



Maida Vale Reserve Master Plan – Final

City of Kalamunda

November 2018

ACKNOWLEDGEMENTS

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

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

DISCLAIMER

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

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

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

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1 EXECUTIVE SUMMARY

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

The Maida Vale Reserve is a Regional Reserve located on Ridgehill Road, Maida Vale and is approximately 30.58ha or 75.56 acres in size. The main user groups of the reserve are Kalamunda United Football Club, Kalamunda Rangers, Maida Vale Tennis Club, Kalamunda Governor Stirling Archers Club and West Australian Christian Football Association.

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

There are several pre-requisite upgrades for Maida Vale Reserve that are necessary before sporting infrastructure can be upgraded or expanded. Increased water supply is required before any additional turf can be developed. Increased power supply is required before any new lighting or buildings can be developed. The Norm Sadler Pavilion needs to be connected to the sewer system prior to any building works.

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

- Upgrade the power supply to the site to accommodate the recommendations in this report and provide one incoming power source.
- Connect Norm Sadler Pavilion to the sewer system.
- Undertake a ground condition study that includes turf quality, irrigation and drainage.
- Undertake a lighting audit, lighting plan and analysis of power requirements for the precinct.
- Improved sports floodlighting to the ovals for training for large and small ball sports with potentially one soccer field lit for matches.
- Upgrade of the Norm Sadler Pavilion (including additional and refurbishment of change rooms, first aid room, umpires room, public toilets, storage, spectator seating).
- Upgrade existing netball courts to provide for multi-purpose use; resurface courts and improve lighting. There is also potential to convert the southernmost four courts to a synthetic surface to accommodate five a side soccer competition or off-season training for existing user groups (subject to a business case).
- At the end of the useful life of the existing northern hard courts they are to be relocated to the disused southern courts with lighting.
- Allocate space for future grass playing surface south of the eastern oval, (subject to water availability and storage). The additional playing surface may be provided as a synthetic surface, additional grassed area or a combination of both (subject to a business case).
- Upgrade to car parking, pedestrian crossings and access roads (subject to undertaking a detailed car park and traffic management study) to cater for current and future demand.
- Retain a tree buffer between the proposed extended car park to the south of the site and enhance the retained area with additional tree planting.
- Renewal of the Archery facility and enhancement of the entrance road and parking area including signage.
- Upgrade baseball facilities including relocation of baseball diamond two with lighting and install new pitching practice mounds and batting cages.
- Inclusion of a fitness trail through the precinct that provides a dual use linkage, distance markers and provision of outdoor fitness equipment.

- Demolish existing cricket pitch on the south western oval and provide a second cricket pitch (synthetic surface) to north end of north eastern oval.
- Install water fountains in the reserve at strategic locations that most users can access.
- Upgrade the existing skate park to include contemporary features and designed with input from the local skating community. Provide a three on three basketball court.
- Upgrade and relocate the existing playground to a district level playground, that is potentially nature focused.
- Improve signage to and within the reserve, consistent with the City's style guide.
- Provision of a low-level fence along the eastern edge of the ovals to provide a buffer between the ovals and environmental bushland of significance.
- Continue to protect the current environmental areas as outlined in the Maida Vale Reserve Action Plan 2012-2019.

The total construction cost estimate for the developments outlined in the concept plan for all works is \$14.95 million ex GST.

The immediate priorities for Maida Vale Reserve is to upgrade the power and sewer to the site to allow the proposed sport and recreation infrastructure developments to be undertaken such as the upgrade of sports floodlighting, relocate baseball diamond two, install pitching and batting cages and Norm Sadler Pavilion. Other proposed developments would be completed as the demand or 'triggers' for their development occurs. However, the full list of developments is substantial and will require prioritisation amongst other key projects of the City. It is reasonable to expect that a 20-year timeframe may be required to implement the proposed developments of this Master Plan.

Short, medium and long term recommendations for Council have been made in this report and can be seen on page 58.

2 INTRODUCTION

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the City of Kalamunda to prepare a master plan for the Maida Vale Reserve.

The principal aim of the master plan is to provide a strategy to guide future development of the reserve in a sustainable manner to maximise opportunities for active and passive recreation for the community.

3 BACKGROUND

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

The Maida Vale Reserve is a Regional Reserve located on Ridgehill Road, Maida Vale and is approximately 30.58ha or 75.56 acres in size. The Reserve includes playing fields (8.6 hectares), the Norm Sadler Pavilion (0.1 hectares), Skate Park, Maida Vale Netball Complex (former Hills Netball Association) (0.9 hectares), Tennis Complex (1.4 hectares), and Bush Forever sites. The main user groups of the reserve being Kalamunda United Football Club, Kalamunda Rangers Inc, Maida Vale Tennis Club, Kalamunda Governor Stirling Archers and the West Australian Christian Football Association.

Maida Vale Reserve Site



4 GUIDING PRINCIPLES

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

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

5 PROJECT METHODOLOGY

This study is comprised of the following key components:

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



6 STRATEGIC AND PLANNING DOCUMENT REVIEW

6.1 CITY OF KALAMUNDA DOCUMENTS

The following documents were reviewed. A detailed summary is included as Appendix 1.

- Kalamunda Advancing 2017 - 2027 Strategic Community Plan
- Maida Vale Reserve Action Plan 2012 - 2019
- Community Facilities Plan 2011 - 2031
- Public Open Space Strategy April 2018

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

- Lease arrangements
- Floor plans of existing facilities
- Facility bookings
- Pioneer Park Reserve Master Plan
- Ray Owen Reserve Master Plan
- Hartfield Park Sport and Recreation Facilities Master Plan
- Darling Range Master Plan

6.2 OTHER RELEVANT DOCUMENTS

Strategic Directions 6 (SD6)

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

The outcomes are:

- Increased Participation
- Improved Performance
- Enhanced Social Capital and Organisational Capability
- Enhanced Wellbeing

The following summarises the identified industry challenges in this period:

1. Governance

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

2. Integrity and Values

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



3. Public Open Space and Urban Form

Urban parklands and green spaces for sport and active recreation are integral components of urban infrastructure and make a significant contribution to community health and wellbeing. In order to deliver public open space which meets the needs of communities into the future we must be efficient with resources, focus on the function of sites, provide equitable access to facilities and secure strategically important regional scale spaces.

4. Adventure and Outdoor Recreation

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

5. Commercialisation

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

6. Diversity of Leadership and Management

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

7. Financial (Un)Certainty

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

8. Leveraging Facilities Investment

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

9. Life Course and Life Stage Participation

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

10. Monitoring, evidence and Research

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

11. Participation, Culture and Affordability

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



12. Technology

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

13. Vital Volunteers

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

Public Parkland Planning and Design Guide (WA)

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

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



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

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

Functions - (primary use and expected activities) identifies three primary types of open spaces

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

Catchment hierarchy - (typical size and how far a user might travel to visit the site) includes four categories:

Local Open Space	<p>Local Open Space (LOS) is usually small parklands that service the recreation needs of the immediate residential population.</p> <p>LOS is primarily used for recreation and may include small areas of nature space.</p> <p>Typical Size: 0.4ha to 1ha Access: within 400m or 5 minute walk</p>
Neighbourhood Open Space	<p>Neighbourhood Open Space (NOS) serves as the recreational and social focus of a community. Residents are attracted by the variety of features and facilities and opportunities to socialise.</p> <p>NOS can assist to engender sense of place and protect specific conservation values through retention of nature spaces.</p> <p>Typical Size: 1ha to 5ha Access: within 800 m or 10 minutes walk</p>
District Open Space	<p>District Open Space (DOS) is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space.</p> <p>DOS design and function should consider biodiversity principles and environmental management goals.</p> <p>DOS serves several neighbourhoods with players and visitors travelling from surrounding districts.</p> <p>Typical size: 5ha to 15+ ha</p>

	<p>Access: Within 2km to 5 minute drive</p> <p>DOS may:</p> <ul style="list-style-type: none"> • Consist of sufficient space to accommodate a variety of concurrent uses, including organised sports, children’s play, picnicking, exercising the dog, social gatherings and individual activities. • Include a combination of bushland, open parkland for casual play and space for organised sport. • Accommodate multiple user groups, clubs and associations.
<p>Regional Open Space</p>	<p>Regional Open Space (ROS) may accommodate important recreation and organised sport spaces as well as significant conservation and/or environmental features.</p> <p>ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature.</p> <p>ROS can assist to protect biodiversity conservation and environmental values through retention of bushland, wetlands and other natural features.</p> <p>Typical size: varies. When sporting space is identified as a necessary regional function, allocations for playing fields and sports facilities should be 20+ha in area.</p> <p>Access: ROS serves one or more geographical or social regions and is likely to attract visitors from outside any one local government area.</p> <p>Users not living within close proximity will use either private vehicles or public transport systems.</p>



7 DEMOGRAPHIC REVIEW

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

The City of Kalamunda had an Estimated Resident Population of 59,349 as of the 30th June 2016.¹ The Estimated Resident Population is an estimate of the population including the count of every person on Census night, and factors in an estimate of those missed in the Census and those who were overseas on Census night. It is usually higher than either Census count and is updated annually after the Census.

Table 1 below provides a snapshot of the City population, and percentages are compared with Western Australia (WA) overall.

Table 1: City of Kalamunda Demographic Overview

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

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

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

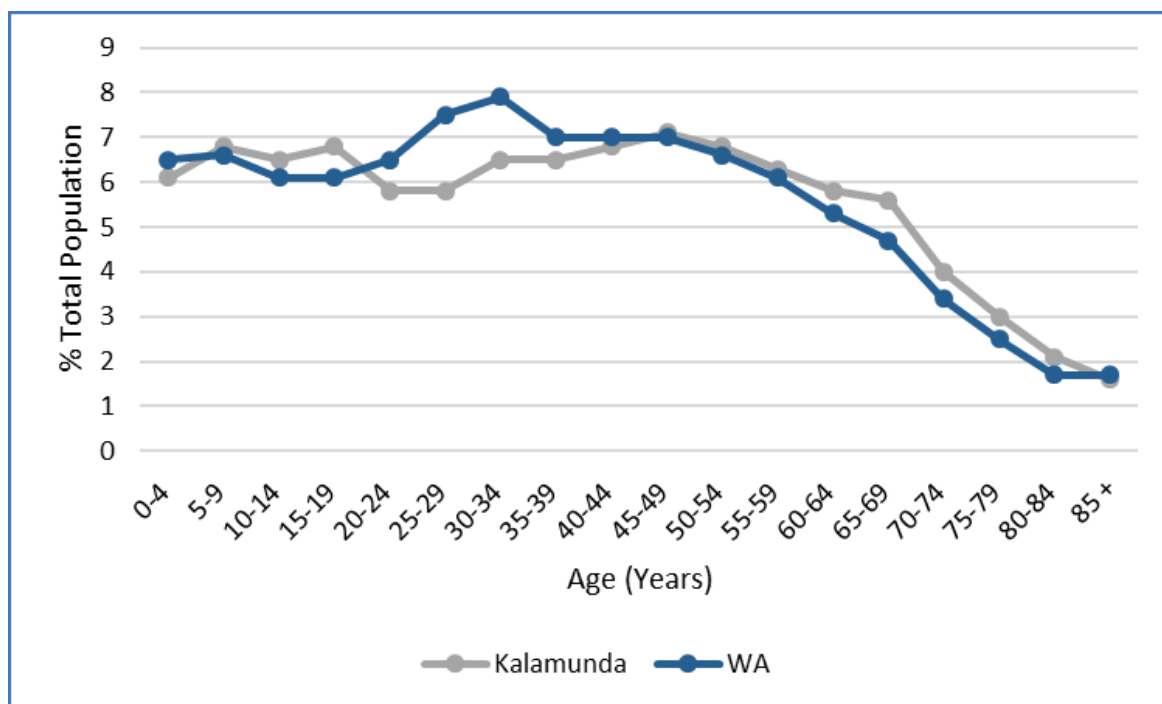
1. Socio-Economic Indexes for Areas (SEIFA), ABS, 2016

¹ Profile.id.com.au/Kalamunda/population-estimate

7.1 AGE STRUCTURE

The figure below highlights age structure for the City of Kalamunda for the 2016 Census.

Figure 1: City of Kalamunda Age Distribution Profile



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

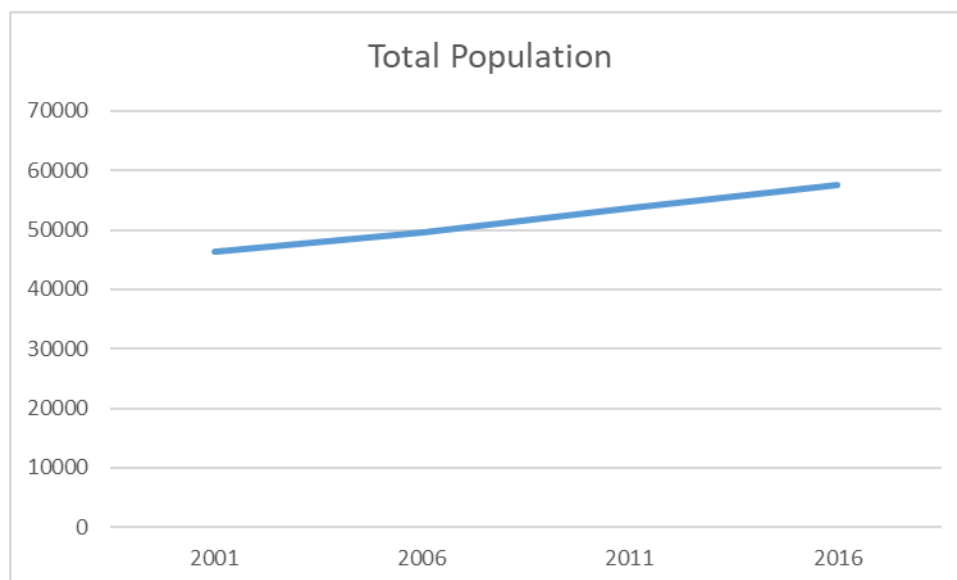
7.2 POPULATION GROWTH

Table 2 and Figure 2 provide an overview of the change in population from the 2001 Census information through to the 2016 Census.

Table 2: Population Growth

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

Figure 2: Actual Population Growth 2001 – 2016



7.3 PROJECTED FUTURE POPULATION GROWTH

The population forecast in Table 3 has been obtained through the City of Kalamunda forecast.id portal.

Table 3: Projected Population Change 2016-2036, City of Kalamunda

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

Shading: Key Club Sport Playing Demographics

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

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

- The data in the table above reveals that future population growth is fairly evenly distributed and the percentage of each age group remains reasonably consistent.
- The main changes are in the 25 – 34 year age group where the percentage of population decreases from approximately 6.4% of the population to 5.7%, and the increase in population of people over the age of 70 years.
- Persons aged over 70 are expected to grow by over 88% over the 20 year period. Mobility and accessibility are significant issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits need to be considered in future development.
- Whilst the decrease in percentage of population is projected to occur in 25-34 year age group, there is still growth in these age cohorts, resulting in the demand for sports and recreation opportunities to grow.

7.4 FAMILY AND HOUSEHOLD MAKE-UP

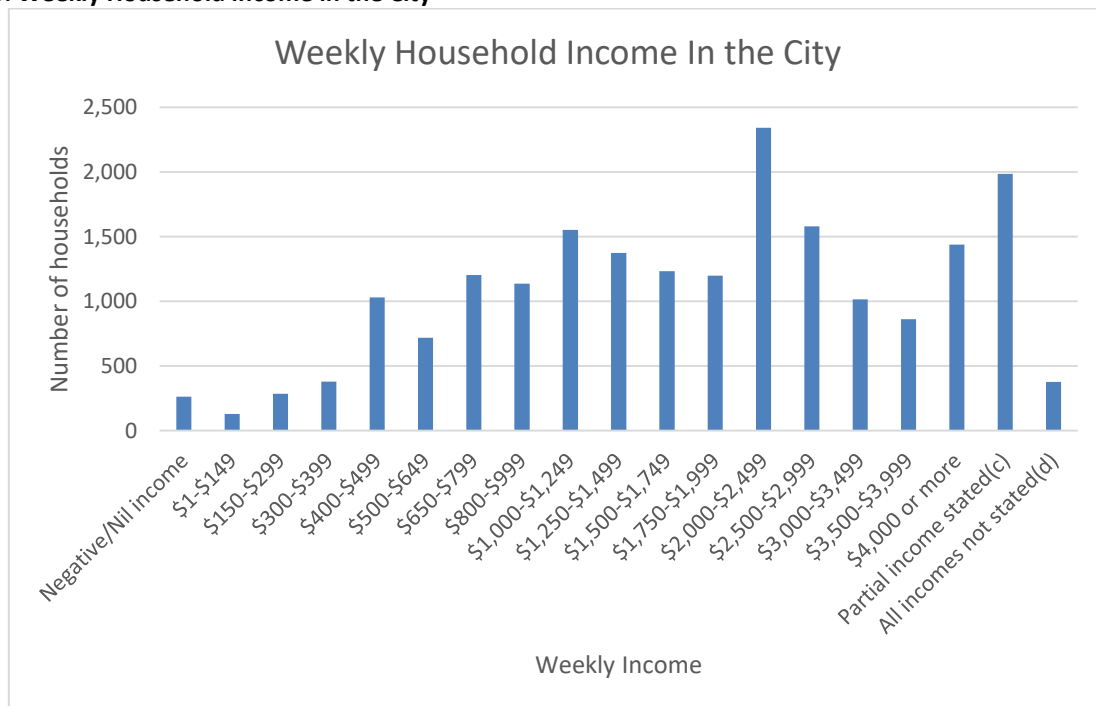
Accordinging the Australian Bureau of Statistics 2016 Census;

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

7.5 HOUSEHOLD INCOME

The figure below shows the weekly household income:

Figure 3: Weekly Household income in the City



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



7.6 CULTURAL PROFILE

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

7.7 DWELLINGS

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

7.8 INTERNET ACCESS

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

7.9 CORE ACTIVITY NEED FOR ASSISTANCE

Core Need for Assistance is defined as a person's need for help or assistance in one or more of the three core activity areas of self-care, mobility and communication, because of disability, long-term health condition (lasting six months or more) or old age.²

- Of the 57,449 population, there are 2068 persons that require assistance, being 3.6% of the City's population. Of the 2068, 47.5% are male and 52.5% are female.
- 63.8% of those requiring assistance with core activities are over the age of 55 years, with 16.8% under 19 years of age and 19.4% between the age of 20 years and 54 years of age.
- It is important to note that 3,505 persons did not state whether need assistance is required for core activity in the census.
- 4,993 persons indicated they provide unpaid assistance to a person with disability.

