 | 1.3 ha |
| Rugby Union* | 0.7% | 210 | 14 | 2 | 2.0 ha |

Source: Participation statistics based on data provided by State Sporting Associations and ABS Census 2006 Statistics.

*Where SSA information was unavailable, Exercise, Sport and Recreation Survey 2008 data was used.

Note – these estimations are based on current State participation rates. Soccer and Football participation are both on increasing trends which could mean a higher number of fields may be required if the trend continues.

An estimated total of 14 ha of sports field turf area is required to accommodate growth in the winter sports of soccer, Australian Rules, hockey and rugby union. This does not include land requirements for parking and clubrooms.

New summer sport sports field requirements are accommodated within new winter sports field requirements through sharing of facilities.

Most of the future population growth is likely to occur in the lower foothills area. Additional sporting fields in this area is very important for future sports participation growth. The Shire of Kalamunda Sporting Reserves Development Plan 2006 shows that most of the reserves within the Shire were at or over the recommended capacity of 25 hrs usage per week. Usage is likely to have increased from these levels in the past three years as more families move into the area. The primary users of Hartfield Park have indicated strong participation growth in the past 5 years.

The figure of 14ha calculated above to meet future sporting field requirements only takes into account the four major field sports and does not include area required for ancillary features such as parking and clubrooms. It could therefore be considered that 14ha is a somewhat conservative estimate for future sporting field needs, particularly considering that it would seem most sporting reserves have reached or are exceeding their capacity.

9 ENVIRONMENTAL REVIEW

The Shire of Kalamunda engaged EDAW to undertake an environmental review of Hartfield Park as part of the recreation facilities master plan process. It can be seen as Appendix 6 to this report.

The report highlights the environmental and cultural sensitivity of Hartfield Park. The whole of Hartfield Park is classified Bush Forever and contains declared and threatened rare flora as well as vulnerable and endangered floristic communities. Hartfield Park is also of Indigenous cultural significance and contains within its bounds a scar tree site. The park was formerly known as Maamba Reserve and was used as an Aboriginal camping site at the turn of the last century.

The key finding from the report is that the potential for further clearing of bushland for additional sport and recreation facilities appears to be limited.

The *Hartfield Park Management Plan*, 1996, prepared by the Eastern Metropolitan Regional Council Environmental Service in association with the Shire of Kalamunda, further highlights the environmental sensitivity of Hartfield Park and recommends under *1.5 Ultimate Development Plan* that no new sporting fields be constructed on Hartfield Park in areas containing existing bushland. It recommends the Dawson Avenue landfill site (i.e. Pioneer Park) to be regarded as a first priority for sporting field planning for the area.

In November 2009 the Shire engaged Bennett Environmental Consulting to conduct a *Significant Flora Search of Three Area at Hartfield Park Forrestfield* in order to assess their potential for clearing. The three areas assessed were the remnant bushland at the corner of Hale and Hartfield Rd, the area behind the Darling Range Horse and Pony Club (DRHPC), and the Scouts area.

Whilst specific recommendations were not made in this assessment, the report notes that the area behind the DRHPC and Scouts area both contain declared rare flora (DRF) and are in very good condition and should be considered worthy of conservation. Both areas contain an Endangered, Threatened Ecological Community. The area adjacent to Morrison Oval on the corner of Hale and Hartfield Rd, however, is in poorer condition and is rated degraded to completely degraded. No DRF plants were recorded.

The report notes that if it is decided to proceed with clearing then it is possible that the Department of Environment and Conservation will require that a detailed vegetation survey be undertaken and the number of the DRF plants recorded. If it is decided to clear areas with DRF plants present then both State and Federal Government approval will be required.

10 CONSIDERATIONS

10.1 Equestrian Facilities Suitability

The suitability of an equestrian club venue located in Hartfield Park will be increasingly brought into question in the future as the surrounding residential areas increase in housing density. A number of other LGA's are also facing similar issues including the City of Gosnells, City of Armadale and the Shire of Murray. Equestrian venues are viewed as unsuitable in urban areas because of safety issues for both horses and persons if a horse escapes as well as traffic management issues relating to large numbers of horse floats entering and leaving the venue. Importantly, equestrian grounds often take up large areas of valuable recreation park land that could otherwise be used for passive and active reserve space for the wider community.

The Darling Range Horse and Pony Club (DRHPC) reports having 30-40 riding members. The 1.8 hectares of cleared area used by the DRHPC would have potential to be used by a sports group with several hundred participants.

Furthermore, Hartfield Park is home to declared rare flora and fauna and is wholly classified as Bush Forever and as an Environmentally Sensitive Area (ESA). Horses are known to aid in the spread of diseases such as dieback which is a problem at Hartfield Park as well as causing damage to vegetation with their hooves. Closure of the cross country track that runs through the bushes and removal of horses from the Park would assist in preserving the vegetation at Hartfield Park (see Hartfield Park Statement of Environmental Review, Appendix 6)

The issue of rationalising equestrian club venues that are surplus to requirements is shared by other LGAs on the Perth Metropolitan outskirts. Both the City of Gosnells and Armadale are currently conducting needs assessments and feasibility studies into equestrian club facilities to determine how their equestrian club facilities can be optimised. Both Cities are dealing with significant population growth and urban encroachment issues. It is widely accepted that equestrian facilities are not an ideal mix in urbanised areas and that the large area that is required by the clubs can be better utilised for other recreation purposes.

Research currently being conducted by ABV for the Armadale and Gosnells Equestrian Facilities Needs and Feasibility Studies indicates that around four pony or riding clubs could be accommodated at one grounds that has basic clubroom facilities and properly constructed sand surfaced arenas that can withstand high frequency usage.

The Walliston Pony Club (WPC) grounds currently houses the WPC and Walliston Adult Riders. Therefore, it would appear that there is potential for the Darling Range Horse and Pony Club (DRHPC) to be accommodated at the WPC Grounds.

Consultation with the DRHPC indicates the Club's preference is to remain in its current location due to strong historical ties with the location. It is the opinion of ABV, however, that the community will greatly benefit from the conversion of the Hartfield Park equestrian grounds to sporting fields. The WPC has indicated it is open to discussions with the Shire and DRHPC regarding the potential relocation of DRHPC.

The Kalamunda Lions Club subs lease the DRHPC clubrooms and also have no desire to relocate. With 22 members, there will be many alternative venue opportunities for the Club to explore as their facility requirements are relatively small.

It is recommended that the Shire of Kalamunda investigate the relocation of the Darling Range Horse and Pony Club with consideration given to sharing of the Walliston Pony Club Grounds. This will enable the Hartfield Park equestrian grounds to be developed into sporting fields.

10.2 Potential Expansion of Morrison Oval

The bushland to the north and west of Morrison Oval covers an area of approximately 1.5 hectares. Ideally, from a sporting participation perspective, this area would be cleared to allow for additional sporting fields. As Hartfield Park is classified as Bush Forever, removal of native vegetation is prohibited. Overall, Hartfield Park contains highly sensitive bushland with very high conservation value. For this reason, this Master Plan is based on the assumption that clearing of the area around Morrison Oval for additional sporting fields will not be permitted by the Department of Environment and Conservation.