7.10 KEY CHARACTERISTICS AND IMPLICATIONS

The key demographic characteristics for the City of Kalamunda are:

- The population in the City of Kalamunda grew at a rate of 7 – 8% per 5-year period from 2001 to 2016. The population is forecast to continue to grow and is projected to increase by an additional 16,838 by the year 2036.
- Maida Vale Reserve is in a growth area of the City. The increase in population surrounding the Reserve will continue to put increasing demand on existing infrastructure.
- The main changes are in the 25 – 34 year age group where the percentage of population decreases from approximately 6.4% of the population to 5.7%, and the increase in population of people over the age of 70 years.
- Persons aged over 70 are expected to grow by over 88% over the 20 year period. Mobility and accessibility are significant issues for this demographic that need to be considered in recreation planning. Passive recreation pursuits need to be considered in future developments.

² Australian Bureau of Statistics Census 2016

- Whilst the decrease in percentage of population is projected to occur in 25-34 year age group, there is still growth in these age cohorts, resulting in the demand for sports and recreation opportunities to grow.
- Of the private dwellings in the City of Kalamunda, it is estimated that over 92% are occupied. This is higher than the Western Australian average.
- The City of Kalamunda has a higher than average median age of 39 years (in comparison to the WA average of 36 years). It is also projected that the percentage of the population above 70 years old is likely to increase to 2036. Whilst this increase is not large, it does demonstrate an ageing population and that consideration to passive recreation opportunities should be considered.

The following information was obtained from the City of Kalamunda Public Open Space Strategy, further illustrating projected population growth in surrounding areas of the Maida Vale Reserve.

- The Foothills will account for the majority of the City's population growth.
- Forrestfield and Maida Vale will account for the highest population growth.
- Forrestfield North, Maida Vale South and Wattle Grove South areas will grow from a small population into large district localities with POS provided in accordance with Liveable Neighbourhoods (i.e. 10% of the development area) and in response to existing site specific environmental constraints.
- The Foothills will experience the largest development of new dwellings
- Growth in the Foothills will be a combination of greenfield growth and urban infill.
- Young families and the elderly will account for significant amount of the population increase.
- The Foothills will have the greatest population rise from established families and the elderly.



8 RELEVANT INDUSTRY TRENDS

There are a number of important national, state and local sport and recreation trends that should be considered when planning for the future development of the Maida Vale Reserve. A summary of relevant trends are outlined below:

Public Open Space (POS) is generally described as land set aside for the purpose of public enjoyment and protection of unique, environmental, social and cultural values for existing and future generations.³

POS can increase aesthetic appeal, amenity and value of a neighbourhood, suburb or regional area. Aside from providing places to play, be active or relax, POS affords many benefits. Environmental benefits can be gained through protecting local biodiversity and visual landscapes, retaining ecological systems and linkages, and management of urban water. Social benefits can be gained through community interaction and activation of places for formal and informal sport and recreation. Cultural benefits can be gained through recognition and interpretation of Indigenous and historic values. Economic benefits can be gained through provision of services supporting visitation for sport, recreation and tourism.⁴

8.1 INTEGRATED PLANNING

In recent times, planning of Community Infrastructure, including public open space is undertaken on a more holistic scale across a district or sub-region, rather than isolated facility development.

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

A broad range of community needs, population, demographic profiles and existing provision is assessed in the planning of infrastructure. Services provided and likely to be required are taken into consideration.

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

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

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

³ Classification framework for Public Open Space, Department of Sport and Recreation, 2012

⁴ Classification framework for Public Open Space, Department of Sport and Recreation, 2012

8.2 ACTIVE AND PASSIVE SPORT AND RECREATION PARTICIPATION TRENDS

General Participation

- There is an increasing trend of participation in non-traditional recreation by youth e.g. active recreation, 'electronic' recreation etc.
- Growing awareness of the need to engage people who do not traditionally participate in sport and recreation e.g. people with disabilities, teenage girls, culturally diverse groups. Greater need to offer opportunities to capture imagination and interest.
- Growing trend towards more casual options requiring small groups of people and minimal coordination e.g. walking, cycling, trails and mountain biking etc.
- Transportation can be a significant impediment to participation, emphasising importance of footpaths and cycle paths leading to facilities.
- Growing recognition that participation in physical activity can have positive impact on educational outcomes, school attendance, juvenile crime, antisocial behaviour, population health etc.

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

The first Ausplay survey was conducted from October 2015 to September 2016 and included interview with over 20,000 adults, including more than 3,800 parents/guardians of children aged up to 14 years. Key findings from the Ausplay 2016 Report are as follows:

8.2.1 TOP ACTIVITIES

Tables 4 and 5 below from the Ausplay survey show the top 20 activities for adults (organised and non-organised), and the top 20 organised activities for children outside of school hours.

Source: Ausplay 2016, Australian Sports Commission.

Table 4: Ausplay Survey Top 20 Activities Adult

Adults Top 20 activities	Population estimate	Per cent of population
Walking (recreational)	8,397,408	42.6%
Fitness/gym	6,317,614	32.1%
Athletics, track and field*	3,115,027	15.8%
Swimming	2,852,924	14.5%
Cycling	2,302,614	11.7%
Football	1,141,027	5.8%
Bush walking	1,058,061	5.4%
Golf	1,022,127	5.2%
Tennis	946,790	4.8%
Yoga	866,679	4.4%
Basketball	667,006	3.4%
Cricket	643,919	3.3%
Netball	630,638	3.2%
Surfing	528,058	2.7%
Australian football	496,829	2.5%
Pilates	489,731	2.5%
Fishing (recreational)	412,049	2.1%
Touch football	402,756	2.0%
Canoeing/kayaking	312,664	1.6%
Dancing (recreational)	269,798	1.4%

Table 5: Ausplay Survey Top 20 Activities Children

Children organised out of school hours Top 20 activities	Population estimate	Per cent of population
Swimming	1,378,967	30.0%
Football	674,094	14.7%
Australian football	366,462	8.0%
Gymnastics	341,200	7.4%
Netball	332,018	7.2%
Dancing (recreational)	329,003	7.2%
Basketball	300,622	6.5%
Tennis	280,239	6.1%
Cricket	256,930	5.6%
Athletics, track and field	203,873	4.4%
Rugby league	126,754	2.8%
Karate	121,877	2.6%
Dance Sport	106,901	2.3%
Hockey	76,922	1.7%
Touch football	76,039	1.7%
Lifesaving surf	65,986	1.4%
Fitness/gym	59,282	1.3%
Rugby union	57,429	1.2%
Taekwondo	49,261	1.1%
Martial arts	47,279	1.0%

These statistics find that recreational walking is the primary form of physical activity undertaken by Adults (43%), with jogging (included within Athletics Track and Field 16%), and Cycling (12%) also included in the top five activities. It underscores the level of importance that pathways and trails have in sport and recreation facility provision that is inclusive of the whole community.

8.2.2 ORGANISED SPORTS PARTICIPATION

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

Figures 4 and 5 below show organised sports participation amongst Adults (15+ years) is at its peak amongst persons aged 15-17 and then progressively declines as age increases.

Figure 4: Adult participation by age

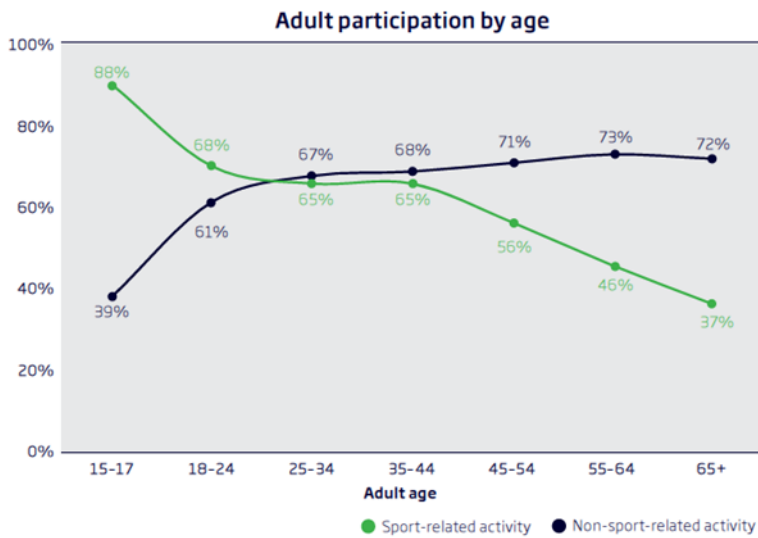
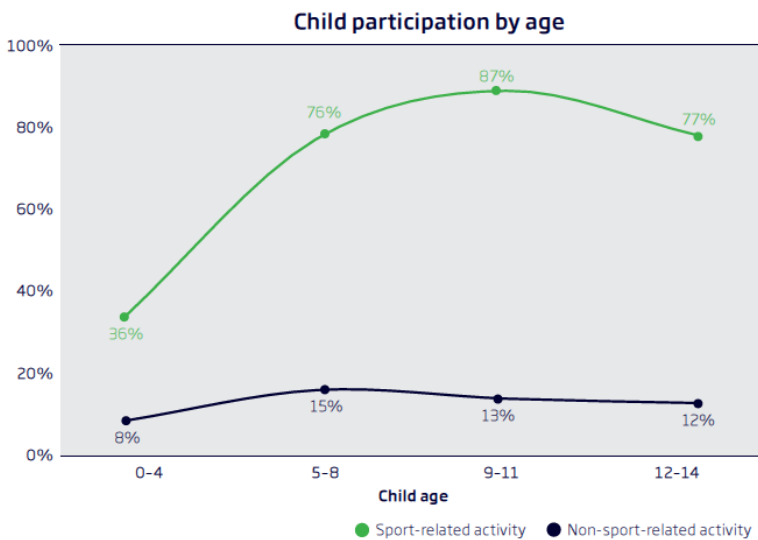


Figure 5: Child participation by age



Source: Ausplay 2016, Australian Sports Commission.

8.2.3 BARRIERS TO PARTICIPATION

For adults, lack of time is the primary reason for not participating in physical recreation up to age of 50, after which poor health/injury becomes the major reason for not participating.

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

8.3 LOCAL SPORTS PARTICIPATION GROWTH

Within the key sports playing age groupings (5 - 34 years of age), the City of Kalamunda is anticipating minimal change in percentage of the population.

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

8.3.1 FEMALE SPORTS PARTICIPATION

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

- The Australian Cricket Association reported a 20% increase in female participation from 2014 to 2015, with females now making up 1 in 4 cricket participants.
- The Australian Football League reported a 19% increase in female participation from 2014-2015, and that they now make up 22% of all football players nationally.

Interestingly, female soccer participation has not recorded significant growth in participation in recent years, however, it is a goal of the Football Federation of Australia as stated in the Women's Football Strategic Plan 2014-2016. Currently 20% of soccer players in Australia are female.

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

8.3.2 GAME FORMAT CHANGES

Many sports are introducing new forms of the game to attract younger and new participants. Amongst others, cricket, rugby and soccer are now providing modified, fast versions of the game. The impact is that sports such as rugby, Australian Rules football and soccer have introduced their modified game during summer seasons, effectively increasing their season and requirements for infrastructure.

8.4 FACILITY SHARING

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

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

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

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

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



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

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

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

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

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

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

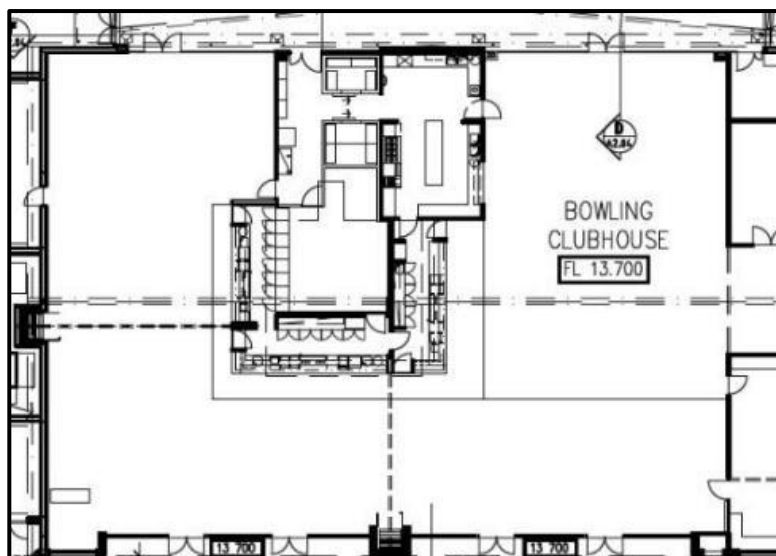
Multi-User Pavilions

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



Large Dividable Social/Function Room, Kitchen and Bar – A large function area that can be divided; the plans below indicate three separate spaces with retractable walls is a key component of this successful shared use facility. It allows multiple groups to use the facility simultaneously and provides the flexibility for different sized room spaces to be configured depending on the needs of the function. A horse shoe shape central kitchen/bar area is a feature of a number of contemporary designs including the recently constructed Mandurah Bowling and Recreation Club as shown below in Figure 6:

Figure 6: Large dividable social/function space with central kitchen/bar



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

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

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

Shared Administration Facilities – Meeting rooms can readily be shared by multiple user groups, less common are the use of shared office spaces, although these are appearing in recent plans (see below Figure 7 for an example). A shared office space can have multiple work stations as well as lockable cabinet space so that club administrators have access to an office as required, without needing unnecessary duplication of building space.

Figure 7: Example of Shared Office Space



Ample Storage – A large amount of storage is needed for a shared pavilion, with the total requirement depending on each club's needs. 20-30m² of storage space is generally considered suitable for the equipment storage requirements of most clubs. Small storage spaces should also be included for community groups that may be regular hirers of the facility.

Spectator Shelter and Viewing – Shared pavilions at multi-field reserves can have large patronage numbers on competition days. Ideally the pavilion would be elevated and have large verandas for spectator shelter facing towards the key sporting fields. If the pavilion is elevated, it provides the opportunity for tiered seating under the shelter as shown below in Figure 8:

Figure 8: Image of spectator shelter and viewing example



Playgrounds – Facilities for young children are a beneficial addition to pavilions for participants/spectators who have young children and also for community hirers of the facility such as playgroups, providing day time activation of facilities. It helps the facility to be more family friendly and maintain involvement of participants as they become young parents.

8.4.1 MULTI-USE SPORTS PRECINCT KEY SUCCESS FACTORS

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

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

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

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

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

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

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

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

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

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

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

8.4.2 SPORTS FIELD CAPACITY

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

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

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

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

8.4.3 SYNTHETIC SURFACES

Synthetic turf sports surfaces have been implemented for several decades now and are being used extensively for lawn bowls, tennis, hockey and cricket (wickets) within Western Australia. The benefits of synthetic turf include increased usage capacity, decreased water and maintenance requirements and improved uniformity of ball bounce/roll characteristics.

A more recent phenomenon is the increasing development of synthetic soccer surfaces (often with multi-use purposes) of LGA's and schools. In the 1990's 'Third Generation' synthetic turf was developed that includes long pile turf with granulated rubber infill. The playing characteristics of synthetics for soccer and other such large ball sports are similar to that of natural turf and reportedly do not affect the style of play. They have low abrasion qualities and allow players to slide on the turf as they would on natural grass. Fourth generation surfaces are now relying on less infill, are more multi-purpose and retain less heat which is a problem during Australia's hot summers.

In Australia, the uptake of synthetic surfaces has been influenced by the severe water shortages along the east coast over the past decade. In the Eastern States, many synthetic soccer fields have been developed and synthetic ovals for AFL/Cricket are also beginning to appear now that synthetics are meeting AFL/Cricket criteria. Another significant factor in synthetic surface uptake is that major cities in Australia have growing populations but limited land availability for additional active reserve space.

The Perth metropolitan area has been fortunate to have a very large and easily accessible ground water resource that is used to irrigate almost all public open space. Synthetic turf fields can cost over four times the capital establishment costs of an equivalent area of natural turf, thus the development of synthetics for soccer and other large ball sports has been limited in WA to date given the previous levels of low cost water supply. However, Perth's climate is drying and warming, with 2015 being one of the hottest on record and was combined with a dry winter and spring resulting in very little replenishment of water supplies.

There is growing discussion in the Parks and Recreation industry that ground water allocations for public open space (POS) are likely to be reduced in the near future due to the sustained reductions in groundwater recharge, thus requiring LGAs and education institutions to reduce water consumption and find other (and most likely more costly) water supplies. This will impact on the ability for providers to maintain their existing levels of active reserve provision and greatly restrict their ability to develop new turf for growing populations.

Perth metropolitan areas are also running out of available space for new active reserve developments to cater for increasing demand as population infill occurs. Synthetic surfaces are more efficient uses of land than natural turf in this regard.

The City of Swan has developed four multi-purpose synthetic fields for a new district open space in Ellenbrook, completed in mid-2016, as per below in Figure 9. It is the largest synthetic development of its kind in the southern hemisphere. It has been developed in response to limited water supply and the need to maximise use of limited active reserve space availability.

Figure 9: Ellenbrook District Open Space Multi-Use Synthetic Fields



Hybrid synthetic / natural grass surfaces are also increasingly being implemented where circumstances require. The synthetic turf is almost unnoticeable and whilst not providing savings on water use compared to full synthetic pitches, they offer the same significant increase in usage capacity and do not have the same requirement for fencing for protection of the surface, thus being more suited to areas of public open space.

Synthetic surfaces are increasingly being developed in multi-purpose varieties that meet the international standards for multiple sports, however, there are still limitations to the range of sports that can be played on a single surface, particularly sports that are played on short fast rolling turf such as hockey and tennis and those that are played on longer turf such as soccer and football. A synthetic sports surface development should be considered in a detailed feasibility study to ensure the most effective location, surface type/dimensions and management options are identified to meet the community's requirements.

8.5 CHANGING COMMUNITY EXPECTATIONS

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

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

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

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

8.6 LEGISLATION

Increasing statutory obligations (e.g. Disability Discrimination Act), risk management and occupational health and safety require local governments to undertake more rigorous monitoring of compliance and risk.

8.7 ACCESSIBILITY

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

8.8 SUSTAINABILITY

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

Materials and Environmentally Sustainable Development initiatives, technology built into the design. Flexibility in design also improves long term sustainability as buildings and other infrastructure are more adaptable.

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

Obtaining contributions from user groups to cover costs of providing the facility where they have the ability to generate an income source from use of the facility.

8.9 NATURE PLAY

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

The opportunity to be in the outdoor environment is important for the development of children’s motor and cognitive skills, interpersonal attitudes and emotions. The differences in outdoor environments such as neighbourhoods, parks, playgrounds, school grounds and natural environments can comprise rich sources of stimulation and affordances for children.⁵

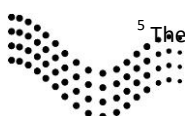
As such, proactively providing opportunities to play in nature and natural environments is becoming critical and is recommended to include nature play areas in the Public Parkland Planning and Design Guide (WA) for newly developed parklands.

8.10 SKATE FACILITIES

The number of children participating in bike riding, skateboarding and scootering has grown markedly in recent years. The design of skate facilities has also changed in recent years:

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

⁵ The Trends and Influential Factors of Children’s Use of Outdoor Environments: A Review, Nor Fadzila Aziz and Ismail Said, 2010



9 CONSULTATION

Consultation and engagement with the community was crucial to the development of this master plan. The following opportunities were provided to the community to participate in the master planning process:

Initial Information Gathering	Follow Up	Community Visioning Workshop
<ul style="list-style-type: none"> Project Page developed on 'Engage Kalamunda' On-line Community Survey (City of Kalamunda "Engage Kalamunda" page). Sporting Group Survey. 2 x Community Drop-In Sessions 	<ul style="list-style-type: none"> Individual face to face or telephone meeting with identified key users and stakeholders to ascertain requirements, concerns and ideas. Meetings with additional groups as requested by the City of Kalamunda. Meetings with relevant State Agencies and State Sporting Bodies. 	<ul style="list-style-type: none"> A visioning workshop was held for members of the community to provide input into development opportunities for the reserve.

The following key themes were identified through the consultation process. A detailed summary of the consultation results can be seen as Appendix 2.

CAR PARKING & TRAFFIC	PAVILION / CHANGE ROOMS	SPORTS CLUBS
<ul style="list-style-type: none"> Car parking needs improvement Car park lighting Ingress and egress improvements Linkages from car parks to sports spaces 	<ul style="list-style-type: none"> Change rooms not compliant with current standards Not enough change rooms to accommodate current competition Improve spectator viewing to main diamond Administration areas requested 	<ul style="list-style-type: none"> Diamond Sports: Improved facilities – diamonds, car parking, change areas and security Soccer: change rooms upgrade required, lighting Archery: Renewal to amenities buildings Tennis: Court maintenance Cricket: Wicket improvements Storage: Existing storage inadequate: size and location
LIGHTING (POWER)	PATHWAYS/LINKAGES	OTHER
<ul style="list-style-type: none"> Limited oval lighting. Limits use to predominantly day light hours Three power sources to site Current supply not likely to accommodate any increased load 	<ul style="list-style-type: none"> Improve walkways, cycle tracks and linkages 	<ul style="list-style-type: none"> Some areas of poor drainage on oval Underutilised facilities (e.g. netball courts and tennis courts) Maida Vale Reserve is highly valued by community Skate park location Playground – location and quality

10 CURRENT SITE SITUATION ANALYSIS

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

Maida Vale Reserve				
	Identification Method			Summary Comments & Assessment
	Site Visits	Policy/Background Review / Research	Consultation	
Roadway Network	Dissects the reserve playing fields at Ridgehill Road car park, no traffic controls or calming measures in place.		Acacia Road residents - cars speed through streets and park along street during major events.	Acacia Street entrance through narrow local streets - issues for local residents at peak times. Archery roadway informal Mature and significant trees potentially damaged with cars travelling across roots in informal areas
Power to site	It was observed on site that sports lighting was impacted by the power supply. Lights intermittent		Clubs/users reiterated issues with supply, citing electrical interruptions to lighting and pavilion electricity.	Information provided by the City of Kalamunda identified there are three supplies for the precinct, both at or nearing capacity.
Signage - entry statements - information signage	Limited signage off main access points. Limited signage once within precinct			Signage is not clear delineating access to and within the reserve. Signage outlining areas of significance may improve awareness.
Pathways	No path linkages between areas of the reserve. Informal pathways created by users through bush areas (near skate park and from footpaths to precinct)	Fitness tracks popular and generally well used. Can be dual use.	Noted that children run across current informal car park area (off Ridgehill Rd) - dangerous. Identified in surveys and drop in session Consultation with City of Kalamunda suggested opportunity to separate and protect environmentally sensitive areas via path network	The degree of accessibility and inclusiveness should reflect the park's hierarchy. The higher the catchment hierarchy of the open space, the more elements should be made accessible. Integration of paths would contribute significantly to the use and value of the reserve.

Maida Vale Reserve

	Identification Method			Summary Comments & Assessment
	Site Visits	Policy/Background Review / Research	Consultation	
Lighting	Site visit during night training time confirmed limited lit areas suitable for training. Some lights not working.	Lighting identified as an issue in background documentation.	Consultation with Kalamunda Rangers & Kalamunda United confirmed that the areas of playing field with sports lighting limits the ability to train, resulting in small pockets of the playing area more heavily used.	Maida Vale Reserve is a highly utilised sporting reserve with a number of clubs and organisations using the facilities for training and competition. There is currently minimal lighting available and covers less than 50% of the active open space. The condition of existing lighting was noted through the consultation as poor, in regard to; consistency of supply to lights, lux level, and coverage, thereby limiting the areas of the active open space available for training
Norm Sadler Pavilion	Internal of pavilion and kitchen in good condition and look well maintained. Site visit identified shortfall in storage, public toilets, number of and non-compliance of toilet and change facilities	Previous planning and response to club surveys	Consultation with Kalamunda Rangers, Kalamunda United and Christian Football Club	Whilst the internals of the pavilion are in good condition, the current change room facilities are outdated, limited in numbers and do not fully support current operations
Car-Parking	Formal car park layout inefficient Informal car park being used Formal car park at netball area under utilised		Identified through consultation that informal car park under trees (off Ridgehill Road) dangerous and inefficient	Existing car parking bays not adequate to cope with load at peak times. Additional formal car parking may be required to meet current needs. Improvements to flow of existing formalised car park and improvements to overflow area to accommodate more efficient parking required.
Tennis Club	19 courts in total. Existing courts in relatively poor condition. Location of courts is not highly visible within the reserve.		Consultation with Tennis Club advises that 12 courts are in use.	Membership has reduced (52 current). Of nineteen courts, seven are not in use, five hardcourts are mould affected and clay also nearing refurbishment time.
Skate park	Location: minimal passive surveillance in current location.			Fencing / trail – dieback issue Standard of facility. In keeping with the city standards of skate park provision? Relocation

Maida Vale Reserve

	Identification Method			Summary Comments & Assessment
	Site Visits	Policy/Background Review / Research	Consultation	
Areas of poor drainage	This was not specifically observed on site visits, however identified by user groups.		Consultation with user groups and City of Kalamunda staff.	City of Kalamunda staff confirmed areas of poor drainage on north western playing space.
Cricket Nets	Two sets of cricket nets in reserve. Disused cricket nets along western edge of reserve in very poor condition. Nets in South East corner of western oval in good condition.			In good condition. Underutilised
Cricket Pitch on south east oval in very poor condition	Observation: 1 Cricket pitch not in use and does not meet current cricket requirements. It is too narrow for cricket to be played. The outfield of baseball diamond 1 traverses the cricket pitch.		Baseball/ soccer preference to remove as interferes in their playing fields (outfields and infrequently in play)	The condition of the concrete pitch is very poor
Netball Courts	Underutilised. Some courts in poor condition and require upgrade to surface condition.	Review of bookings for 2016/2017 year showed bookings were limited for the courts and in most cases, one or two courts were booked at a time. Pavilion has regular bookings	Consultation with Kalamunda Districts Basketball Association and Kalamunda Districts Netball Association noted the difficulty in running satellite programs at Maida Vale Reserve courts is a low interest (additional volunteers required). Netball WA not currently planning programs at facility.	Highly underutilised court space. Likely to require court maintenance /resurface to at least four courts in coming years.
Diamond Sports	Two permanent diamonds with background netting on the reserve. Spectator viewing is particularly poor for diamond 2 and there is limited covered spectator viewing for baseball. Other diamonds are set up on temporary basis for tee-ball, baseball and softball.		Request for lighting of existing diamond 1. Request for increased and improved spectator viewing aspect and access to pavilion.	Two permanent diamonds set up provides good facilities for baseball club. Spectator viewing is poor for both permanent diamonds.

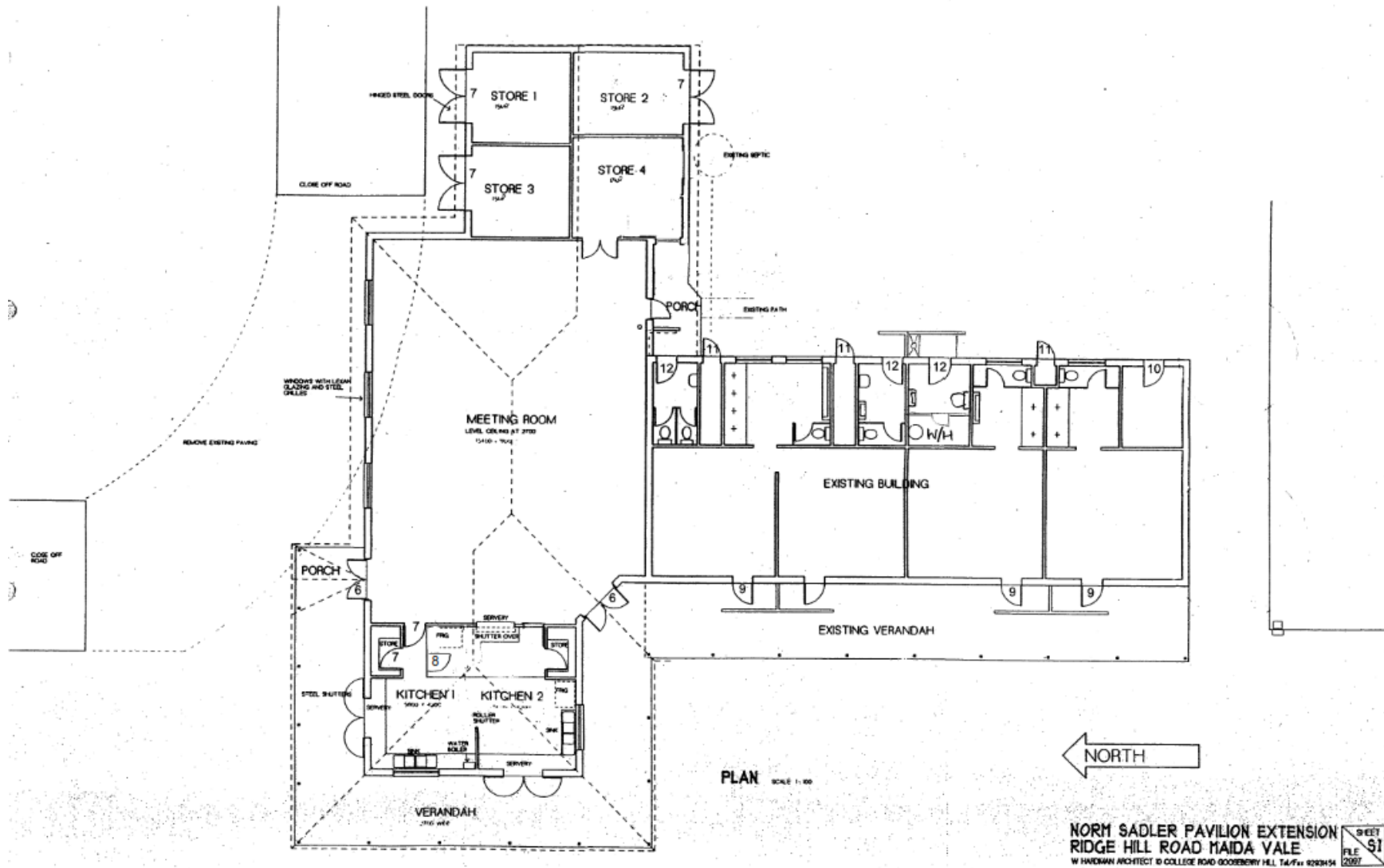
Maida Vale Reserve

	Identification Method			Summary Comments & Assessment
	Site Visits	Policy/Background Review / Research	Consultation	
Archery	Limited access for people with mobility issues. Clubroom non-compliant and in poor condition.	Lease area reduced due to environmental issues in nearby bushland area	Reduction in leased area has impacted membership and ability to train for all disciplines of archery. Club room facility is in poor condition and leaks.	Letter written to City requesting extension of lease terms (timeline). Some issues with club room and access that club can predominantly fund.
Playground	The playground is small for a regional level reserve.		Identified by community - playground facilities too small and equipment could be upgraded, although indicated widely used.	Playground facilities not commensurate with regional level status of the reserve
Use of reserve by dog walkers	Dog walkers were observed on the oval.		Community Survey User Group / Stakeholder Meetings Drop in session	City of Kalamunda has designated Maida Vale Reserve as a 'Dog Prohibited' area. Feedback through the consultation for this project indicates the reserve is regularly being used as a dog exercise area.