However, the botanical survey by Bennett Environmental Consulting - *Significant Flora Search of Three Area at Hartfield Park Forrestfield, 2009*, records the bushland to the north and west of Morrison Oval as degraded to completely degraded with no declared rare flora sighted. This indicates there might be some possibility of clearing this area despite its protected status.

With the population growth of the Shire expected to potentially reach 30,000 within the next 30 years and many current sporting fields already at capacity and limited options for new reserves, it is in the Shire's interests to investigate the potential for further clearing around Morrison Oval.

Should the Shire gain permission from the relevant authorities to clear around Morrison Oval, it provides potential for additional rectangular fields to be built. A potential sporting field layout diagram is shown below.

Potential Field Layout from Morrison Oval Expansion



This layout shows potential for an additional two soccer fields and the increasing of the junior rugby field to senior size dimensions. This is just one example of how the field layout could occur. This layout would require the relocation of the Skate Park to a new venue, moving the cricket pitch and relocating the floodlighting at Morrison Oval. There is a small gradient drop from Morrison Oval to the bushland, therefore land fill would be required.

Additional parking will also need to be given consideration should expansion of Morrison Oval occur, to cater for the additional sporting participants and spectators.

Most importantly, additional water supply for approximately 1.5 ha of high impact sport turf will need to be acquired before any development occurs, as the current ground water licence is fully allocated for Hartfield Park.

10.3 Future Growth of the Forrestfield United Soccer Club

The growth of the Forrestfield United Soccer Club (FUSC) is an issue that the Shire needs to address within the short term. With 680 members the FUSC is already a very large organisation. The Club reports growth of 40% over the past five years and estimates growth of a further 10-15% pa over the next 5 years. This growth could be seen to be unsustainable from a club perspective as the management issues become increasingly complex.

The growth of the FUSC is occurring at a much faster pace than population growth in the Shire (40% club growth over past 5 years vs 6% population growth), indicating that FUSC is attracting participants from a wide area.

It is interesting to note that with a Shire population of 50,000, by applying the State soccer participation rate it would indicate a soccer participation number of approximately 850 for the whole of the Shire. However, FUSC have current membership of 680, 80% of that number. Therefore it seems highly likely that a significant proportion of players come from surrounding local government areas.

With 680 members, the Hartfield Park grounds are heavily used and as a result the surface quality of the grounds becomes quite poor in the heavy winter use period. It could be considered that the current size of FUSC has already passed a sustainable level for the playing fields it occupies as it is exceeding their carrying capacity.

Any further growth of FUSC is of concern whilst the available sporting field space for the Club remains the same. Increased usage of the Hartfield Park grounds will further degrade the quality and safety of the playing surface for both FUSC members and the general community. This is a management issue that needs to be addressed by the Shire.

Whilst the soccer grounds are predominantly used by the FUSC, they are for the use of the whole community and it is important that they are maintained to a reasonable level. As mentioned in Section 8 of this report, the formation of a policy detailing maximum ground usage at each reserve will help protect Hartfield Park from chronic overuse. This will mean, however, that if current field provision remains static, FUSC will have to place a cap on its membership intake or find alternative sporting fields for training and competition.. Whilst it can be argued that some children will miss out from participating in soccer and the benefits that it provides, it is likely that many will be able to join other clubs that still have capacity in neighbouring localities.

Should further soccer fields be developed at Hartfield Park some additional growth in participation could be accommodated, however, part of the additional space would be required to take the excess usage that the current grounds are carrying.

Another option available to FUSC is to look to utilise local school grounds for junior training and competition satellite venues. Depending on the level of usage by the club, a school may wish to enter an agreement with the Shire in regards to sharing maintenance responsibilities for the school oval.

Given that the current pitches are over utilised and the growth of the FUSC over the past 5 years it would appear that an additional 2 pitches could be at capacity within a short period of time (2-3 years) purely based on the Club's current growth rate.

The question is therefore raised as to how the Shire caters for future growth in soccer participation. It is clear that there is not enough space at Hartfield Park to accommodate the long term growth needs for soccer alone. This is not necessarily a bad thing however. Having one club becoming extremely large can lead to a lop sided competition. Large sporting clubs can also become difficult to manage by volunteers alone and continued growth may create a need for paid administration to assist with the operation of the organisation.

A new facility located elsewhere will serve to promote the potential generation of a new soccer club which may provide more access for participants in that local area. This potential solution requires new sporting fields to be developed within reasonable proximity to Hartfield Park within the Shire.

11 OPPORTUNITIES FOR FACILITY SHARING

The sporting facilities at Hartfield Park have developed over time on a predominantly ad hoc basis. This is a common occurrence that seems to be particularly so in rural areas where there has been plentiful land supply. As the need has arisen, land has been provided to sporting clubs who have then developed their own set of facilities.

The Shire of Kalamunda is now becoming increasingly developed and recreation land supply has become limited. Bush Forever classification of much of the Shire's remaining undeveloped public open space has further restricted the land supply available for future use including the remaining bush at Hartfield Park. It is therefore imperative for joint use facility opportunities to be facilitated wherever it is practicable to ensure best use of limited public land and financial resources.

It should be noted that there are already some good examples of joint use facilities at Hartfield Park including:

Reid Oval – building and grounds shared by junior football and tee ball.

Hockey Grounds – building and grounds shared by hockey and little athletics. Cricket is also played on the grounds in summer.

Rugby Grounds – the grounds are shared by cricket and rugby.

Morrison Oval – the grounds are shared by cricket, rugby and soccer.

Darling Range Horse and Pony Club – the Building is shared by the DRHPC and the Lions Club. The grounds are also shared with other occasional users including for training by the Mounted Police.

It is evident however, that there are further opportunities for sharing, particularly in regards to shared use of clubroom facilities.

Whilst redevelopment of all facilities within Hartfield Park would provide the ideal canvas for the provision of optimal joint use facilities, it is financially impractical. ABV, in conjunction with EDAW, have given careful consideration for further facility sharing opportunities that take into account the current provision of facilities, the various life cycle stages of each of the buildings and the existing constraints of Hartfield Park in order to provide practicable options for the Shire to consider.

The following opportunities for joint use facilities have been identified for Hartfield Park:

Rugby/Cricket Clubrooms

The Kalamunda and Districts Rugby Union Club, and the Forrestfield Cricket Club would be suitable co tenants of a shared clubroom facility. The KDRUC is predominantly a winter season club with only some relatively minor touch rugby competition during the summer. The FCC Club is exclusively a summer season club. The KDRUC is significantly larger than the FCC, so clubroom specifications built to accommodate Rugby would also accommodate Cricket. Virtually all facilities could be shared apart from storage.

The FCC would not be a suitable co-tenant with the Forrestfield United Soccer Club as there is significant soccer activity throughout summer also including two competitions of five a side soccer (40 teams each) and training programs.

The FUSC would not be able to share a facility with the KDRUC as they would both require the same facilities at the same time.

Currently both the FCC and the KDRUC have their own buildings which are in good condition and have several decades of lifespan left (see Facility Review). Development of a new joint use clubroom facility would not need to occur until the end of their economic lifespan, or if other developments planned for Hartfield Park require the removal/relocation of one or both of the buildings in order to proceed.

Bowls / Tennis Clubrooms

The Forrestfield and Districts Bowling Club and the Forrestfield Tennis Club are currently located next to each other at the corner of Hartfield and Morrison Road. Both Clubs have developed their own clubrooms.