10.1 CURRENT SITE PLAN



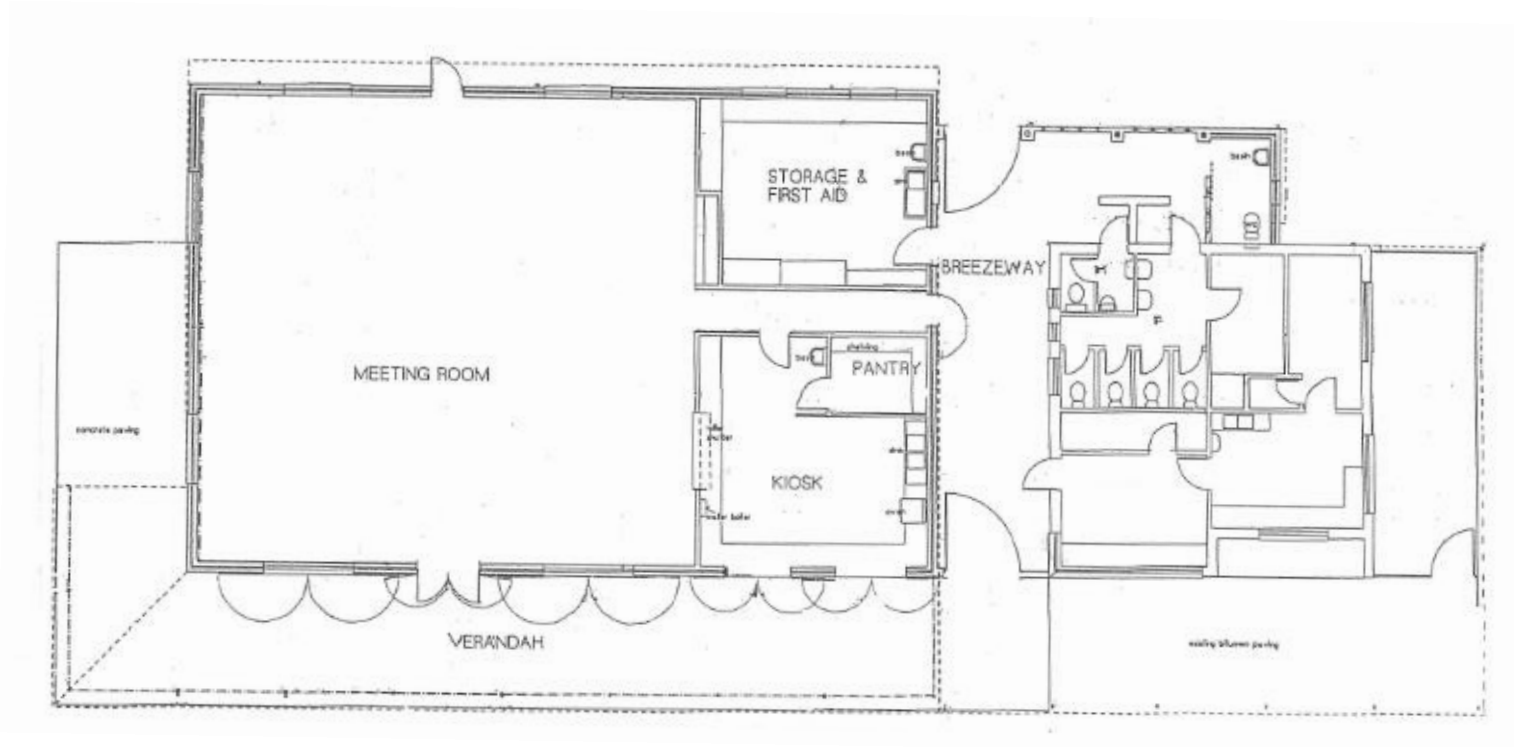
10.2 NORM SADLER PAVILION CURRENT LAYOUT



NORM SADLER PAVILION EXTENSION
RIDGE HILL ROAD MAIDA VALE
W HADJIMAN ARCHITECT 10 COLLEGE ROAD GOOSEBERRY HILL, T4/F44 9228454

SHEET
 FILE S1
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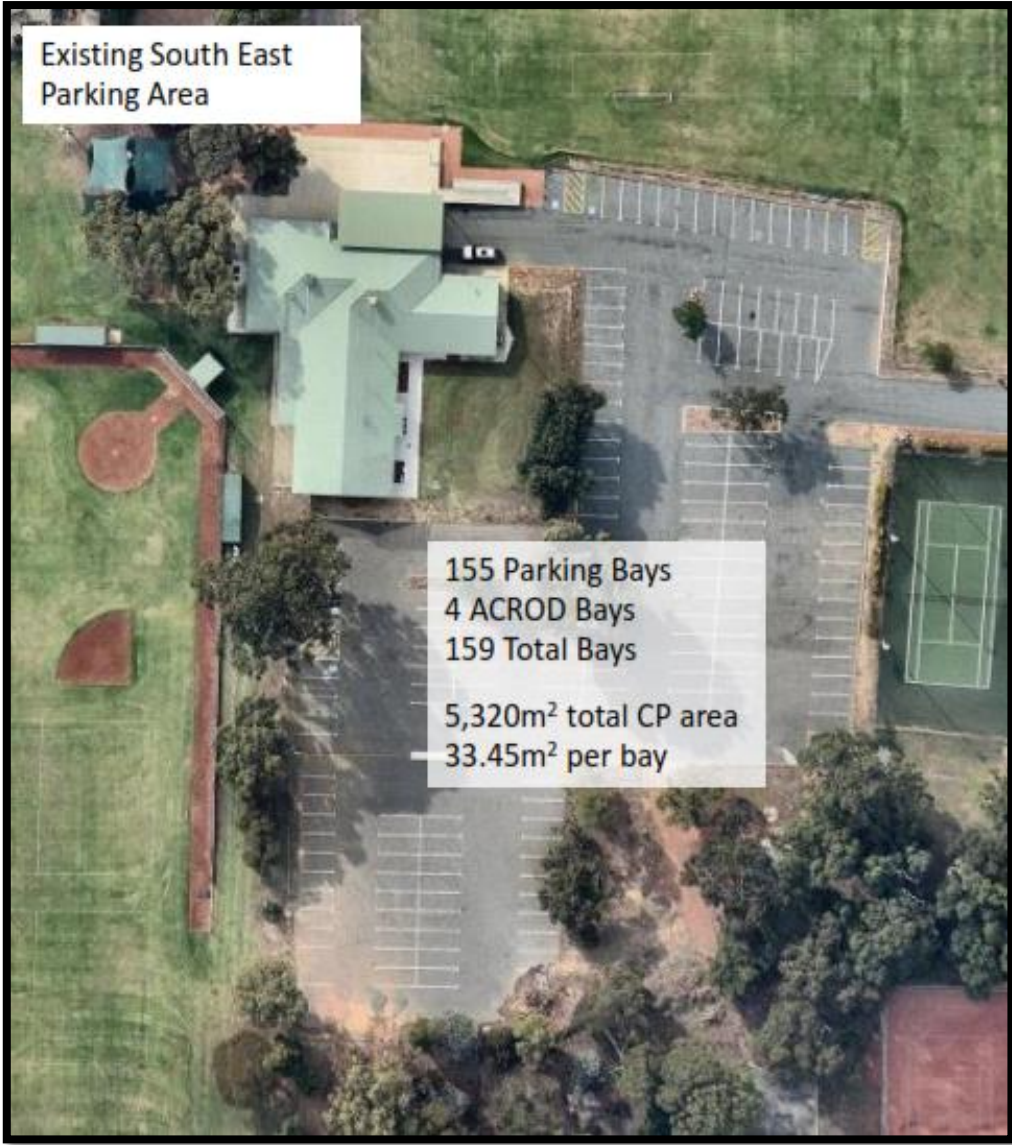
10.3 NETBALL COMPLEX PAVILION CURRENT LAYOUT



10.4 EXISTING CAR PARK BAYS

The Maida Vale Reserve currently has two (2) formal car park areas. One being on the North West of the site and predominantly services the netball courts and netball pavilion. The car park has been developed around trees considered of environmental importance that were existing in the location and as such provides a unique layout with an access point from Midland Road and Ridgehill Road. There are 124 bays in this car park, consisting of two ACROD bays and 122 standard car parking bays. The second is accessible from Acacia Road and is the largest formal car park within the reserve. There are 159 bays in this car park, consisting of four ACROD bays and 155 standard car parking bays.





The following table summarises the formal car park bays in the Maida Vale Reserve.

Parking Area	Parking Area (m2)	Av. Area per Bay	Standard Bays	ACROD Bays	Total Bays
North West of the site near the netball courts	5,240	42.25	122	2	124
South East of the site (off Acacia Road)	5,320	33.45	155	4	159
TOTAL	10,560	37.85	277	6	283

The average area per square metre is the total car park area divided by the number of actual bays. This includes areas of entry, service access areas, room between car bays to navigate in and out and landscaped areas. More recently, the Public Transport Authority of WA have been working on efficiency rates of between 25 – 27m² in design of park and ride car parks, however in general does not include much landscaping.

Informal Car Parking Areas



An additional area accessible from Ridgehill Road is not formalised, although is regularly used for car parking (See image left). The City has advised that this area includes trees of environmental significance that should be retained in that location and be protected.

There is also an area utilised by the Archery Club for parking that is not formalised in terms of surface. The Archery Club has confirmed that members and casual users of the archery club commonly use this area.

There are no formal car parks within close proximity of the Archery Club. Users would also be required to walk through bush areas that contain dieback if an existing formal car park is used.

11 DEMAND ANALYSIS

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

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

Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Improved oval lighting</p> <p><i>Limited on sporting reserves.</i></p> <p><i>Electrical supply interruptions</i></p> <p><i>No car park lighting</i></p> <p><i>Minimal Security Lighting</i></p>	<p>Maida Vale reserve is a highly utilised sporting reserve with a number of clubs and organisations using the facilities for training and competition. There is currently minimal lighting available that covers less than 50% of the active open space. The condition of existing lighting was noted through the consultation as poor, in regard to; consistency of supply to lights, lux level, and coverage, thereby limiting the areas of the active open space available for training, particularly during winter months.</p> <p>There is currently no lighting to the car park area/s.</p> <p>It is identified that the current electrical supply to the reserve is via 3 separate supplies, which does not meet current standards. Supply to the transformers are at or nearing capacity.</p> <p>Analysis of usage indicates that carrying capacity of areas of the active open space is at capacity levels. Provision of additional lighting will enable increased utilisation of a greater area of the playing fields and reduce overuse of high wear and tear areas.</p>	<p><i>Upgrade power supply to the site to accommodate the recommendations in this report and provide one incoming power source.</i></p> <p><i>Improve lighting to sports fields to accommodate additional training and reduce load impact of existing areas with lighting:</i></p> <ul style="list-style-type: none"> • Conduct a lighting audit and lighting plan for the precinct. This should include an analysis of power requirements to accommodate future works, and an assessment of the existing lighting in the reserve. • Existing lighting within reserve to be confirmed to meet training lux requirements. • Upgrade existing lighting and provide additional training level lighting to Eastern fields (for soccer) and to second baseball diamond area (if relocated). • Upgrade existing lighting to netball court area to maintain evening community use. • Provision of lighting to baseball batting cages, and pitching practice nets (low level fluorescent lighting adequate). • Provision of lighting to main car park area. <p><i>Potential to light paths/fitness trail with solar lighting (to be discussed further in this analysis).</i></p>	<p><i>Across Plan</i></p> <p><i>15,23</i></p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Car Parking</p>	<p>Formal car park layout accessible from Acacia Road is inefficient.</p> <p>Reserve users are using the informal tree lined car park (accessed from Ridgehill Road) regularly. The current parking is inefficient, and the consultation process identified small vehicle accidents are regularly reported.</p> <p>Formal car park at netball area underutilised.</p> <p>Existing car parking bays not adequate to cope with load at peak times. Additional formal car parking may be required to meet current needs. Improvements to flow of existing formalised car park and improvements to overflow area to accommodate more efficient parking required.</p> <p>Consultation identified children safety is at risk with children running from the ovals on the western side to the eastern side (and vice versa) through the informal parking area.</p>	<p><u>Car Park off Acacia Road:</u> Based on recommendations for additional playing surface to be considered, and proposed relocation of northern most tennis courts, reconfiguration of the existing entrance and reconfiguration of the existing entrance off Acacia Road, additional car parking will be provided to the South of the existing car park area. This is likely to provide approximately 25 - 70 additional car park bays, depending on efficiency of the design.</p> <p><u>Car Park off Ridgehill Road:</u> Flow in and out of car park to be reviewed along with consideration to improved accessibility. Provide change in traffic flow by provision of one-way access into overflow car park and one-way egress lane. The existing trees of significance should be retained and protected.</p> <p><u>General:</u> Establish direct pedestrian crossing points in the car parks to enable safe crossing between ovals.</p> <p>Include traffic calming measures within the car parks.</p> <p>It is recommended the City undertake a future traffic assessment and car park plan to detail impact of suggested changes.</p>	<p>5,6,7,16, 10,14</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Norm Sadler Pavilion/change rooms and storage provision</p>	<p>The Norm Sadler pavilion and associated change rooms are shared between two major sporting clubs at the reserve – Kalamunda Rangers (Diamond Sports) and Kalamunda United Football Club (Soccer). Both clubs operate six months a year via a lease arrangement with the City. In addition, the Western Australian Christian Football Association (WACFA), play games at the reserve and share facilities with Kalamunda United.</p> <p>All clubs have identified that the current change rooms are inadequate.</p> <p>A site analysis identified:</p> <ul style="list-style-type: none"> • The pavilion / clubroom area is generally in good condition overall. • The existing change rooms are not compliant with current standards. • The number of change rooms is inadequate for the sports that play at the reserve. (Competition through Winter has use of five senior soccer fields for games with less than two adequate supporting change rooms) • The size and layout of the existing change rooms are not adequate. • Two of the existing change rooms do not have suitable wet facilities (showers/toilets). One set of toilets and showers is shared between home and away teams. • Accessibility is poor. • The existing change rooms do not provide well for increasing female participation. • Location of change rooms is not ideal for soccer. • There is no first aid or dedicated umpires change room that meets contemporary design standards. • There are inadequate storage areas available to secure club equipment. A disused kiosk building, sea containers and batting cages are currently satisfying demand. • There is a lack of spectator viewing on side facing permanent diamonds and limited covered viewing area for diamond sport spectators. <p>An existing septic system services the change rooms. Confirmation from the City of Kalamunda highlighted that the existing septic system would require either:</p> <ul style="list-style-type: none"> • An upgrade to meet the requirements of additional infrastructure, or • Connection of the site to the sewer system. Discussions with City staff identify connection to sewer system better longer-term option. 	<p><i>Retain existing pavilion.</i></p> <p><i>Minor upgrades to internal area (provide allowance for new carpets and paint).</i></p> <p><i>Modify / Refurbish existing change rooms to meet current standards and contemporary design. Resume existing pavilion public toilets into the refurbished change rooms to provide increased wet areas (showers and toilets).</i></p> <p><i>Maintain servery access to the diamond sports side and the soccer side.</i></p> <p><i>Provision of additional spectator covered area for diamond sports spectators.</i></p> <p><i>Provision of new pavilion toilets.</i></p> <p><i>Provision of additional three change rooms, first aid and umpires change room. Recommended to have proximity to main soccer field.</i></p> <p><i>Provision of additional storage for diamond sports club inclusive of drive in access (Club uses trailer to hold equipment). Provision of additional storage for user groups of the reserve. (250 – 300m² of storage area).</i></p> <p><i>Consideration to converting an existing store of the pavilion to an administration office for use by resident clubs.</i></p> <p><i>Connect facility to sewer system.</i></p> <p><i>Relocate the soccer goal storage compound to this location.</i></p>	<p>12, 24</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
New Public Toilets	<p>There is a set of toilets within the existing pavilion / change building, however these are not always open.</p> <p>A standalone public toilet block is located in the southern end of the reserve. It is isolated, dated and has no security lighting. This has been expressed as an issue for reserve users, particularly for children to access during training and games.</p>	<p><i>Demolish existing public toilet building and provide new public toilets within the expanded change room development. This is a more centralised location for the reserve and will provide contemporary, accessible public toilet facilities for all users of the reserve.</i></p> <p><i>The public toilets should have external access.</i></p>	12
Netball Courts	<p>The 12 netball courts previously occupied by the Foothills Netball Association are underutilised and require maintenance.</p> <p>They are utilised by some local netball teams for training during the winter months and local Primary Schools for carnivals.</p> <p>There are lighting towers that provide lighting to eight of the 12 courts. four of the courts are in poor condition and require maintenance to bring to a playable standard.</p> <p>Throughout the consultation, a number of options were suggested for alternative uses; including a synthetic surface to accommodate a soccer pitch and diamond sports training. It was confirmed through discussions with Netball WA and the potential user groups that there are no current plans to operate further netball / basketball competitions in that location.</p> <p>Area facilities;</p> <p>Approximate dimensions</p> <ul style="list-style-type: none"> • 75m x 100m <p>Hardcourts – line marked for netball – northern eight courts in reasonable condition, southern four courts are in poor condition with cracks and poor levels for water runoff.</p> <p>Pavilion including the following features; meeting room, kitchen / kiosk, first aid/store, toilets and change areas. The toilets/change rooms & kitchen area are non-compliant with current standards.</p>	<p><i>The space has the potential for increased utilisation.</i></p> <p><i>Upgrade courts to provide for multi-purpose use; resurface courts, provision to multi-purpose goals (netball/basketball) and improve lighting.</i></p> <p><i>Potential opportunity to convert southernmost four (4) courts to a synthetic surface to accommodate five a side soccer competition or off-season training for existing user groups. Consideration of this should be based on business case justification by clubs or commercial provider.</i></p> <p><i>Upgrade of the existing lighting to meet current standards.</i></p> <p><i>If an increase in use is achieved, consideration to improvements to toilets, change rooms and kitchen should be considered to meet current compliance and accessibility standards.</i></p>	2



Opportunity	Analysis	Recommendation	Item on Master Plan Concept																																												
<p>Tennis Courts</p>	<p>There are currently 19 courts at the Tennis Club. 12 are in use however are in average condition requiring some maintenance. There are five courts to the north of the clubhouse that have lighting. There are seven clay courts to the south of the clubhouse with another seven unused courts further south. The club also utilise a clubroom facility.</p> <p>Current membership: four junior and 48 senior. There are no pennant teams. Projected growth is minimal.</p> <p>Tennis West advises that;</p> <ul style="list-style-type: none"> Western Australia has a lower overall member to court ratio than Australia wide (i.e. 13:1 v 30:1 Aust wide) Western Australia has a much higher member to Lit court ratio than Australia wide (i.e. 30:1 v 20:1 Aust wide) Maida Vale Tennis Club has a very low member to court ratio (i.e. 4:1 vs 13:1 Western Australia and 30:1 Australia wide) <p>The table below identifies the standards applied, the WA ratios and the Maida Vale Tennis Club ratios.</p> <table border="1" data-bbox="327 820 1084 1075"> <thead> <tr> <th></th> <th>Total Courts</th> <th>Total Lit Courts</th> <th>Players</th> <th>Member to court ratio</th> <th>Member to lit court ratio</th> </tr> </thead> <tbody> <tr> <td>Standard (Aust)</td> <td></td> <td></td> <td></td> <td>1:30</td> <td>1:20</td> </tr> <tr> <td>West Australia</td> <td>1,006</td> <td>450</td> <td>13,414</td> <td>1:13</td> <td>1:30</td> </tr> <tr> <td>MVTC</td> <td>12 (in use)</td> <td>5</td> <td>52</td> <td>1:4</td> <td>1:10</td> </tr> </tbody> </table> <p>There are other tennis clubs in proximity. The following table highlights the member to court ratio at other tennis clubs located within the City. The Maida Vale Tennis Club has significantly lower member to court ratio of the clubs:</p> <table border="1" data-bbox="327 1197 1084 1406"> <thead> <tr> <th>Club</th> <th># Courts</th> <th>Members</th> <th>Ratio</th> </tr> </thead> <tbody> <tr> <td>Forrestfield Tennis Club</td> <td>6</td> <td>62</td> <td>1:10</td> </tr> <tr> <td>Kalamunda Tennis Club</td> <td>10</td> <td>63</td> <td>1:6</td> </tr> <tr> <td>Lesmurdie Tennis Club</td> <td>8</td> <td>170</td> <td>1:21</td> </tr> <tr> <td>Rangeview Tennis Club</td> <td>4</td> <td>80</td> <td>1:20</td> </tr> </tbody> </table>		Total Courts	Total Lit Courts	Players	Member to court ratio	Member to lit court ratio	Standard (Aust)				1:30	1:20	West Australia	1,006	450	13,414	1:13	1:30	MVTC	12 (in use)	5	52	1:4	1:10	Club	# Courts	Members	Ratio	Forrestfield Tennis Club	6	62	1:10	Kalamunda Tennis Club	10	63	1:6	Lesmurdie Tennis Club	8	170	1:21	Rangeview Tennis Club	4	80	1:20	<p><i>Reduce the number of courts.</i></p> <p><i>Relocate existing hard courts to the disused southern courts and provide lighting.</i></p> <p><i>Triggers that may instigate a potential relocation include:</i></p> <ul style="list-style-type: none"> <i>Requirement for court surface upgrades to the existing hard courts.</i> <i>Requirement for additional grass/synthetic playing surface</i> <i>Requirement for additional car parking.</i> <p><i>When the hard-courts relocation is triggered, further analysis of membership numbers should be undertaken to determine the number of courts required.</i></p>	<p>19</p>
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Opportunity	Analysis	Recommendation	Item on Master Plan Concept
	<p>There is an oversupply of courts at this location for the number of members currently in the club, however consultation with the club identified the existing clay courts are a drawcard for the current players and use by other clubs. The clay courts are an income generator for the club with annual clay court carnival.</p> <p>The hard courts are used for coaching programs and are hireable by the community.</p>		
<p>Archery Complex Improvements</p>	<p>The Archery Club (Kalamunda Governor Stirling Archers) lease an area within the bushland on the eastern side of the reserve. The area is secluded from the remainder of the reserve, which suits the activities taking place (use of bow and arrow). Changes to the club's leased area in recent years has limited the leased area to allow target archery only.</p> <p>The archery club has a small clubroom and small storage shed within their leased area. The clubroom is not to current standards and has a leaking roof.</p> <p>Access to the archery range is via an informal roadway off Ridgehill Road. Parking is within the Bushland area and is informal. The consultation process identified that the informal access and parking is of concern as it results in people driving in areas of the bush that are designated conservation areas and incidences (small accidents) occur in the parking area.</p> <p>The club has requested an extension to the lease terms and approval to upgrade the clubroom facilities. The club is in a financial position that minimal assistance is required for the clubroom upgrades.</p> <p>The club has indicated refurbishment of the existing clubroom be undertaken. The club room is currently not compliant with standards. A potential refurbishment may trigger the requirement to bring the building to current code. It is recommended the club in consultation with the City undertake an assessment of whether it is more cost effective to refurbish the existing facility or replace with a new facility.</p>	<p><i>It is recommended that the City support the club in improving their facilities by the provision of lease extension to provide surety of tenure to the club.</i></p> <p><i>The City support the club in upgrading the clubroom facility.</i></p> <p><i>The club identified clubroom issues should be reviewed by the City by way of an analysis of the redevelopment options to determine most cost effective method. I.e. refurbishment of existing non-compliant building with asbestos may cost more than a newly constructed or prefabricated clubroom.</i></p> <p><i>That the City provides a more formal (graded) access and parking area with signage to clearly identify vehicular accessible areas.</i></p>	<p>9,10,11</p>




Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Diamond Sports</p>	<p>The Kalamunda Rangers Inc. (Diamond Sports Club) offers baseball, softball, tee ball for the community, and have approximately 400 members. The club leases the Norm Sadler Pavilion over Summer season and has two permanent diamonds with back nets within the reserve. Any additional diamonds for all diamond sports are temporarily set up when required.</p> <p>Consultation with the club identified the ability to have the permanent diamond set up is much appreciated. The current change rooms are not in good condition and are of a poor layout.</p> <p>There is limited undercover spectator viewing for the permanent diamonds.</p> <p>The existing batting cages are in a prominent location but are also used for storage out of necessity.</p> <p>The location of the number one diamond (east of the pavilion) results in fly balls entering the carpark area closest to the pavilion and has damaged cars in the past.</p> <p>The club currently has 275 sub-junior players (under 12 years old), 25 junior players and 100 senior players.</p> <p>The club is operating well with an active committee.</p> <p>An opportunity exists to optimise the playing fields by providing a pitching practice mound, thus improving safety as well as a casual user facility that can be used at any time.</p> <p>According to statistics provided by Baseball WA, diamond sport participation rates have remained consistent over the past 5 years, with approximately 1450 senior registered players, and 8050 junior registered players.</p>	<p><i>Support inclusion of netting to reduce impact of fly balls. Netting to be placed above existing back nets of both permanent diamonds.</i></p> <p><i>Relocation of diamond 2 closer to the pavilion.</i></p> <p><i>Install pitching practice mound (as per picture below) and install lighting.</i></p>  <p><i>Relocate and or replace existing batting nets to allow for relocation of diamond 2.</i></p> <p><i>Improve spectator viewing to the permanent diamonds in the redevelopment of the pavilion. This would create greater spectator viewing to both permanent diamonds and provide a more cohesive oval layout. The current dugouts on diamond 1 have a solid backing. Best practice is to provide alternative backing that allows spectator viewing through the dugout area. Provision of some cyclone mesh to parts of the dugout backing will also allow improved spectator viewing.</i></p> <p><i>The proposed lighting upgrade to the reserve to include improved lighting for general practice to the existing and relocated diamond area.</i></p>	<p>1,17,18,15,12</p>

Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Soccer</p>	<p>The Kalamunda United Football Club leases the Norm Sadler Pavilion over the Winter season and utilise most grassed areas within the reserve for training and games.</p> <p>Training in Winter, there are limited areas with lighting and these areas are overused.</p> <p>Current location of the change rooms is poor in proximity to the soccer playing fields. The number of change rooms is inadequate to service the playing fields and does not cater for the development of female participation in the sport.</p> <p>There is currently no change area for referees within the reserve or first aid area. Accessibility of change room and toilet areas was identified as an issue for the club, as is lack of storage.</p> <p>The Kalamunda United Football Club currently has 370 members:</p> <p>90 sub-juniors (under 12 years old), 180 juniors, 80 seniors and 20 veterans. The club has lost some members to other clubs due to facilities however has increased again recently due to the growth in popularity of the sport in general, and the growth in the number of women playing the sport.</p> <p>The Western Australian Christian Football Association (WACFA) has over 1500 members and utilise the reserve for games. Further games and training are held at various other ovals in the vicinity.</p> <p>They currently have the following numbers playing at the Maida Vale Reserve:</p> <p>120 sub-juniors (under 12 years old), 210 juniors and 120 seniors with 2 – 3% growth.</p>	<p><i>Improved lighting to the reserve as identified earlier in this assessment.</i></p> <p><i>Pavilion upgrade to include additional change areas, ideally in a more suitable location to the soccer fields. The upgrade to include additional storage for user groups and the inclusion of a specific soccer goal storage compound.</i></p>	<p>12,13,15</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
Additional Playing Surface	<p>The existing playing surfaces are highly utilised in both Summer and Winter for training and match play. Some areas of the grassed surfaces are more heavily used than others predominantly due to lighting available and proximity to the amenities building. The two predominant clubs based at the reserve (utilising oval space) have had steady membership numbers in recent years. Both have highlighted they are restricted to training in season only as booking issues occur during pre-season. Growth in membership would result in increased use.</p> <p>The potential relocation of the northern most tennis courts south of the existing clay courts provides an opportunity to allocate space for additional playing surface. Increased capacity at this reserve can be created with an extra field to cater for growth needs into the future.</p> <p>The City of Kalamunda staff have indicated that water shortages may prevent additional grassed area on the site. Following further analysis on water availability, the additional playing surface may be provided as a synthetic surface, additional grassed area or a combination of both.</p> <p>Both the Kalamunda United and the Kalamunda Rangers have indicated increased playing surface will increase training and playing opportunities. There is potential to provide synthetic playing area for future growth.</p>	<p><i>Allocate space for future playing surface.</i></p> <p><i>Analysis should be undertaken to confirm water availability and storage for additional grass space. The additional playing surface may be provided as a synthetic surface, additional grassed area or a combination of both.</i></p>	<p>13</p>
Drainage/Turf Quality	<p>The main users of the reserve were complimentary of the City's maintenance of the turf surfaces, although the consultation highlighted there are some areas of poor drainage on the reserve, resulting in boggy patches during the winter season.</p> <p>The Kalamunda Rangers have installed additional irrigation within the playing area of the main diamond.</p>	<p><i>It is recommended that the City undertake ground conditions study that includes turf quality, irrigation and drainage to identify any specific improvements that could promote the longevity of the playing surfaces.</i></p>	<p>NA</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Pathways: <i>Fitness Trail</i> <i>Linkages</i></p>	<p>There is currently no pathways / linkages through the precinct. The reserve is highly utilised for sport and the clubs operate a number of junior sport programs, resulting at times in high number of children utilising the area.</p> <p>The consultation highlighted:</p> <ul style="list-style-type: none"> • That the reserve is utilised by the general community for walking and running. • That children regularly cross car-parking areas to access sporting fields and the Maida Vale Primary School. • Through the analysis of the site, it is noted that several informal paths through bushland areas are present from areas such as the skate park and netball facility to the ovals. • There are areas of bushland that are environmentally sensitive in the reserve that show signs that people are walking through to access parts of the reserve. <p>Fitness trails are popular and generally well used. Can be developed to be dual use and be made suitable for recreational cycling.</p> <p>A well designed path network for the precinct can provide the following:</p> <ul style="list-style-type: none"> • Provide linkages from existing footpath networks on neighbouring roads to the precinct. • Provide much needed linkages within the precinct. • Provide designated walking / running / cycling paths with distance markers to enable tracking of distance. • Provide a separation from high traffic areas of the reserve from environmentally sensitive areas. • Provide rest spots throughout trail network. • Provide outdoor fitness equipment along trail. 	<p><i>Inclusion of fitness trail through precinct that provides a dual use linkage. Provision of 2.5m wide path will enable multiple uses and be wide enough for vehicular access for service vehicles if required. Consideration should be given to avoiding any impact on the playing fields, to ensure appropriate dimension and run offs are provided.</i></p> <p><i>Can be provided as a more natural pathway, as per image:</i></p>  <p><i>Improved lighting on the ovals will allow these paths to be utilised in the evenings that sports training/games are operating. A further consideration to providing lighting to the path to allow evening use could include the provision of solar lights.</i></p> <p><i>The inclusion of distance markers further enhance use as a fitness trail.</i></p> <p><i>Include seating for rest spots, lighting to path network.</i></p> <p><i>Provision of outdoor fitness equipment.</i></p>	<p>3,5</p>

Opportunity	Analysis	Recommendation	Item on Master Plan Concept
Cricket	<p>The cricket infrastructure in the Maida Vale reserve includes:</p> <ul style="list-style-type: none"> • A synthetic cricket pitch in the eastern oval (requires some general maintenance). • A bare concrete pitch on the south western oval. This pitch is not to senior cricket standard for width and is in very poor condition. It also penetrates the outfield of the #1 permanent baseball field. • Four cricket practice nets (in good condition). • Cricket practice nets near Primary School are in very poor condition and not used. <p>There is currently no cricket club permanently based at the reserve. The eastern oval is used as an overflow field for club competition on occasions, but it would be prudent to retain the flexibility for future use.</p>	<p><i>Demolish existing cricket pitch on South Western Oval and provide a second cricket pitch (Synthetic surface) to North end of North Eastern oval. This will allow a senior cricket and junior sized cricket oval to provide for future use (and soccer fields can be located either side of the pitches).</i></p> <p><i>The City has current plans to decommission the cricket practice nets located near the Primary School.</i></p>	20
Provision of Water Fountains	<p>There are currently no water fountains within the reserve, with one external water tap that can be used to refill water bottles. It is a highly utilised reserve.</p>	<p><i>Install water fountains in the reserve at strategic locations that most users can access.</i></p>	
Skate Park and Youth Facilities	<p>Existing Skate park infrastructure is ageing, and design is dated. Requires increased maintenance.</p> <p>Trends in the provision of skate facilities include;</p> <ul style="list-style-type: none"> • The involvement of local youth in the design of skate parks has become an important aspect in obtaining buy-in. • The development of different facility types including “skateable” landscapes and combination facilities, often forming a youth precinct. • Facilities designed to have varied spaces that cater for differing levels and abilities. • Creation of path networks, benches, chairs and activities for all community segments, not just Skate park users. • Located in a prominent location to create vibrancy and offer connectivity / integration with other spaces i.e. CBD, parks, playgrounds next to road networks. <p>The addition of a 3 on 3 basketball court will also provide further opportunities for youth to utilise the area.</p>	<p><i>Upgrade skate park to a more prominent location in the precinct. Upgrade to include contemporary features and designed with input from the local skating community.</i></p> <p><i>Provide a 3 on 3 basketball court within proximity of the skate park.</i></p>	4

Opportunity	Analysis	Recommendation	Item on Master Plan Concept
<p>Dog Access: Designated as no access for dogs. People are using as dog exercise area</p>	<p>City of Kalamunda has designated Maida Vale Reserve as a 'Dog Prohibited' area. Feedback through the consultation for this project indicates the reserve is regularly being used as a dog exercise area. Suggested through the consultation phase was the option to provide a designated fenced dog exercise / socialisation area on underutilised section of the reserve.</p> <p>The City of Kalamunda has nominated dog permitted exercise areas (on lead and off lead), and dog prohibited areas. The Maida Vale Reserve is a designated dog prohibited area, as it is a nominated Class 1 reserve within the Public Open Space Strategy.</p>	<p><i>Retain as dog prohibited area.</i></p>	<p>NA</p>
<p>Playgrounds</p>	<p>There is one neighbourhood level playground within the reserve.</p>	<p><i>In line with other recommendations within this report and the importance of the Maida Vale Reserve as a regional level park within the Public Open Space Strategy, it is recommended that the playground be relocated within the reserve and upgraded to a district level playground. In line with the City's desire to promote sustainable outcomes and with an environmental focus, a nature playground development is recommended.</i></p>	<p>8</p>
<p>Signage Improvements</p>	<p>An analysis of the site noted that signage to, and within the reserve does not provide any identity to the reserve.</p> <p>Improved signage on main access roads, at the main entrances, and to identify environmentally significant areas could improve flow and use of the reserve.</p>	<p><i>Improve signage to and within the reserve, consistent with the City's style guide.</i></p>	
<p>Residential Buffer Zones</p>	<p>Throughout the community consultation period, local residents strongly advocated for a buffer zone of trees / shrubs to remain to minimise noise and lighting impact on residents. The areas identified were those backing on to Bugendore Street and Acacia Road.</p>	<p><i>Retain a tree buffer between the proposed extended car park to the south of the site and enhance the retained area with additional planting.</i></p>	<p>26</p>



Opportunity	Analysis	Recommendation	Item on Master Plan Concept
Environmental Areas	<p>The master plan area includes bushland throughout. The bushland setting was identified through the consultation as highly valued by the community and an important element as to what they most love about the reserve.</p> <p>There are areas that are infested with dieback and other areas of high environmental significance due to smokebush being evident.</p>	<p><i>Continue to protect the current environmental areas as outlined in the Maida Vale Reserve Action Plan 2012-2019.</i></p> <p><i>Significant value trees within the car park areas are to be retained and protected.</i></p> <p><i>Furthermore, other recommendations within this summary have been made in consideration of enhancing current bushland areas and reducing any further negative impact of environmentally sensitive areas:</i></p> <ul style="list-style-type: none"> • <i>Provision of a more formal path network</i> • <i>Provision of a low level fence along the eastern edge of the ovals to provide a buffer between the ovals and environmental bushland of significance.</i> • <i>Improving and defining access to the archery leased area.</i> • <i>Improved signage.</i> • <i>Additional tree planting in future car parking areas to provide shade and increase tree canopy.</i> 	3,9,21,22