The similar characteristics of tennis and bowls clubs make them suitable partners for the sharing of a clubroom facility. The two clubs will benefit from cross promotion and the sharing of volunteer and financial resources required for the maintenance and management of the building.

It is noted that both clubs have similar operating times, being predominantly summer sports but with participation throughout the winter also. Most facilities could be shared, however provision for a dividable social area should allowed for as well as sheltered spectator areas for both the tennis courts and bowling greens. Overall however, the building area required for one joint use facility will be considerably less than for two separate facilities. Both clubs will enjoy access to enhanced facilities and reduced operational expenditure.

Both buildings are in very good condition (see Facility Review) and have several decades of lifespan left. Development of a new joint use clubroom facility would not need to occur until the end of their economic life span or if other developments at Hartfield Park require one or both buildings to be removed/relocated to proceed.

Forrestfield United Soccer Club Facilities

The Forrestfield United Soccer Club has developed into a very large organisation of 680 members and is growing rapidly. The clubrooms and fields are in use seven days per week during the winter season and thus are not physically capable of accommodating another user group.

During the summer the FUSC hosts two large 5 a side competitions with 40 teams each plus training sessions and academy squads. The facilities are used four nights per week however not on the weekend. It would appear that there may be some limited capacity for another user group, preferably one with light impact, to make some use of the grounds during summer weekends. One of the potential uses could be for over flow tee ball grounds for the Forrestfield Tee, Base and Softball Association. This would be dependent on future increased summer utilisation by the FUSC, as it is important that grounds are not over stressed during the summer so that they can recuperate for the winter season.

Hockey/Scouts/Little Athletics

Currently the Kalamunda and Districts Hockey Club (KDHC) share their clubrooms with the Forrestfield Little Athletics Club (FLAC). The Athletics Club only uses the clubrooms for storing their equipment during the summer season and the grounds for training purposes only. FLAC is quite small with only 30-40 members.

It would appear there is significant potential for the 1st Forrestfield Scouts Group (FSG) to be included in a joint use facility with KDHC and FLAC provided the appropriate facilities were provided.

Consultation with Scouts WA (see Consultation report, Appendix 4) reveals that the a Scout Group would ideally have access to a robust facility with a hall of 120 person capacity and toilets that are independently accessible by two user groups without disturbing each other.

These facility requirements could quite easily be incorporated into a joint use clubroom design.

The three user groups should be able to manage sharing of the facilities relatively easily as the Little Athletics Club has only minor usage requirements, the KDHC has a home and away competition format and does not play at night (senior men's teams play in the City) therefore there would be little conflict of use for the social facilities. Hockey training on the grounds at the same time as Scouts use of the Hall would not be an issue provided the toilets and storage areas were independently accessible by the two user groups so that the Scout's activities are not disrupted.

Appropriate facility design to accommodate the three user groups' needs would deliver a successful outcome of providing improved facilities whilst reducing duplication of resources.

Should relocation of hockey facilities occur, it would be the appropriate time to develop a joint use facility for the Hockey, Little Athletics and Scouts clubs. Should hockey remain in its present location the option of joint use should still be explored, however, it would likely require modification/additions to the current building. This would be a better outcome than the Shire spending money on repairs/maintenance or replacement of the existing Scout Hall.

12 NEEDS ANALYSIS

The facility needs for Hartfield Park have been identified through a broad consultative approach, researching and establishing the current and future needs of key stakeholders and matching them with current provision and industry trends.

Additional Sporting Fields

There is a need for additional sporting fields, particularly for winter season use, around the Wattle Grove/Forrestfield area to relieve pressure on grounds that are currently over utilised and to cater for future sports participation growth. The two locations that would be the most logical locations for additional sporting field space are Pioneer Park and Hartfield Park. However, both these sites have issues to overcome before development can proceed.

Pioneer Park is built over part of an old tip site and has significant issues including subsidence, poor turf quality and poor drainage. Building playing surfaces over old tip sites that are still actively subsiding generally does not occur, therefore it is difficult to assess the likely success of any remedial actions. The potential costs can be very high. A geo-technical survey of the site would assist in determining what lies beneath the ground and what the best course of action would be to create sporting fields for winter use in the short-medium term if this is at all possible.

It is recommended that the Shire of Kalamunda engage a suitably qualified engineering firm to conduct a geotechnical survey of Pioneer Park and provide recommendations on the remedial actions required to develop sporting fields capable of sustaining high impact winter sport usage.

Hartfield Park is listed as bush forever and contains declared rare flora and threatened and endangered ecological communities. It would appear unlikely that any significant amount of native bushland could be cleared for further sporting field development, and there could potentially be community opposition against any proposal to do so.

A botanical survey has revealed that the bushland bordering the western and northern sides of Morrison Oval is in poor condition. Clearing of this area would allow the creation of an additional two rectangular fields, subject to the re-alignment of the existing fields. Due to the degraded nature of this vegetation, it would seem that this area would have the best chance of receiving permission from the Department of Environment and Conservation for clearing.

It is recommended that the Shire of Kalamunda contact the Department of Environment and Conservation and follow the appropriate protocol for obtaining permission for clearing of the bushland to the west and north of Morrison Oval for the purposes of developing additional sporting fields.

If permission is received, the Concept Plan from this Hartfield Park Sport and Recreation Facilities Master Plan will need to be revised as it will be necessary to realign the sporting fields, lighting, cricket wicket, fencing and parking at Morrison Oval to accommodate new rectangular fields. Relocation of the Skate Park will also be necessary.

Most importantly, if permission is granted for clearing, the Shire will need to acquire a new sustainable water source for irrigating the additional fields as the current ground water licence for Hartfield Park is fully allocated.

A more viable option at Hartfield Park for acquiring additional sporting field area would appear to be the conversion of the equestrian grounds to sporting fields. There is sufficient space for three small/medium rectangular fields with a cricket wicket in between. This would necessitate the relocation of the Darling Range Horse and Pony Club to a suitable venue, and require additional water supply for the irrigation of the increased turf area.

If the acquisition of additional sporting field area and/or water supply proves unable to be obtained, consideration may need to be given to synthetic surfaces as a means of overcoming these obstacles. Synthetic surfaces enable increased usage capacity of grounds and do not require watering (does not include wet hockey synthetics). However, synthetic surfaces are expensive, have a limited lifespan, are susceptible to vandalism and are uncomfortable to use during warm summer days.

Reid Oval

Reid Oval has a satisfactory playing surface and floodlighting that has recently been installed. Whilst additional sporting field space would be desirable for long term sports participation growth, the oval cannot be expanded due to the elevated surrounds of the oval and the Bush Forever listing of the bushland.

The clubrooms and changeroom/toilet block have maintenance requirements as detailed within the Airey Taylor report Appendix 2) and the Shire of Kalamunda's Building Asset Management and Condition Review (BAMCR), 2009.

There is a relatively steep slope in front of the clubrooms that becomes muddy and slippery in the winter, and is eroding under the concrete slab of the verandah. There is rationale for the extension of the clubroom verandah area and tiered concrete seating to stabilise the slope and provide additional spectator shelter.

Hartfield Park Recreation Centre

The Hartfield Park Recreation Centre building has maintenance requirements as detailed within the Airey Taylor report and the BAMCR.