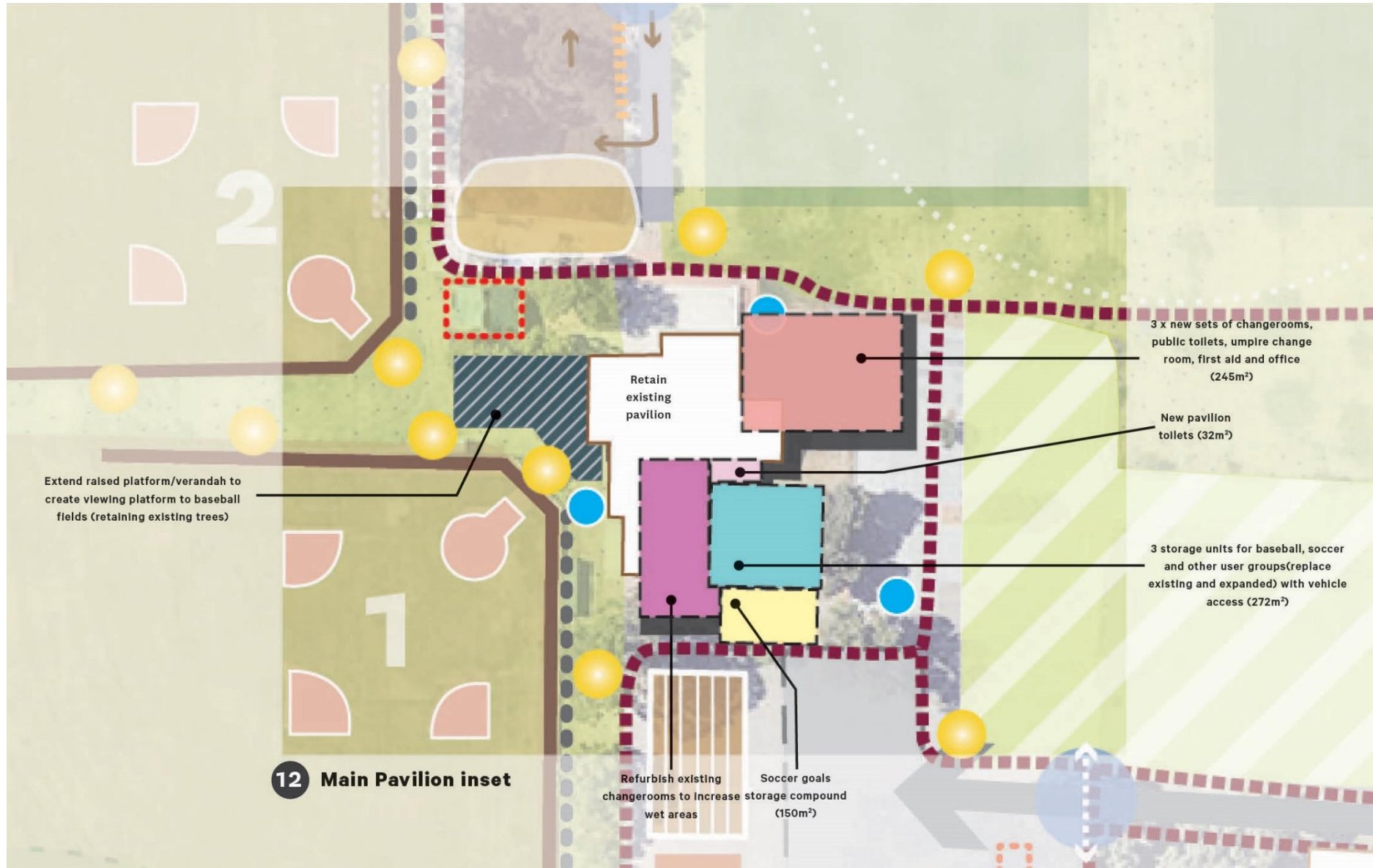
12 MASTER PLAN

LEGEND

- 1 Re-orient baseball diamond and field and increase length of back nets
 - 2 Netball courts converted to multi-use, potential synthetic surface on southern 4 courts, (Subject to a business case)
 - 3 Introduce fitness/walk trail (dual use, min 2.5m wide) with interval distance signage/markers, rest spots with seats, fitness equipment and lighting
 - 4 Upgrade existing skate park facility and co-locate with a 3x3 basketball court
 - 5 Establish pedestrian crossing points with traffic calming measures
 - 6 Install a low fence along vehicle driveway with breaks at pedestrian crossing points and vehicular entries
 - 7 Formalise car park traffic flow and retain and protect the trees
 - 8 Relocate and upgrade playground
 - 9 Formalise vehicle access to retain a natural surface to archery
 - 10 Formalise vehicle car parking around existing trees to retain a natural surface by use of bollards and signage
 - 11 Support archery renewal upgrade of their pavilion and facilities as required.
 - 12 Extensions, additions and refurbishments to main pavilion (refer page 2)
 - 13 Future expansion of playing surface (if and when required)
 - 14 Future access to car park from Acacia Street entrance
 - 15 Lighting upgrades to meet training requirements across the site (in addition to overall lighting upgrade)
 - 16 Future car park expansion
 - 17 Install baseball practice batting cages and pitching mounds and backing fence
 - 18 Install permanent fly ball netting on top of nets
 - 19 Tennis courts retained in existing location. Northern most courts (hard courts) to be relocated at the end of their useful life
 - 20 Relocate existing cricket pitch 10 metres south with a wider senior sized cricket pitch with synthetic surface. Install synthetic cricket pitch to northern end of oval
 - 21 Retain for bush conservation areas
 - 22 Install a low fence to contain a portion of the walking trail with breaks providing access to the oval playing surface
 - 23 Power upgrade required
 - 24 Connect to sewer
 - 25 Retain as additional playing field space with the potential to be utilised as training overflow or future junior football field.
 - 26 Further tree buffer added to minimise impact on residents
- Water fountains
 - Current lighting to be upgraded
 - Proposed new lighting
 - Demolition/removal of existing: storage kiosk, public toilets, cricket pitch and skate park
 - ⊕ Traffic calming / pedestrian crossing points
 - ⋯ Path network / footpath
 - ⊕ Vehicle access path
 - Low fence
 - ⋯ Fly ball net



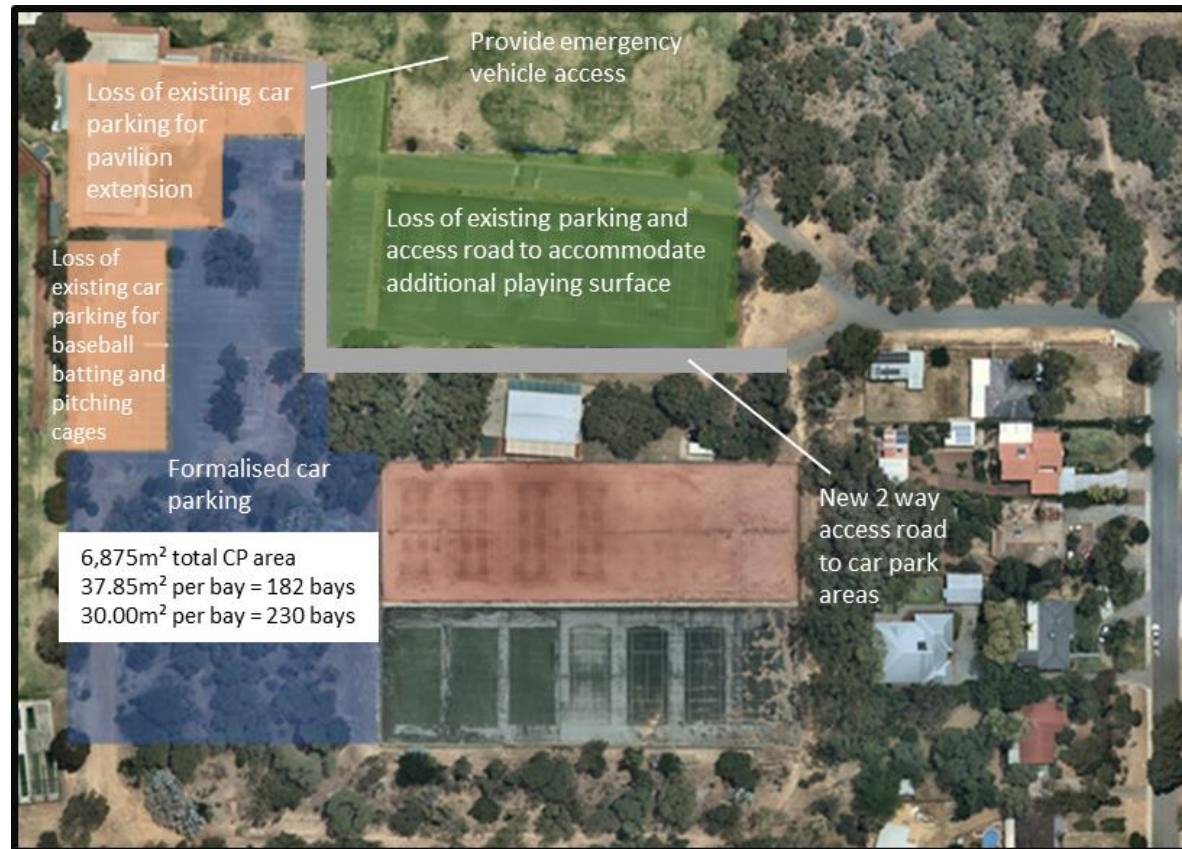
12.1 INDICATIVE PAVILION UPGRADE LAYOUT



12 Main Pavilion inset

12.2 FUTURE CAR PARK OFF ACACIA ROAD

The area identified in the master plan for future car parking can provide an approximate increase in formal car park bays from the existing 283 to 306 using current efficiency of 37.85m² per bay, and up to 354 using a more efficient use of space of 30.00m² per bay as seen in the image and tables in this section.



Future Car Parking – based on existing average area per bay (37.85m²):

Parking Area	Current Bays	Parking Area (m2)	Av. Area per Bay	Total Bays
North West of the site near the netball courts	124	5,240	42.25	124
Car Parking Area (off Acacia Road)	159	6,875	37.85	182
TOTAL	283	12,115		306

Future Car Parking – based on more efficient use of space average area per bay (30.00m²):

Parking Area	Current Bays	Parking Area (m2)	Av. Area per Bay	Total Bays
North West of the site near the netball courts	124	5,240	42.25	124
Car Parking Area (off Acacia Road)	159	6,875	30.00	230
TOTAL	283	12,115		354



13 RECOMMENDED IMPLEMENTATION

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

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

13.1 SHORT TERM RECOMMENDATIONS

Item on Master Plan	Short Term	Cost Estimate	Contingencies	Professional Fees
23	Upgrade power to site	\$250,000	\$52,500	\$36,300
24	Connect site to sewer system	\$530,000	\$111,300	\$76,956
5	Pedestrian crossings across car park (Ridgehill Road) x 3, and chain link fence (0.9m high)	\$36,060	\$7,573	\$5,236
15	Upgrade lighting to oval/s & permanent diamonds	\$1,300,000	\$273,000	\$188,760
12	Upgrade Norm Sadler Pavilion	\$1,898,750	\$398,738	\$275,699
7	Formalise parking (off Ridgehill Road)	\$30,000	\$6,300	\$4,356
	Remove existing concrete cricket pitch & infill	\$13,900	\$2,919	\$2,018
	Demolition - existing toilet block	\$6,000	\$1,260	\$871
1	Relocate Diamond 2	\$100,000	\$21,000	\$14,520
18	Install practice pitching cage and batting cages for diamond sports & install backing nets to permanent diamonds (for fly balls)	\$309,940	\$65,087	\$45,003
	Signage to precinct - to entrances and environmental areas	\$25,000	\$5,250	\$3,630
	Water fountains	\$22,500	\$4,725	\$3,267
9,10,11	Archery Area improvements (Entry, Car Park). This will be considered through City Asset Management Renewal Budget.	\$60,000	\$12,600	\$8,712
	TOTAL	\$4,582,150	\$962,252	\$665,328
	Preliminaries	\$458,215		
	TOTAL SHORT TERM COSTS	\$6,667,945		

13.2 MEDIUM TERM RECOMMENDATIONS

Item on Master Plan	Medium Term	Cost Estimate	Contingencies	Professional Fees
2	Upgrade existing netball courts to multipurpose courts. No allowance for synthetic surface which will be subject to a business case. Includes allowance for lighting upgrade.	\$874,300	\$183,603	\$126,948
3	Fitness Trail (Lighting optional - \$600,000) (Includes trail, fitness equipment, seating and lighting)	\$1,120,800	\$235,368	\$162,740
	Demolition of existing playground	\$10,000	\$2,100	\$1,452
8	New playground (Nature Play)	\$500,000	\$105,000	\$72,600
20	New cricket pitch and relocation of existing	\$70,000	\$14,700	\$10,164
	Demolition of existing skate park	\$25,000	\$5,250	\$3,630
4	New skate park and youth space (3 on 3 basketball)	\$690,000	\$144,900	\$100,188
26	Additional planting to retain tree buffer	\$15,500	\$3,255	\$2,251
	Undertake a detailed car park and traffic management study	\$60,000	\$12,600	\$8,712
	TOTAL	\$3,365,600	\$706,776	\$488,685
	Preliminaries	\$336,560		
	TOTAL MEDIUM TERM COSTS	\$4,897,621		

13.3 LONG TERM RECOMMENDATIONS

Item on Master Plan	Long Term	Cost Estimate	Contingencies	Professional Fees
19	Reinstate existing tennis courts (hard courts) to south of current clay courts - allowance for 5 courts to be reinstated). Includes lighting to reinstated tennis courts	\$586,600	\$123,186	\$85,174
13	Expansion of grass playing surface. Includes allowance for additional sports field lighting. No allowance has been made for a synthetic surface, as this will be subject to a business case.	\$428,000	\$89,880	\$62,146
14	Reconfigured access to car park off Acacia Street entrance	\$196,560	\$41,278	\$28,541
16	Reconfigured formal carpark (includes site preparation/clearance, car park, line marking and removal of trees)	\$1,101,640	\$231,344	\$159,958
	Additional raised crossing in new car park area	\$15,000	\$3,150	\$2,178
	TOTAL	\$2,327,800	\$488,838	\$337,997
	Preliminaries	\$232,780		
	TOTAL LONG TERM COSTS	\$3,387,415		

13.4 COST ASSUMPTIONS

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

- The costs have been developed on present day figures on a square metre rate.
- A design contingency of 10% and a construction contingency of 10% has been included on all items.
- A 12% design services fee has been included on all items.
- The cost plan has been developed based on the information and size allocations identified in this plan, therefore all quantities, and rates are provision and therefore subject to change.

In addition to above, all costs:

- Excludes GST
- Excludes abnormal ground conditions / contamination etc.
- Excludes major services diversions
- Excludes major utility upgrades / contributions & headworks
- Excludes fit out of Furniture and Equipment
- Excludes client costs, legal costs, site costs, agent's fees, finance etc.
- Excludes land purchase costs
- Excludes Client Representative / Project Management Fee / Professional Fees
- Excludes escalation - costs are current day (November 2018)
- Excludes % for Public Art
- Excludes specific Environmentally Sustainable Development initiatives
- Costs assume Competitive Tender process with local builders using basic palette of materials.



14 POTENTIAL FUNDING SOURCES

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

COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF)

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

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

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

Examples of annual projects:

- upgrades to clubrooms/pavilions
- upgrade to swimming pool
- large floodlighting project
- court or bowling green construction
- reticulation system for a grassed playing field.



CSRFF forward planning grants

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

Examples of forward planning projects:

- multipurpose leisure/recreation centre
- swimming pool – new or major upgrade including heating to allow increased use
- construction of large synthetic fields
- playing field construction
- clubroom – new or major upgrade
- large ablution block/change rooms.

LOTTERYWEST

Lotterywest provide funding for the following types of projects:

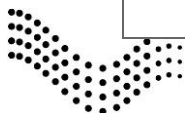
- Creation of skate parks
- Development of playgrounds
- Earthworks, play equipment and shade facilities
- Temporary infrastructure that may make public spaces more welcoming for people

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

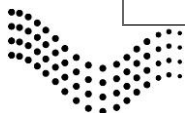


15 APPENDIX 1 – REVIEW OF CITY OF KALAMUNDA DOCUMENTS

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



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<ul style="list-style-type: none"> • Kalamunda Develops Objective 3.2: To connect community to quality amenities. Strategies 3.2.1 Optimal management of all assets. • Kalamunda Leads Objective 4.2: To proactively engage and partner for the benefit of community. Strategies 4.2.1 Actively engage with the community in innovative ways. 	
<p>City of Kalamunda Community Facilities Plan 2011 – 2031</p> <p>(Final Report – May 2011)</p>	<p>The plan was commissioned to identify community facility needs within the City to accommodate the growing population to the year 2031.</p> <p>The report identified that in general, the City provides an extensive portfolio of community facilities, although many are dated and the maintenance and upkeep has been relatively low.</p> <p>Recommendations in the report:</p> <p>Develop a Master Plan for the development of Maida Vale Reserve to a District level sports ground, capable of catering for the future population of Maida Vale and High Wycombe.</p> <p>Develop a District level recreation centre to cater for the population expected in High Wycombe and Maida Vale.</p> <p>(It is noted that in the more recently developed Public Open Space Strategy, the Maida Vale Reserve is classified as a Regional Level Open Space.)</p>	<p>In relation to the Maida Vale Reserve, the report recommended the reserve be classified as a District Level Sports Ground.</p>
<p>City of Kalamunda Public Open Space Strategy April 2018</p>	<p>The Public Open Space Strategy (the POS Strategy) was developed to ensure the future protection, provision and management of POS sites to meet the ongoing needs of the community.</p> <p>The POS Strategy will ensure that POS is delivered to optimise community benefit by providing direction to guide the future provision, enhancement and management of POS. The POS Strategy aims to ensure that POS is utilised to its maximum potential to deliver maximum benefit to the community.</p> <p>The City of Kalamunda will have a network of fit for purpose parkland that protects our natural resources and meets community need.</p> <p>The POS Strategy provides alternative categories than those outlined within the Community Facilities Plan.</p> <p>The Maida Vale Reserve is classified as a Regional Open Space in the POS Strategy, in the form of Bush Forever for the purpose of conservation and Maida Vale Recreation Reserve for the purpose of organised sport and nature space purposes. It is noted that Maida Vale Reserve, being a Regional Open Space was not included in the allocation of public open space.</p> <p>It was identified that further sports field allocation would be required in Maida Vale by the year 2036. The plan identified that a potential location is Maida Vale South, however land is not confirmed. There is a real possibility that further sports playing field space will be required at Maida Vale Reserve.</p>	<p>A number of strategies, objectives and actions were developed within the POS Strategy that are relevant to the Maida Vale Reserve:</p> <p><u>Objectives</u> As part of any sports space facility master planning of new or existing sites, the implementation of synthetic turf should be considered.</p> <p>Phased installation of low level solar powered lighting to be undertaken on park areas of a neighbourhood level and above where footpath access is provided to improve site security.</p> <p>Disability access paths to be provided to all parks of a neighbourhood level and above.</p> <p>To improve pedestrian access traversing through existing POS.</p> <p>To improve pedestrian and cycling access to and from POS.</p>



DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
<p>City of Kalamunda Maida Vale Reserve Action Plan 2012-2019</p>	<p>The document provides a structured management approach to address environmental issues of the Maida Vale Reserve. The goal of the plan is to improve the ecological function of the Reserve with overall habitat improvement in the naturally vegetated area and to provide natural and social values. Objectives to achieve the goals are:</p> <ul style="list-style-type: none"> • To monitor the ecological functions and vegetation condition of the Reserve • To increase populations and distributions of threatened and priority flora on the Reserve • To identify and assess threatening processes affecting the Reserve • To implement management actions required to maintain and improve the ecological function and vegetation condition of the Reserve. • To develop awareness of the environmental values of the Reserve and encourage community interest and action in the Reserve. <p>Maida Vale Reserve is a recognised Bush Forever Site (Site 316).</p> <p>The Reserve is home to Wavy leaved Smokebush, a plant species that has been declared rare by the Department of Biodiversity Conservation and Attractions (Previously Department of Parks and Wildlife).</p> <p>There is known areas of Dieback infestation in the reserve.</p>	<p>The Action Plan highlights that the provision for increased or upgraded recreation activities should be located in previously cleared areas or degraded area in close proximity to sporting fields.</p> <p>Reduction of and minimisation of the impact on the environmental areas needs to be considered.</p>



16 APPENDIX 2 – CONSULTATION

CONSULTATION SUMMARY

Maida Vale Reserve Master Plan

Stakeholders (User Groups)

MAIDA VALE RESERVE MASTER PLAN PROJECT

Kalamunda United Football Club

Kalamunda Rangers Teeball/Baseball Club

Kalamunda Governor Stirling Archers Club

Maida Vale Tennis Club

Friends of Maida Vale Reserve

WA Christian Football Association

Maida Vale Primary School

Kalamunda Cricket Club

Kalamunda and Districts Basketball Association

Kalamunda Districts Netball Association

Brazilian Ju-Jitsu Legion (Since the consultation was undertaken, the Brazilian Ju-Jitsu are no longer hiring the facility, however another user group has hired the space on a regular basis.)



Consultation History Summary

The information provided in the table below is based on the consultation with individual clubs and user groups. Suggested upgrades to existing or new infrastructure included below are club identified priorities. The information identified below was derived during the initial consultation period for the initial draft master plan as provided in Appendix 3. This plan was subsequently presented to Council in July 2018 and then advertised for public comment. As a result of the public comments received and a Community Workshop held on the 19 September 2018 the initial draft master plan was amended to the final version in the report.

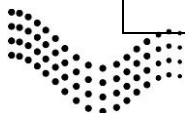
GROUP	OUTCOME
Maida Vale Tennis Club	<ul style="list-style-type: none"> • Currently play on clay courts and front hard courts: 12 total. The additional seven courts to the South of the facility are in very poor condition (very poor court surface, fence has fallen down in sections) <ul style="list-style-type: none"> ○ The clay courts are playable – Approximately 10 years old. General life span is approximately 10 years. Noted as “classic clay” and comes out of Queensland. Expensive sand laid on two layers of red carpet (approx. \$1,000 per cubic metre) ○ The original clay they laid failed in two years ○ Prior to that, the courts were grass. Water shortages resulted in change ○ Front courts have mould patches. Areas of pooling water due to insufficient camber • Lights – not all working on the courts. Issues with lighting on Court five • Hire the front bank of courts a bit at night (suggested it be one night a week - \$15 an hour) • Security lights – no car park lights. Very dark at night. • Tennis Pavilion – is suitable for need, hired out a bit to a gun club regularly and members birthdays etc. • On site storage container holds the mowing machinery and related equipment <p>Council does some basic repairs to buildings such as recent gutter repairs.</p> <p>Discussion Points:</p> <ul style="list-style-type: none"> • Front row courts– provide a profile to the club. Would be concerned that the club would lose profile if front courts were claimed for alternative use and the back courts were used. <p>In response to feedback from the initial draft master plan, a revised version was subsequently developed, to which the club were supportive, as indicated through further consultation.</p>
Kalamunda Rangers Baseball	<p>Change rooms</p> <ul style="list-style-type: none"> • Teams have 20 max in a room (large bags each) • Plans were done six years ago on a redevelopment of social / change areas • More change rooms so there is a minimum 2 x men’s, 2 x

GROUP	OUTCOME
	<p>women's and umpires.</p> <p>Storage</p> <ul style="list-style-type: none"> • Require more storage. Currently use batting cages and a sea container. Would be good outcome to have that and batting cages free from storage • Require vehicle access storage so they can back up and connect trailer with the home run fence already loaded on • Proximity to main field would also be helpful <p>Playing fields</p> <ul style="list-style-type: none"> • Main field has undulation that should be rectified at next major ground renovation works (in-field the priority) • Advised that club has put own reticulation into infields (\$3-4k) which they paid for and use potable water they pay for • From 10m+ past infield, bases area grass is very dry and looks like in need of water in summer season • Ideally an area available for full-year access for the creation of a winter softball/baseball competition • Back nets/fencing extension • Removal of cricket pitch (Concrete pitch in outfield of Diamond 1) • Ability to water infields of diamonds independently of the rest of the fields. <p>Batting cages</p> <ul style="list-style-type: none"> • Four cages is ideal (preference is to add two to existing two) but don't rule out converting cricket nets on southern end of playing fields (still allows cricket to train in them) <ul style="list-style-type: none"> ○ Needs – rubber on side nets, synthetic apron on ground totally to protect from ball damage, nylon drop nets internally to prevent balls ricocheting off support poles <p>Spectator areas</p> <ul style="list-style-type: none"> • Ideal is behind pitch 1 – good example is Victoria Park with aluminium seating provided on three tiers • Scorers box at Maida Vale Reserve should ideally be raised – Wanneroo Giants is best example <p>Dugouts</p> <ul style="list-style-type: none"> • Victoria Park recently built dugouts. These are considered not suitable as they are too small • Cladding at Maida Vale Reserve could be replaced to continue cyclone wire fencing to improve spectator viewing • Club would like some privacy kept for players waiting to bat <p>Lighting</p> <ul style="list-style-type: none"> • Pitching mound would be ideal to have lighting near it • Batting cages have a level of lighting currently and should be retained if more cages are added

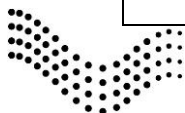


GROUP	OUTCOME
	<p>Netball area</p> <ul style="list-style-type: none"> • A synthetic area of a size at least same as baseball diamond (90 feet diamond) would be very good for training particularly in pre-season (lighting will assist and make more useful) <p>Separate office</p> <ul style="list-style-type: none"> • To provide administration and store important files (during off-season)
Kalamunda United Football Club	<ul style="list-style-type: none"> • Funding of \$60k identified as an election commitment <ul style="list-style-type: none"> ○ \$30k mobile goals, \$10k compound fence around netball courts and \$20k towards repair of netball court surface • Netball courts area - planning was for out of season utilisation of area, i.e. pre-season, 5 a side and out of season clubhouse social area <ul style="list-style-type: none"> ○ Perfect area with fencing to conduct all junior training there, fenced and security for children etc. • Lights <ul style="list-style-type: none"> ○ Utilise in summer 5 - 8pm ○ Current lit area is far too small area for all teams to train, - normal to train 3 teams on 1 pitch area to utilise lights (25-35 players at once) ○ Would like pitch 1 as main pitch 100 lux lights to allow matches played under lights • Change rooms <ul style="list-style-type: none"> ○ Currently a home double change room with shared showers that two Kalamunda United teams can use at same time ○ Currently nothing for females or referees, teams changing under trees and toileting in treed areas • Office space required for ongoing management / club administration – place to store player records etc. • Storage – require more lockable storage • Pitches <ul style="list-style-type: none"> ○ Considered excellent • Car park <ul style="list-style-type: none"> ○ Central area (informal car park off Ridgehill Road) inefficient – often cars backing into trees • Netball area <ul style="list-style-type: none"> ○ \$20k of DSR grant was received to make a full sized training pitch area (hard surface) ○ Plan to fit mostly juniors in the area – fenced safe, all in one locale, run a canteen – toilets / change available, good parking parents can sit and watch etc. • Numbers – growing, 2018 will see an all abilities team in seniors and juniors added to club <p>PRIORITIES</p> <ul style="list-style-type: none"> ○ Lighting of fields

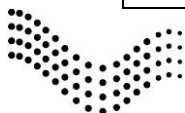
GROUP	OUTCOME
	<ul style="list-style-type: none"> ○ Netball area use
<p>Kalamunda Archery Club (Kalamunda Governor Stirling Archery Club)</p>	<ul style="list-style-type: none"> ● Approximately 100 members – has remained steady ● Additional access for specific events and come and try days (approximately 1400 people mixed ages and genders) ● Loss of usage of bush area did influence membership. Lost members who exclusively shot field rounds. ● Have been in location for over 30 years. Ideally, access to bush area and indoor facility would assist growth. Lack of facilities restricts training in two main disciplines of archery. ● Have had issues of double bookings when trying to access main oval of reserve for clout shooting event. ● Roof is leaking in club house facility – causing flooding during Winter months. ● Pedestrian path too narrow for access for people with mobility issues. ● Concerns over electrical light cabling. ● Would like lease extension to support club spending funds on club house improvements.
<p>Western Australian Christian Football Association Inc.</p>	<ul style="list-style-type: none"> ● Approximately 1500 members, with 450 based at Maida Vale Reserve. Play games only at the reserve. ● New or upgraded facilities: Increased lighting, more change rooms, office/administration space, increased spectator viewing (grand stand for 200 would be ideal).
<p>Maida Vale Primary School</p>	<ul style="list-style-type: none"> ● School is happy with utilisation of oval adjacent to school. <ul style="list-style-type: none"> - 300 children approx. every day access at recess and lunch - Athletics carnivals - Sports sessions every day ● Oval can be boggy in Winter ● Facilities are good ● Maida Vale Primary School (MVPS) was the recipient of a 2017 WA Football Commission goal post grant. As part of this we received 2 set of goalposts (8 posts, total cost approx. \$2000) that are designed for permanent, in ground use. They have yet to be installed, but the plan is for the school (as a regular user of Maida Vale Reserve) to donate these goal posts to the City of Kalamunda for installation at Maida Vale Reserve. All that we ask is that the posts are relatively accessible for our students to use at recess/lunch breaks and during PE lessons. ● Consideration to the installation of jumping pits for Athletics. This has been raised with the City previously, but we ended up installing one pit on the school site. It serves our needs for the time being, but the Reserve would be much more appealing as a venue for school athletics and Little Athletics meets if there was scope to install 2-3 jumping pits. ● There is a single netball court and single basketball court on the Maida Vale Primary School grounds, located on the boundary between the school and reserve. These courts aren't fenced off and are available for use by the general public – typically local residents who also use the Reserve. Consideration towards some



GROUP	OUTCOME
	<p>funding being distributed to the re-surfacing of the courts through the Master Plan and reconfiguring them into multisport courts would be beneficial. The school would contribute most of the funding towards this, but if there was a small allocation of funds available this would assist.</p>
Brazilian Ju-Jitsu Legion	<ul style="list-style-type: none"> • Utilise the hall in the Netball Court Pavilion. • Book hall through the City. • 20 – 25 average per class. • Start from four years through to adults. • Patronage has increased. • The facilities are suitable. The club uses mats on the floor that are stored in the store room. • Space of hall is good, as the storage space. • Council have been flexible and good to deal with in terms of bookings, allowing access to storage and to clean. <p>Following the consultation, the Brazilian Ju-Jitsu Legion no longer hire the pavilion at the Netball Complex. Another user group has hired the space on a regular basis.</p>
Baseball Western Australian	<ul style="list-style-type: none"> • Kalamunda Rangers currently Division 2 – aspiring to Division 1 Club. • Clubs in Eastern Area: Swan Districts, Gosnells, Roleystone, Kenwick (Juniors only) and Kalamunda. • Lighting: Baseball has high lux requirements for games. Baseball WA do not fixture night games regularly (750 lux for infield, 500 lux for outfield for club competition). All night games currently played at Baseball Park in Thornlie and Wanneroo Giants. • Training lighting (250 lux infield, 150 lux outfield). • Change rooms – should be able to have 20 persons (max). South Perth (Grayden reserve) recently upgraded – 8x6 plus wet areas of 3-4 showers (accommodate refs and females). • Dugouts: Do not sink. Recent examples of sunken dugouts result in flooded dugouts. • Most local dugouts at ground level – mesh fence is best to allow air flow and viewing can still occur. • Spectator Viewing – best location for viewing is behind batting and dugouts. Transparent dugouts, elevated area and close to kiosk/bar. • Fly ball protection: Option is to run wire rope from side net to side net across front of net above home plate effectively creating a roof over batter. • Ball is considered dead if it hits this net (fielding team don't like it as they could potentially catch a foul ball with that trajectory). • Batting cages need synthetic flooring for boot grip / rubber soles can be used don't need boots with cleats. • Wanneroo giants hire their batting cages out \$2 a cage per hour to get some type of return on them. • Most cages have lights and power accessible for ball machines etc.
Football West	<ul style="list-style-type: none"> • Ideal change room / pavilion facilities are detailed in the Football West Facilities plan.



GROUP	OUTCOME
	<ul style="list-style-type: none"> Football West confirmed recent synthetic pitch installation costs. Football West is beginning to have involvement with five a side / Futsal competition with a recent Memorandum Of Understanding with a large private operator signed recently.
Netball WA	<ul style="list-style-type: none"> No plans to conduct competition based at the netball courts at Maida Vale Reserve. Netball WA have considered development programs, however the Kalamunda Netball Association operates them. Netball WA would be disappointed to see courts not available, however no plans for the area specifically.
Tennis West	<ul style="list-style-type: none"> 19 courts. Disused bay of courts is an injury safety risk facility if played on in current condition. Suggests that the membership is appropriate for a four - five court facility. City as a whole: <ul style="list-style-type: none"> Shire has 61,000 pop. 40 courts overall in shire. One court to 1,479. Tennis West Aim for one court per 2,000. Members in Kalamunda 416. Members per court 1:12 in City of Kalamunda. TennisWest aim for one court:20 lit, one:30 all courts. 67% of courts in City of Kalamunda are lit.
Shire of Mundaring	<ul style="list-style-type: none"> Four indoor courts – currently eight outdoor – will end up being four indoor and eight outdoor, resulting in additional four courts overall. No senior netball or basketball currently in Mundaring. Should be open in a few months but the extra four outdoor end of year at best. Planning suggests summer will be full (junior basketball / hockey/netball) and winter has some capacity as currently no winter basketball played. They will probably play seniors in preference to juniors and rotate juniors through the venue and outdoors.
City of Swan	<ul style="list-style-type: none"> New facility planned for Ellenbrook – three court indoor recreation and aquatic stadium. No planned developments in close proximity to City of Kalamunda.
City of Gosnells	<ul style="list-style-type: none"> Southern Districts Netball Association in Langford at capacity – has been some previous planning works undertaken for potential move but nothing concrete. Nothing planned at North end of city towards City of Kalamunda– more to the populated areas to the south.
City of Armadale	<ul style="list-style-type: none"> Long term planning for a regional level facility at Wungong Recreation Reserve. Focus is on opening of newly redeveloped Armadale Aquatic Centre and strategies to minimise impact on Armadale Arena which are both located in central town site area of City of Armadale.



GROUP	OUTCOME
	<ul style="list-style-type: none"> No facility development is planned that is likely to have any impact on Maida Vale reserve.
Department of Local Government, Sports and Cultural Industries	<ul style="list-style-type: none"> An election promise of \$60,000 to fund the Kalamunda United Football Club was made: \$40k for storage and \$20 towards conversion of netball courts to synthetic but dependant on the findings of the Master Plan.