As the population grows in the Forrestfield/Wattle Grove area, there will be need for expanded indoor recreation centre facilities. Opportunities for growth are limited at Hartfield Park due to the surrounds being classified Bush Forever and rare and threatened flora being present in the area and the need to retain the current sporting fields. This constricts potential for an indoor swimming pool and other features that require large land areas in this location.

The reception, kiosk and office layout is somewhat disjointed at the centre creating inefficiencies for management. There is rationale for exploring the potential for remodelling the interior to provide enhanced management of the centre.

Planning for the recreation centre facility needs of the Shire is required to ensure adequate facility provision for the expected high population growth of the Shire over the next 20-30 years.

It is recommended that the Shire of Kalamunda conduct a Needs and Feasibility Study for the Hartfield Park Recreation Centre.

Hartfield Park Soccer Grounds

Whilst the grounds receive a high level of maintenance, over utilisation means the turf quality suffers. Additional soccer fields are required to reduce wear and tear on the existing fields and allow further growth in participation.

The current clubroom facilities are insufficient in a number of areas including:

- Lack of public toilets
- Main set of change rooms share one toilet facility
- Lack of umpires changerooms
- Poor main changeroom layout including lack of ventilation and natural lighting
- Secondary changerooms are hidden in a dark area away from main building
- Lack of secure storage area
- Lack of sheltered spectator area
- Lack of goals storage

The Club has a desire for additional changerooms, however, the current provision of two sets of changerooms for four senior fields would seem adequate for a community sporting reserve. Additional changeroom access could be achieved if the FUSC reached an agreement with the FCC to utilise the cricket changerooms during the winter season. This would optimise use of existing facilities at Hartfield Park.

Redevelopment of the FUSC facilities will also benefit community events that are held on the grounds including the Corymbia Festival. With several thousand people in attendance to these events, improved toilet and spectator facilities will provide considerable benefit.

Given the current clubroom facility situation, which is lacking in some areas and having several design issues, it would be prudent to consider during the detailed design stage whether the current facility could be expanded/redeveloped or if it should be replaced to ensure the current and future needs of the community are met in the most cost effective manner.

The FUSC plans to enter the Premier League competition within the next 2-3 years. Currently there is a requirement for Premier League Clubs to have permanent fencing of minimum 0.7m height around the main soccer pitch. This may not be in keeping with the intention of the Shire to continue to provide fully accessible open space for the community. Council support of fencing for the FUSC could be seen as setting a precedent for other clubs that may wish to make similar requests in the future. As there is a promotion/relegation system in the Premier League, there is a chance that a Premier League club could be relegated and therefore not have a requirement for fenced grounds.

Improved playground equipment will benefit parents with young children who wish to participate in sports and also aids in entertaining children whilst their older / younger siblings are participating. Close proximity to the FUSC clubrooms important as it allows easy access to amenities and is the primary location for most spectators. It may also provide an incentive and opportunity for mothers groups to form/relocate and utilise nearby changerooms providing mid week usage. Improved playground equipment in this location should be considered within the Shire's proposed Playspaces Implementation Plan.

Morrison Oval

The Forrestfield Cricket Club (FCC) clubrooms has maintenance requirements as detailed within the Airey Taylor report and the BAMCR.

The FCC has all of the main facilities a club requires including clubrooms, three synthetic wickets and a three wicket practice nets facility.

The FCC has noted a need for an additional set of changerooms. This need could be met by utilising the Kalamunda Districts Rugby Union Club (KDRUC) changerooms whilst they are not in use during the summer season, thus avoiding duplication of facilities. A facility sharing agreement between the two clubs would need to be sought.

At such a time that a new building is for either cricket or rugby is required, a shared clubroom facility for cricket and rugby should be investigated. At this point in time it does not appear that this will occur within the short to midterm and it will be more cost effective to maintain the two buildings for the foreseeable future.

Hartfield Park Hockey Grounds

The Kalamunda Districts Hockey Club (KDHC) clubrooms has maintenance requirements as detailed within the Airey Taylor report and the BAMCR.

KDHC have their main facility requirements met however upgraded clubrooms including a social area is desirable.

Should KDHC be relocated, there would be an opportunity for facility sharing with the 1st Forrestfield Scout Group, and continued sharing with the Forrestfield Little Athletics Club as noted within this report under section 11. *Opportunities for Facility Sharing*. The Scout's stated need for a hall for approximately 120 persons would also meet KDHC's desire for a social facility.

One field lit for night training would be sufficient for current utilisation.

Should KDHC be relocated, the existing clubrooms could be retained and the changerooms and toilets used by the FUSC, thus providing them with an additional set of change rooms to service users of the additional soccer fields they would gain from hockey's relocation. At the time that the FUSC's clubrooms are redeveloped, the Shire would need to consider whether to retain the building or remove it and potentially incorporate an additional set into the FUSC clubrooms.

Scout Hall

The Scout Hall is ageing and in poor condition. Whilst the 1st Forrestfield Scout Group has not expressed a need for facility improvements, it is evident that the Scout Hall is in the latter stages of its life cycle. The Airey Taylor report recommends its removal within 5 years. Should KDHC be relocated, it will present an opportunity for a shared facility to be built that meets the current and future needs of the Scout Group and allow building operational costs to be shared.

The Scouts have stated a need for hall that can accommodate 120 persons and has toilets that are accessible by two different groups at the same time without disturbing each others' activities.

A recent botanical survey of the current Scout area has found that the bushland within is very good quality and contains DRF. It recommends that the area should remain fenced off from the public, even after the removal of scout hall.

Hartfield Park Rugby Grounds

The Kalamunda Districts Rugby Union Club (KDRUC) clubroom has maintenance requirements as detailed within the Airey Taylor report and the BAMCR.

KDRUC have clubrooms that meet their main requirements, however they do have a desire to upgrade this in the future including building a gym, additional changerooms, increasing the size of the social area and building a grand stand. KDRUC play at the highest level of competition in Western Australia, and therefore attract a significant following.

Whilst every club would ideally like one set of changerooms per sporting field, in reality this is not practical.

Given the current clubroom facility meets the main requirements of KDRUC, consideration of major upgrades to the facility should be given at the time that the FCC and KDRUC are ready to become joint users of a shared facility. This is unlikely to occur within the timeframe of this master plan considering the relatively good condition of the buildings.

There is a rationale for improved floodlighting of the two senior rugby fields. Full lighting of the two fields will allow more even wear of the fields during training sessions. The pole layout will need to take into consideration the cricket playing area, therefore no poles can be located in the centre.

The lighting should be built to Australian Standard AS 2560.2.3 *Sports lighting – Part 2.3: Specific applications – Lighting for football (all codes)* and AS 4282 *Control of the obtrusive effects of outdoor lighting*. The level of lighting should be consistent with the Shire's Sports Field Flood Lighting Policy that is currently under development.

An electrical upgrade may be required to support the increased lighting levels. Current switching gear is located in the old rugby kiosk that is in poor structural condition. Upon upgrade of the lighting, the switching gear should be rehoused, potentially at the KDRUC clubrooms, and the old kiosk demolished.

Improved playground equipment near to the current KDRUC clubrooms would benefit parents with young children who wish to participate in sports and also aids in entertaining children whilst their older / younger siblings are participating and should be considered within the Shire's proposed Playspaces Implementation Plan.

Skate Park

The primary need for the Hartfield Park Skate Park is for greater passive surveillance. It is hidden from view being completely surrounded by bushland, despite its close proximity to Hale Rd. It is evident that the Skate Park attracts anti-social behaviour with extensive graffiti and damage to the facilities. It would be quite likely that this facility is underutilised by youths who would be deterred from what has become an unattractive facility.

Increased passive surveillance of the Skate Park can best be achieved through the thinning, trimming or removal of trees located between the Skate Park and Hale Road. After this has been achieved, it would then be feasible to repair the ancillary features (solar light, picnic shelter) that have been damaged from significant vandalism.

As the trees are protected under the Bush Forever program, approval from DEC will be required for their removal. Permission for removal of just a few trees, as opposed to large areas for new sporting fields, will be easier to achieve. A regular maintenance plan should also be undertaken to ensure the provision of a safe, presentable facility is achieved.

Should approval be given to clear the whole area to the west and north of Morrison Oval for additional sporting field area, the Skate Park will need to be removed. Concrete skate parks can be expensive however, they are highly utilised by youth for informal recreation. If removal was necessary, the Shire would need to give careful consideration as to a suitable new location that is accessible to the youth of the area and has good passive surveillance.

Lawn Bowls Facilities

The Forrestfield and Districts Bowling Club (FDDB) Clubrooms is in very good condition with only minor cosmetic items noted in the Airey Taylor and BAMCR reports.

The two turf greens are in good condition and sufficient for the current participation rates.

The Club has noted a need for an additional shed to enable separate storage of fuels from the fertilisers, and to enable hoisting of machinery for maintenance.

Should participation increase significantly in the future, there is area to the rear that has been prepared to accommodate an additional two greens. Prior to the provision of additional greens, consideration of conversion to synthetics should be given due to the significant benefits that hold including: reduced maintenance requirements, water savings and increased usage capacity. Synthetic turf replacement costs need to be taken into consideration when examining the viability of conversion from natural turf.

As noted within this report in section 11. *Opportunities for Facility Sharing*, FDDB and the Forrestfield Tennis Club (FTC) would be suitable joint users of a shared clubroom facility at such a time that one of the buildings requires replacement. Given the very good condition of both buildings, it is unlikely that this will occur within the timeframe of this Master Plan.

Tennis Facilities

The Forrestfield Tennis Club (FTC) clubroom and toilet buildings are in very good condition with only minor maintenance requirements as detailed in the Airey Taylor and BAMCR reports. The kitchen fit out is ageing which the Club would like to replace in the near future.

The six courts are sufficient for the clubs current participation levels and has capacity for participation growth. The court condition is poor however, with repairs to the bitumen required and a re-application of the acrylic surface required. New court hardware is required, and repairs needed for the fencing.

As noted within this report in section *11. Opportunities for Facility Sharing*, FTC and FDBC would be suitable joint users of a shared clubroom facility at such a time that one of the buildings requires replacement. Given the very good condition of both buildings, it is unlikely that this will occur within the timeframe of this Master Plan.

Federation Gardens

Federation Gardens is an important recreation asset for the Shire of Kalamunda, providing passive recreation facilities for the community. A number of public submissions have expressed a desire for the improvement of Federation Gardens.

There is rationale for the beautification Federation Gardens including fixing paths, trimming trees along pathways and at the entrance, enhancing the playground equipment and supporting features, and irrigating a larger area if more water can be sourced. It could provide a destination point for people to walk to and can be enjoyed by people of all ages. Dog walkers will particularly benefit from an increased irrigated area as it will reduce the health related problems for dog breeds that are affected by the seeds of weed grasses.

There is potential that additional water supply could be achieved from capturing storm water runoff and storing it in a large dam that could also act as a focal for passive recreation. The ornamental lake could possibly be upgraded for this purpose.

Equestrian Club

The Darling Range Horse and Pony Club (DRHPC) have all the main facilities they require.

The Club has noted a need to repair the western boundary fence, and to a desire to enhance their cross country track that runs through the bushland.

The DRHPC clubrooms are in good condition, however the Airey Taylor report recommends the replacement of the roof sheeting in the short term. Other maintenance items are noted in the Airey Taylor and BAMCR reports.

Should the decision be made to convert the equestrian grounds to sporting fields, DRHPC will need to be relocated. The Walliston Pony Club (WPC) grounds is the primary location that would appear to fit the facility needs of DRHPC. The grounds have clubrooms and large riding arenas. Initial consultation with the WPC reveals the Club is willing to discuss with the Shire and the DRHPC the potential for an additional user at to be located at the WPC grounds.

Parking and Access

A lack of parking is an issue that has been raised by most stakeholders in the consultation process. Hartfield Park is home to two very strong winter sports of soccer and rugby union. Both the KDRUC and FUSC report over 1,000 players and spectators present during home fixtures. Due to the size of FUSC, home fixturing occurs each week.

The lack of parking causes traffic management and safety issues as people park illegally along Morrison Road reducing it to single lane width, and the Recreation Centre car park over flows from soccer attendees, thus discouraging Recreation Centre users.

These issues provide strong justification for additional parking areas. Relocation of the Hockey Club provides opportunities for increasing the parking area in that location. There is also potential for utilising unused vacant land at the front of the Bowls Club land facing Morrison Road. Increasing parking in these areas could potentially double the available parking space for both rugby and soccer.

If DEC permission is granted for clearing of bushland around Morrison Oval, the redesign of the oval should include increasing the parking area available in that location to accommodate the increased number of persons that would be utilising the grounds.

Morrison Road provides access to the bowls, tennis, rugby and hockey facilities and also Federation Gardens. As it connects to Hale Road to Hartfield Road, it is also used by drivers to dodge heavy traffic during peak hour. This causes significant safety issues, particularly at the bend to the rear of the Recreation Centre as it is a blind corner. There is concern that pedestrians are at risk or that a car collision may occur.

These issues provide strong justification for the blocking off of Morrison Road at some point around the bend.

Car burglary is an issue that has been raised particularly in regards to the Recreation Centre Parking area. There is rationale for providing enhanced security lighting to the car park to improve safety to soccer and Recreation Centre users. The amount of tree cover may need to be reduced to make this possible.

Pathways

There is strong rationale for the provision of an enhanced pathway network at Hartfield Park. Pathways are an integral component of recreation reserves. Walking is well established as the most highly participated physical activity. Pathways connect facilities, encouraging more people to travel by foot or cycle, and improve access for people with mobility issues including wheelchairs and parents with prams. Pathways are also used for exercise by persons of all ages and fitness levels, whether it be low intensity walking or high intensity running.

Outdoor fitness equipment can be a popular addition to a pathway network and could make a valuable addition to the Hartfield Park Recreation Centre. If located nearby, staff could also use the equipment for personal training and boot camp classes. This could be considered during a review of the Hartfield Park Recreation Centre.

Water Supply

Any significant increase in irrigated turf area will require additional water supply. The current ground water licence for Hartfield Park is fully allocated, therefore a new source needs to be found.

Definitive solutions for increasing water supply were not able to be identified during the course of this study. Sewer mining was investigated and is found to be very expensive and may not be suitable for Perth's sandy soils due to the need to use subsurface irrigation. Capturing storm water in a dam is another option, however, a very large dam would likely be necessary due to the need to store enough water to irrigate the new fields during Perth's dry summers. Other options may also be available.

Should the Shire decide to increase the amount of irrigated turf there will be a need to identify a new source of water for Hartfield Park that is sustainable in the long term, cost effective and is practical to implement.

13 CONCEPT PLAN

The proposed Concept Plan for the Hartfield Park Sport and Recreation Facilities Master Plan can be seen as Appendix 1 to this report. The proposed facility developments that have arisen from the Needs Analysis are detailed below.

Relocation of Hockey Facilities

One of the primary features of this Concept Plan is the relocation of the hockey facilities to the equestrian site. Three grass hockey fields and clubrooms can be situated in this area without the need for clearing of bushland. This allows for the current hockey fields to be used for club soccer and additional parking area.

The new clubrooms in this location are proposed to be shared between the 1st Forrestfield Scout Group and the Kalamunda Districts Hockey Club as the primary users and the Forrestfield Little Athletics Club as a secondary user (for training). This minimises duplication of facilities.

A new synthetic cricket pitch is located in between the fields to allow for summer usage of the grounds. Note: the layout of the hockey facilities is indicative. The detailed design stage should include consideration of issues such as fencing requirements.

The Darling Range Horse and Pony Club is proposed to be relocated, with the Walliston Pony Club grounds being identified as a potential location.

Redevelopment of Soccer Facilities

The other main feature of this Concept Plan is the enhanced soccer facilities. Capacity has been increased through the provision of two additional soccer fields, additional parking area and improved clubroom facilities.

The additional soccer fields and parking area has been accommodated through the utilisation of the current hockey grounds.

Improved toilet, changeroom, spectator and storage facilities will be accommodated through redevelopment of the Forrestfield United Soccer Club clubrooms.

The orientation of the new soccer fields will require the existing cricket wicket to be realigned to a NW/SE alignment (within the accepted range as per the DSR Sports Dimensions Guide).

The Concept Plan also includes provision of a soccer goal storage pen for secure storage of soccer goals and portable fencing.

Rugby Field Floodlighting

Floodlighting for the two rugby fields is indicated on the concept plan. No poles should be located in the centre so as not to interfere with the cricket playing area.

Full floodlighting of the fields will enable more even wear of the grounds through provision of multiple training areas and will enable night games to be held. Touch rugby competition during summer can also be held under lights out of the heat of the day.

Bowls Club Parking Expansion and Shed

Expansion of the bowls club parking area will provide significant extra parking capacity for Hartfield Park. Significant parking issues are experienced on rugby match days. Use of otherwise vacant and unused portion of land directly opposite the rugby fields for parking will reduce the parking and traffic management issues that result from the current lack of parking.

A new shed for the Bowls Club will allow the storage of fuel to be separate from the fertilisers and the hoisting of turf care machinery for maintenance work.

Tennis Court Refurbishment

The Concept Plan shows the refurbishment of the six tennis courts including repairs to the bitumen, resurfacing of the acrylic coating, new posts for the nets and repairs to the fencing. These repairs are required for the continued operation of the tennis facility at a satisfactory standard expected by the community.

Federation Gardens Beautification and Lake Upgrade

Beautification of Federation Gardens is included within the Concept Plan. This includes restoration of the pathways, trimming trees along pathways and at the entrance, enhancing the playground equipment and supporting features, and irrigating a larger area if more water can be sourced.

The ornamental lake at Federation Gardens may be able to be upgraded to catch and store sufficient stormwater runoff for the irrigation of the proposed additional irrigated turf areas. The lake could continue its passive recreation focus.

Pathways

Additional sections of pathway have been included to connect core activity areas. This will enhance accessibility for pedestrians and people with prams or wheelchairs and provide an informal fitness trail for walkers and runners. The locations of the pathways should be seen as an indicative guide for their future development. There are multiple variations of the pathway network that could be implemented to achieve a satisfactory result.

At the detailed design stage, bench seating locations along pathways and at locations such as playgrounds, cricket practice nets etc. should also be considered.

Removal of Buildings

This Concept Plan shows the removal of the Scout Hall, equestrian clubrooms, old rugby kiosk and the old baseball hitting nets.

The Scout Hall is ageing and will no longer be required once a shared facility at the new hockey grounds becomes available.

The equestrian clubrooms are ageing and will not be required by the Darling Range Horse and Pony Club once they have relocated. The footprint of the hockey fields will require the removal of the building.

The old rugby kiosk is in poor structural condition and is unsafe. It is unused, however it houses the electrical switching gear for the floodlighting. The kiosk is recommended to be demolished and the switching gear relocated.

The old baseball hitting nets are in poor condition and no longer utilised and therefore should be removed.

Removal of Section of Morrison Road

The Concept Plan shows the removal of an approximately 200m section of Morrison Road. This will stop cars from using this road as a short cut from Hale Road to Hartfield Road and vice versa as this causes significant safety issues along this narrow road frequented by pedestrians. This section of road, approximately 1200m², can be replanted with native vegetation thus assisting the flora and fauna conservation objectives of Hartfield Park.

Skate Park Passive Surveillance Improvement

Removal and/or trimming of the vegetation between the Skate Park and Hale Road will improve the passive surveillance of the area, thus reducing vandalism and making the facility more attractive for skaters.

Security Lighting for Recreation Centre Car Park

The provision of security lighting for the Hartfield Park Recreation Centre car park is indicated on the Concept Plan. This will improve safety at night time for the Recreation Centre and soccer ground users. Trimming of some trees may be required.

Reid Oval Clubroom Verandah Extension

The Concept Plan indicates extension of the verandah to the clubrooms by approximately 4m with a stepped concrete stand to provide additional sheltered spectator viewing area and stabilise the slope.

Hartfield Park Recreation Centre Potential Future Upgrade

Potential future upgrade of the Hartfield Park Recreation Centre is noted on the Concept Plan. This Master Plan recommends that a Needs and Feasibility Study for the Recreation Centre be conducted to determine the current and future facility requirements of the community.

Potential Expansion of Morrison Oval

The Concept Plan shows the potential expansion of Morrison Oval and provides an indicative layout of sporting fields. The layout shows four senior soccer fields and one senior rugby field. The clearing of the bushland around Morrison Oval to allow expansion will be dependent on permission being granted from the Department of Environment and Conservation as it falls under Bush Forever classification.

A new location for the Skate Park will be required should approval be given for the expansion of Morrison Oval. A location should be sought that is easily accessible by youths and has high passive surveillance to minimise anti-social elements being attracted to the facility.

Potential Future Development of a Shared Lawn Bowls / Tennis Facility

The Concept Plan indicates a potential future layout of tennis and lawn bowls facilities including a shared clubrooms building. The number of greens has increased to three, and the number of tennis courts to ten. The shared clubrooms is centrally located to allow viewing over both the tennis courts and bowling greens. Synthetic bowling greens may be considered at such a time that redevelopment occurs to further increase capacity and reduce watering and maintenance requirements.

Potential Future Location of Shared Cricket/Rugby Facility

A potential location for a shared cricket/rugby clubrooms building is shown on the Concept Plan on the current rugby clubrooms site. This is the only site identified that allows for suitable spectator viewing for both rugby and cricket spectators. This is a critical factor in determining clubroom location.

Playground Equipment Upgrades

Playground Equipment located next to the Rugby Pavilion and Soccer Pavilion is indicated to be upgraded on the Concept Plan. This is dependent on the outcome of the proposed Playspaces Implementation Plan to be developed.

14 POTENTIAL DEVELOPMENT PLAN PRIORITIES

The following details a proposed order of priorities for implementation of the Hartfield Park Sport and Recreation Facilities Master Plan. This Plan is an interpretation of the stakeholders' needs and is intended as a guide for the timing of developments. The Master Plan is prioritised as follows:

| | |
|-------------|---------------|
| Short Term | 0 – 5 years |
| Medium Term | 5 – 10 years |
| Long Term | 10 – 20 years |

Short Term 0-5 years

- Conduct Hartfield Park Recreation Centre Needs and Feasibility Study.
- Conduct Shire of Kalamunda Public Open Space Strategy.
- Carry out building maintenance repairs.
- Acquire additional water supply.
- Relocate Darling Range Horse and Pony Club and demolish building.
- Build new hockey facilities including clubrooms. Relocate Scout Group, Hockey Club and Little Athletics Club to new facility.
- Re-align cricket pitch at new soccer area.
- Demolish baseball hitting nets.
- Build new parking areas to new soccer areas and at Bowls Club site.
- Clearing trees in front of Skate Park, repair vandalism damage to facilities.
- Upgrade parking security lighting to the Recreation Centre parking area.
- Refurbish the tennis courts.
- Develop additional pathway sections.

Medium Term 5-10 years

- Design and construction of FUSC clubrooms development.
- Build soccer goals storage.
- Demolish the Scout Hall.
- Remove section of Morrison Road.
- Upgrade Federation Gardens.
- Build Lawn Bowls shed.
- Install lighting for rugby fields; and
- Demolish old kiosk and relocate flood light switching gear.
- Extend spectator area in front of Reid Oval Clubrooms.
- Upgrade playground equipment at soccer and rugby clubrooms.

Long Term 10-20 years

- Review and update Hartfield Park Sport and Recreation Facilities Master Plan.

15 COST ESTIMATES

The indicative capital cost estimates of the proposed Hartfield Park Sport and Recreation Facilities Master Plan have been prepared by Ralph Beattie Bosworth. The full report is attached as Appendix 7 to this report. A summary of the costings are provided below.

Short Term 0 – 5 years

| | | |
|--|----|------------------|
| H.P Recreation Centre Needs & Feasibility Study | \$ | 40,000 |
| Public Open Space Strategy | | 30,000 |
| Sustainable water supply | | 1,000,000 |
| Demolish Equestrian Club Building | | 19,800 |
| 3 x natural turf hockey fields, 1 lit | | 364,000 |
| Hockey Clubrooms | | 805,500 |
| Hockey Parking area | | 162,500 |
| 2 x new concrete cricket wickets with synthetic surfaces | | 16,000 |
| Demolish Baseball Hitting Nets | | 3,500 |
| Bowls Club Parking Expansion | | 162,500 |
| New Soccer Area Parking resurfacing and expansion | | 350,000 |
| Skate Park area pruning | | 500 |
| Security lighting to Rec Centre Car Park | | 154,000 |
| Tennis court refurbishment | | 109,500 |
| New dual use pathway | | 55,250 |
| Earthworks/Site Clearance, Services Connections Security Lighting, Signage, Seating, Bins, Miscellaneous Landscaping and Grassing. | | 165,750 |
| Contingencies | | 256,750 |
| Total | \$ | 3,695,550 |

Medium Term 5 – 10 years

| | | |
|--|----|------------------|
| Soccer Clubrooms (assume new building) | | 1,510,000 |
| Soccer Goals Storage | | 5,500 |
| Playground Equipment, Soccer Area | | 15,000 |
| Playground Equipment, Rugby Area | | 15,000 |
| Demolish Scout Hall | | 16,200 |
| Rugby Field floodlighting | | 175,000 |
| Demolish old kiosk | | 1,200 |
| Lawn Bowls Machinery Shed | | 35,000 |
| Reid Oval Clubrooms Patio Extension | | 49,400 |
| Federation Gardens Beautification | | 100,000 |
| Removal of 200m section of Morrison Road | | 24,000 |
| Earthworks/Site Clearance, Services Connections Security Lighting, Signage, Seating, Bins, Miscellaneous Landscaping and Grassing. | | 88,750 |
| Contingencies | | 139,400 |
| Total | \$ | 2,174,450 |
| TOTAL INDICATIVE COST ESTIMATE (Excl GST) | \$ | 5,870,000 |

Note: This cost estimate is based on current prices. Cost escalation should be considered when planning future construction works. The Australian Institute of Quantity Surveyors indicates that cost escalation for 2010 is expected to be 2.0% followed by 4.0% in 2011, rising to 5.0% in 2013.¹

¹Australian Institute of Quantity Surveyors WA. (August 2009). *Construction Cost Index Forecast*. Perth, Western Australia.

16 MANAGEMENT

Most clubroom buildings at Hartfield Park are either under lease or licence agreements. Fees range from \$1.00 to \$1,000 per annum, with the Country Club being the exception paying \$2,005.68 pa. The length of lease/licence ranges from 3+5 years to 21 years.

Lease and licence agreements give sporting clubs security of tenure. It enables clubs to develop facilities knowing that they will have access to these facilities for a considerable period of time. Many of the buildings at Hartfield Park have been built by sporting clubs that hold a lease or licence, some with little or no assistance from the Shire.

This approach, which is common across many LGAs, appears to be serving the tenants of Hartfield Park well, with no major issues regarding management of the facilities reported during the course of the study. Where sharing of facilities exists between multiple user groups, the groups reported being satisfied with the sharing arrangements.

The clubrooms and the clubs that occupy them that are situated at Hartfield Park are, for the most part, recommended to stay as they are within the timeframe of this Master Plan. As such, the management arrangements for these buildings are recommended to continue in a similar fashion. 5+5 year lease/licence agreements would seem sufficient for most clubs at Hartfield Park. Variations could occur dependant on the method of funding of improvements.

The facility developments listed within this Master Plan that will have an impact on management arrangements are the relocation of the hockey facilities to the equestrian venue, and the removal of the Scout Hall. These actions will require new facility sharing arrangements to occur to accommodate the affected clubs.

Development of new hockey clubrooms will provide an opportunity for the 1st Forrestfield Scout Group to share a new building. The Scout Group and the Kalamunda Districts Hockey Club would be the primary tenants. A joint management agreement between the two organisations would need to be developed, potentially in the form of a sports association.

The Forrestfield Little Athletics Club would continue to be a minor tenant, using this facility for training sessions during the summer as they do at the current hockey grounds. A formalised agreement that ensures their use of the facility, but without the management responsibilities would appear appropriate.

This Master Plan identifies the Walliston Pony Club (WPC) grounds as the most likely venue for the Darling Range Horse and Pony Club (DRHPC) to be relocated to. The DRHPC will require security of tenure in their new location. The Shire, the DRHPC and the WPC will need to negotiate a suitable joint management arrangement, which could take the form a sports association, or a formalised agreement between the WPC and the DRHPC.

Joint management agreements can be time consuming and difficult to get consensus from the key stakeholders. Despite the challenges, the benefits to the user groups appear worth the effort of pursuing joint management agreements as they will benefit from cross promotion, shared expertise and shared costs.

17 SOCIAL IMPACT

The intention of this Master Plan is to provide an improved level of sport and recreation facilities for the community whilst promoting environmental and financial sustainability. Therefore, positive social outcomes would be realised from the implementation of the proposed facility developments.

Increasing the amount of sporting field space, improving Federation Gardens and the provision of additional pathways will encourage greater participation in sport and recreation. Increased participation in sport and recreation is well recognised for the positive effects it brings to the community. Apart from the well known health benefits, sport and recreation promotes social inclusion, addresses anti-social behaviour, can support education and bind families together through shared experiences.¹

A number of clubs are significantly impacted by the recommendations of this report.

Firstly, the Kalamunda Districts Hockey Club (KDHC) and the 1st Forrestfield Scouts Group (FSG) are proposed to share a new facility. The Scout Group has stated a preference for remaining in their current facility. It is a building in which they have several decades of history. For any club, the prospect of leaving a facility which they have occupied for a considerable period of time (no matter the shortcomings of the facility), to a shared facility is difficult and may be unpopular with a significant proportion of the membership.

Support amongst KDHC and FSG members for relocation into a new shared facility may improve once the two organisations have had a chance to discuss and resolve issues they may have with the proposal. Change can be unpopular at first, however, both the KDHC and FSG will benefit considerably from moving into new, modern facilities that are purpose built for their needs.

Secondly, the relocation of the Darling Range Horse and Pony Club (DRHPC) will cause a certain amount of angst amongst its members, and the tenants at the proposed new location for the Club – the Walliston Pony Club (WPC) grounds. The DRHPC have also resided at their current location for several decades and are proud of their facilities which meet their needs. The Club has stated their preferred position is that they wish to remain at Hartfield Park. A move to share facilities with the Walliston Pony Club will likely be unpopular with a large proportion of the members.

In this regard, it is the social impact on the wider community that has been considered against the social impact on DRHPC. The riding membership of DRHPC is 30-40. Three hockey fields could support up to 24 teams based on the ratio of 8 teams per field. This would result in over 300 participants making use of the area on a weekly basis if converted to hockey fields when full capacity is reached.

Ultimately, whilst the proposal to relocate DRHPC to the WPC grounds would likely be unpopular, DRHPC and WPC would gain from the benefits of cross promotion, pooling of resources and sharing of costs. Additionally, the clubs will likely have greater chance of attracting State and/or Federal Government funding as they will be espousing the best practice principles of co-location and facility sharing. Therefore, provided a suitable facility sharing agreement can be reached, DRHPC can benefit in the long term from relocation.

It should be noted that the Kalamunda Lions Club are also tenants of the DRHPC clubrooms and have significant history there, including having built a memorial garden for a past member. Whilst an alternative venue should not be difficult to identify for the Lions Club, it is likely that relocation will be unpopular amongst a significant proportion of the members.

¹WA Department of Sport and Recreation. (2008). *More than winning: The real value of sport and recreation in Western Australia*. Perth.

18 FUNDING AND GRANTS

There are a number of funding sources that may provide funding opportunities for this Master Plan project. The timing of funding applications for this project will depend on a number of factors including; the agreed level of overall development, the timing and potential staging options and the capabilities of different users to contribute to costs.

Sporting and Community Organisations

Once a firm future development proposal is adopted, more specific consultation with the key sporting and community group stakeholders should be undertaken in order to fully assess the potential for those groups to contribute. Likely funding contribution scenarios include fundraising towards the capital costs, provision of in kind services towards the projects development (including general labour, and some specialist services that members may possess skills for) and ongoing servicing of a self supporting loan.

Shire of Kalamunda

The Shire of Kalamunda will most likely be responsible for the majority of funding for any redevelopment of the sport and recreation facilities at Hartfield Park. This could occur via a number of methods including utilising financial reserves, general rates, loan borrowings or sale of assets.

Apart from the Shire's reserves and borrowings and the sporting and community organisations and their respective governing bodies, the following primary Funding and Grant opportunities have been identified.

Government of Western Australia, Department of Sport & Recreation

- **Community Sport and Recreation Facilities Fund (CSRFF)**

The CSRFF is the primary grant available to sporting clubs and Local Government Authorities for the development of sporting infrastructure. CSRRF provides up to one third of the cost of the total cost to a maximum of \$4.0 million for a project with a total fund of \$20 million per year for the State, increased from \$9 million in previous years. See Appendix 8 for further details.

The main facility developments listed within this report that fall within the scope of the CSRFF scheme include the FUSC Clubrooms redevelopment, hockey club relocation, rugby field flood lighting and the Reid Oval spectator shelter extension

Lotterywest

- **Community Facilities Grants**

Lotterywest is a West Australian Government Agency that supports not for profit community based organisations through the provision of grants for a wide range of initiatives. In 2008/2009 Lotterywest awarded 1,322 grants totalling \$101,622 million to 1,082 different community organisations and local government authorities. See Appendix 8 for further details.

Improvements to Federation Gardens are more likely to be funded by Lotterywest as such facility developments do not generally fall under the scope of CSRFF. Consultation with Lotterywest is required to fully assess eligibility for any project.

A Funding and Grants document that provides further details on these funding schemes and other potential sources is provided as Appendix 8 to this report.

19 RECOMMENDATIONS

It is recommended that the Shire of Kalamunda:

1. *Receive the Hartfield Park Sport and Recreation Facilities Master Plan.*
2. *Consider the infrastructure developments listed within this report to meet the needs of the community and key stakeholders of Hartfield Park.*
3. *Conduct a detailed assessment of potential sustainable water sources for the development of new irrigated turf areas as proposed in this Master Plan.*
4. *Review the Master Plan in accordance with the facility development staging program to bring into account demographic, financial, social and environmental changes impacting on the community.*
5. *Develop a Public Open Space Strategy to ensure the future public open space requirements of the growing community are met. This Public Open Space Strategy should also address the future need for sporting fields within the Shire and explore shared use opportunities with schools.*
6. *Prioritise and conduct the identified maintenance items within the Airey Taylor report and Building Asset Management and Condition Review to ensure the safety of users and the longevity of the assets.*
7. *Develop a Sporting Reserve Usage policy detailing maximum ideal use of each sporting reserve within the Shire of Kalamunda.*
8. *Investigate the relocation of the Darling Range Horse and Pony Club with consideration given to sharing of the Walliston Pony Club Grounds. This will enable the Hartfield Park equestrian grounds to be developed into sporting fields.*
9. *Engage a suitably qualified engineering firm to conduct a geotechnical survey of Pioneer Park and provide recommendations on the remedial actions required to develop sporting fields capable of sustaining high impact winter sport usage.*
10. *Contact the Department of Environment and Conservation and follow the appropriate protocol for obtaining permission for clearing of the bushland to the west and north of Morrison Oval for the purposes of developing additional sporting fields.*
11. *Conduct a Needs and Feasibility Study for the Hartfield Park Recreation Centre.*

20 APPENDICES

Appendix 1. Concept Plan

Appendix 2. Airey Taylor Report

Appendix 3. Sporting Fields Facility Review

Appendix 4. Consultation Document

Appendix 5. Public Submissions

Appendix 6. Statement of Environmental Review

Appendix 7. Construction Cost Estimate Report

Appendix 8. Funding and Grants