Community Survey –

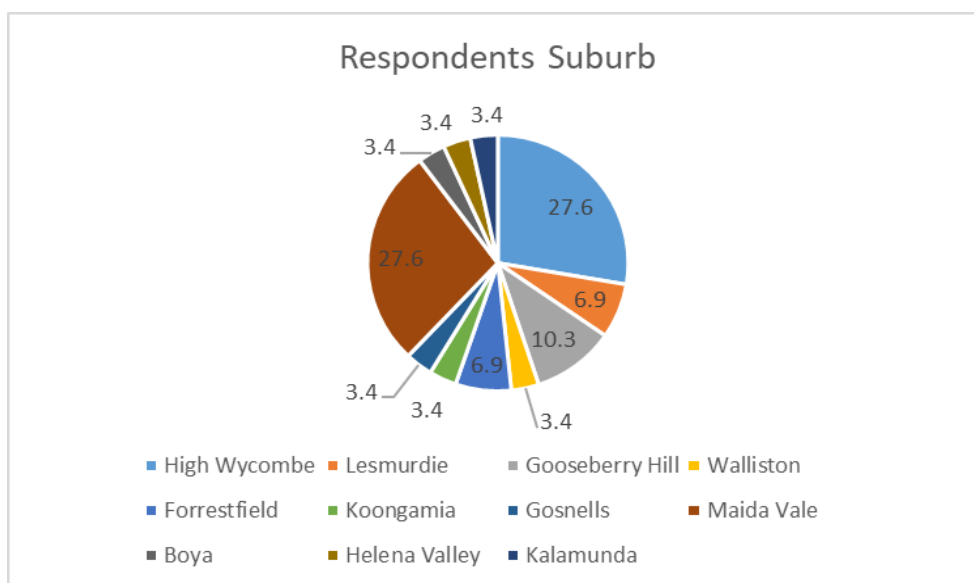
Available on line through the engage.kalamunda.wa.gov.au and via hard copies. (open from 15th January 2018 – 7th March 2018.)

General Information:

29 responses were received for the community survey,

- ⇒ 23 online responses
- ⇒ 6 hard copy responses

- 45% of respondents are female, 55% of respondents are male.
- 37.9% of respondents were between 36 – 45 years of age, 27.6% between 26 – 35 years of age, 17.3% between 46 - 55 years of age, 6.9% between 56 - 65 years of age, 6.9% between 66 - 75 years of age, and 3.4% between 16 – 25 years of age.
- 67.8% of respondents drive their car to Maida Vale Reserve, 21.4% walk, 7.2% either walk or drive, and 3.4% cycle. 0% of respondents utilise public transport to access the reserve.
- Respondents were asked to identify which suburb they live. 11 different suburbs were nominated, although the predominant responses were; 27.6% High Wycombe, 27.6% Maida Vale and 10.3% Gooseberry Hill.



- 76% of respondents are very regular users of the reserve, using it either daily, more than twice a week, or weekly. 4% of respondents use the reserve monthly and 12% use the park occasionally (less than once a month).
- 39.2% of respondents utilise the reserve for formal sport, 28.6% for walking and 10.7% for informal active play. 7.1% use the reserve for fitness, with 14.3% listing 'other' as their reason and not providing further detail.
- The most popular times for use is between 5pm and 10pm Monday to Fridays with 44.8% of respondents using at these times, with 20.7% using on weekends between 9am and 5pm. The next most popular times are weekdays from 5am – 9am (17.3%) and weekdays 9am – 5pm (13.8%).

The following summarises responses to what people most like about Maida Vale Reserve:

- Large Green Spaces / Open Spaces
- Great sport playing fields
- Nice grass and well maintained
- Sports
- Bush setting and established trees/natural environment
- Open and peaceful
- Community Use

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

- Facilities/buildings
- Toilet and change room facilities
- Parking and lighting
- Playground
- Walking tracks around the reserve
- More sports (i.e. Ladies Netball)
- Better use of underutilised areas (netball and tennis courts)
- Drink Fountains
- Increased protection and preservation of natural areas.
- Incorporate a Leisureplex
- Bins with dog poo bags.

The following summarises the responses to what people would like to see as their top priorities for Maida Vale Reserve:

- Upgrade buildings
- More lighting for playing areas
- Improved parking / improved traffic flow
- Bigger area for children
- Fencing around the ovals to protect children
- Maintain trees and wildlife
- Installation of drink fountains
- Playground improvements
- Walking tracks for dogs
- More community events



Community Drop-In Sessions

- Session 1: 31st January 2018 5:30pm – 7:30pm (11 Attendees)
- Session 2: 17th February 2018 10:00am – 12:00pm (13 Attendees)

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

Community Visioning Workshop

- 1st March 2018 5:30pm – 7:30pm (19 Attendees)

Key themes outlined by the community:

CAR PARKING & TRAFFIC	PAVILION / CHANGE ROOMS	SPORTS CLUBS
<ul style="list-style-type: none"> • Car parking needs improvement • Car park lighting • Ingress and Egress improvements • Linkages from car parks to sports spaces 	<ul style="list-style-type: none"> • Change rooms not compliant with current standards • Not enough change rooms to accommodate current competition • Improve spectator viewing to main baseball diamond • Administration areas requested 	<ul style="list-style-type: none"> • Baseball: Improved facilities – diamonds, car parking, change areas and security • Soccer: change rooms upgrade required and lighting • Archery: Upgrades to amenities buildings • Tennis: Court maintenance • Cricket: Wicket improvements • Storage: Additional required
LIGHTING (POWER)	PATHWAYS/LINKAGES	OTHER
<ul style="list-style-type: none"> • Limited oval lighting. Limits use to predominantly day light hours • Three power sources to site Current supply not likely to accommodate any increased load. 	<ul style="list-style-type: none"> • Improve walkways and cycle tracks and linkages 	<ul style="list-style-type: none"> • Some areas of poor drainage on oval • Underutilised facilities (e.g. netball) • Highly valued by community • Skate park location • Playground – location and quality

Community Drop In Session – 13th August 2018

Session held at Norm Sadler Pavilion 6:00pm – 8:00pm

Attendees: 40

The following feedback was gathered following advertising of the first draft concept master plan. The concept master plan has since been adjusted and accommodates the feedback from the sporting groups and community.

Information below is direct comments provided as feedback:

GENERAL COMMENTS / LOCAL RESIDENTS

Residents – Bugendore Street

- Skate Park (#4 on master plan) location: not to be any closer to residents on Bugendore Street than shown location
- Car park (#16 on master plan) is too close to residents of Bugendore Street
- Residents of Bugendore Street have concerns over potential noise from items 17 (Baseball practice pitching mounds) & 19 (Cricket net conversion to accommodate baseball batting cages) on the master plan
- Residents of Bugendore Street have concerns over impact of lights from items 17 & 19 on the master plan
- Residents of Bugendore Street suggest buffer trees along south footpath by residents back fence

Local Resident (Rate Payer)

- It would be extremely disappointing to lose the bush area at the back of the tennis courts. This is the only area of the M.V. Reserve that is suitable for dog walking and training (dogs are no longer allowed to walk on the grasses areas)
- It is also a popular area for local residents to walk in a quiet area
- The noise levels have increased greatly over the last several years. Whistles blowing, loud PA systems, yelling and cheering. This noise continues to for long periods of the weekend. Cars hooning around the car park during the night, anti-social behaviour etc

Maida Vale Primary School

- Maida Vale Primary School has a second set of football goal posts we would be willing to contribute (posts are new and in storage)
- Item 21 on plan (Primary School Courts): Multipurpose netball/basketball courts with rotating goals preferred
- In relation to the South West oval (used by Primary School), improved drainage required in this area. Gets very water logged in winter
- Item 2 on the plan (4 x multipurpose courts): How often the 4 multipurpose courts (proposed) would be used is questionable. Maybe for training? You would lose many of the interschool carnival bookings as courts is too few
- Is the second cricket pitch a precursor to a junior cricket club being based at the reserve? High Wycombe, Kalamunda and Forrestfield all have clubs, but nothing in Maida Vale, Helena Valley or Bushmead

Group A

- Clay courts are essential surface for professional and amateur tennis players in the world tennis circuit.
- The tennis club maintains the pavilion, the courts (both clay and hard courts), and the ground with no help from the Shire. Our members are devoted to this tennis club, and are more than willing to continue with this maintenance
- We need the hard courts to help raise funds from hirers, schools and coaching
- However, the clay courts are the life blood of the club. Our members and visitors from other clubs come to specifically play on clay. The hard courts are not conducive to 'old knees'.

Group B

- There are 2 solutions:
 1. Stay, or
 2. Relocate

This plan should be a plan for winners but instead there are losers and winners. We see our club being the losers with this plan.
- Clay courts are the heart and soul of this club. Losing them equals losing player and end of life for this club.
- Can't understand why soccer club is not extending on netball courts side? But existing and well established entity will be forced to.

Group C

- Not in favour of relocation. The club has too much to lose
- Clay court surface – "Classic Clay" is unique in the City of Kalamunda. It caters for the older demographic 50+ yrs – an increasing group. The surface is low impact not hard like the green courts and absorbs rain water easily.
- We need clay as part of our yearly grand slam tournaments. Clay for the french surface. We would lose \$2,000 per year.
- Consider the advantage of a sport that includes mums and dads, sons and daughters playing together.
- Club members have put a great deal of blood, sweat and tears into building our club and grounds. We love the birds and other wildlife and the quiet seclusion.

Group D

- Not in favour of relocation – the club has too much to lose.
- Clay court surface "Classic Clay" is unique in the City of Kalamunda. It caters for the older demographic 50+ years – an increasing group. The surface is low impact, not hard like the green courts.
- We need clay as part of our yearly grand slam tournament – clay for French surface. We would lose approx \$2,000 per year
- Clay is a year round surface. We derive income from Midland Tennis Club who play Weds and Sat for 3 months July – Oct when their grass is closed
- Our 5 green courts provide revenue through hire to the public and to schools Darling Range College and Heritage College. Also our coaches use the green courts – revenue for us
- Our grass area and shaded Jarrah trees will be lost. This is valuable space for beautification and child minding
- Our 52 members are dedicated to our clay and surroundings – club rooms and parkland. They

won't move to 8 hard courts

- Apart from 52 members of MVTC, 30 players from Midland Tennis Club play twice weekly for 3 months. Hirers and schools and coaching twice weekly boost numbers – it is not just 52 players.
- Our grass is mowed and reticulated by the club we take pride in this area. There is no such area at the netball courts
- If the tennis club is to be moved to provide a sixth soccer pitch, the netball area should be used for the soccer pitch
- Our club rooms were built by us and are excellent quality – they are not replicated at the netball area
- The lifespan of the courts - the classic clay are only half way through their 20 year life expectancy – if properly cared for which they are
- The green courts are very usable – not affected by mould as stated in the master plan. The club spent \$2,000 getting them pressure cleaned
- There is unnecessary expense in re-establishing our club in the north west corner – unwarranted expense.

KALAMUNDA UNITED FOOTBALL CLUB / WEST AUSTRALIAN CHRISTIAN FOOTBALL ASSOCIATION

- Lights and Power – floodlights – layout etc. Really need the floodlights to be installed asap (1st year)
- Changing rooms – location good, access good. Would like to be included in the design of the changing rooms (for disabled access), as we also run Equal Footing ball.
- New fencing (Pitch 1 and 4) – good idea. Timescale and installation – would like to be notified of any changes to timeframes.
- Short term – possible upgrade of floodlight next to the playground.
- Canteen – more signage – as the new changing rooms will block the view and the location may need to be considered.
- New changing rooms would be better running in-line with existing club house – to avoid blocking viewing for spectators at canteen
- Storage – storeroom x 3 (at least) due to the amount of clubs using the facilities
- Public Toilet – who will be responsible for cleaning/up keep? How will these be separate to the toilets in the change rooms?
- Netball Courts – converted to five a side pitch – we can organise detail for this area to be redesigned.
- Double storey clubhouse, with storage underneath – good idea – would like to be involved in the design especially as we run the Equal Footing Ball – access for disabled players / adults and children.
- Walking trail/track good idea. Ideal for bringing new members into the club and allow community to be able to access the clubs.
- Signage – need more signs in the local community – allowing the local community to be able to find the facilities within the clubs.

LIGHTING

- need to ensure poles meet standards for small-ball sports. Specifically need to be higher than existing, not just with increased/significant lux/lumens. (AS 2560.2.6)
- Lighting poles behind home plate dangerous. See http://www.lithonia.com/micro_webs/sportslighting/designtips/baseballsoftball.asp
- Increase lighting area for general training, not just games
- Helpful if lighting infrastructure should have multiple settings. e.g.,
 - a) full lights of all towers which allow small ball games;
 - b) full or half lights of all or half towers which allow small ball training and big ball games;
 - c) half lights of half towers for big ball training; and
 - d) options for specific parts of the reserve only to be turned on.
- Helpful if could demonstrate how softball fields could be positioned to maximise the use of lights for trainings and games. Or even ensure the lights towers are positioned to maximise possible softball fields that could have games on them under lights.
- Support obtained from our SSA (copy attached)

STORAGE

- Addition of new changerooms removes storerooms (x4: 1 communal/hall, 1 KUFC and 2 KR) – what is being done to replace these (given the prior concern raised re insufficient storage)? Current indication is existing storage is insufficient
- Need to clarify what is happening to old canteen/bin store structure (see point above)
- Need to clarify what is happening to sea container (as batting cages moving and MV2 will take over this space); currently unable to be removed due to installation of swings (without CoK consultation with users)

BATTING CAGES/BULLPEN NETS

- Proposed location too far from diamonds/game area.
- High noise generated by the facilities right next to the neighbouring residents. The ongoing crack of ball on bat isn't likely to make our neighbours like us.
- Suggestion to move over to where old (proposed decommission) cricket nets are; or where existing proposal for skate park (batting cages come with rooves)

BACKNETS ON RESERVE 2 (Softball Training Diamond)

- Not included. Smaller club project?

CLUBROOMS

Love the extra changerooms/toilets and offices. For consideration prior to the detailed definition of needs:

- As part of this new synthetic field it would be good to keep the existing trees between the clubrooms and the car park. It is very difficult to get trees to establish and then grow. These trees exist and provide a nice landscape immediately upon completion of building. Especially as we are a club of Kalamunda and want our fields to represent our natural bush environment just like how baseball fields in America all have their own features to represent their home town.
- Proposed new changerooms – block view of the eastern field from northern viewing area. Extend the platform, Redesign changerooms. Second story with verandah/viewing area on northern and western side to facilitate view of all playing fields by all users (remove need for baseball viewing area extension – see trees below). Would also allow for extra storage (see above), office space/meeting rooms below

- Note that both clubs are trying to become year-round clubs, such as soccer's summer comps and Rangers plans for winter comps/training. Both clubs would be heading towards having full year round canteen and bars. Being mindful the two clubs would have to come to agreement on operating hours etc. Currently both clubs have end-of-season functions elsewhere due to restriction on hall capacity. Large multiuse hall to accommodate that can have additional "panels/fold-away walls" inserted for 2/3/4 smaller rooms as needed. This would still leave the function hall area suitable to be designed for multi-purpose arrangement. Designing the area (possibly with extensions into the storerooms and first set of changeroom) could cater for one very large space ideal for end of season presentations that is linked up to both of the clubs bar/canteen area.
- Public Toilets – will require negotiation of lease agreement re cleaning/consumables/utilities and/or inclusion of additional meters when upgrading facilities.

OTHER

- Noted incorrect name/sports throughout document with baseball only mentioned, little/no reference to Teeball or Softball and no diamonds marked for these sports. This appears to minimise our use/need for the grounds and ignores three quarters of our membership (acknowledge some field locations left out for clarity). However, funding is more favourable with increased multi-sport use – KR is one club but a multisport club in and of itself; please refer to all three sports or generically as “diamond sports club”
- Plans for KR to grow with additional diamonds/(semi)permanent backnet? KUFC expansion needs noted (< 6 pitches) but nil noted for Rangers
- Pedestrian connections - no mention of connections to surrounding streets and bus stops. A solution could be pedestrian links to this new proposed internal pathway (mentioned in the report) from Kalamunda Road such as to the south of the netball (current)/tennis (proposed) courts and to the north of Maida Vale Primary School. Possibly linking into the Tourist Information Stand on Kalamunda Road and to be between Diamond 1 and Diamond 2.
- Also pedestrian link to Bungendore Street through the current bush reserve, to the south of the current cricket nets.
- There is also a suggestion for the new internal pedestrian network to go between the water tank and the stormwater drain sump next to Ridge Hill Road and Soccer (current) Pitch 5. There is currently a fence here, and no mention of existing drainage infrastructure here. Shall it be filled in and made useable since I never see water in it. (see next point)
- Drainage Infrastructure – the report seems to lack discussion on the existing drainage infrastructure and problems –
- It is mentioned that there is drainage / flooding issues over much of the reserve but not observed by consultants; however, the study was undertaken through summer. We definitely experience this through winter (and after a heavy summer storm) with severe waterlogging of the field. The plan also doesn't mention the existing stormwater pipes located at the southern ends of the reserve near the school and also the tennis court, which drain water onto the playing fields, and that the drain channels are not maintained so the water doesn't reach the drain sump
- Proper drainage pipes need to be installed and some sort of better drainage for the fields installed, such as filling the western oval to make it levelled (instead of slopping down from south to north) which better allows rain to drain off the playing fields.
- Extended heights for the back nets on the third base line of diamond 1 and the first base line of diamond 2, as if they are designed to protect cars or the playground and skate park – current proposal insufficient (see skate park location above). However there is no extended height or a net/roof component over the spectators between the two diamonds. As we have seen at

Wanneroo and at Mirrabooka these roof components are important to protect spectators that are facing the opposite way.

- Trees – extension of the viewing area towards the west will not facilitate retention of trees; new design should be sympathetic to tree retention. Similarly expansion of carpark should be designed to retain as many as possible.
- On page 39 it states that there is a cricket pitch on the south eastern field, should this be south western field?

While we appreciate this is a concept and very-long-term document, some issues would be helpful to bear in mind now (and subject to further specialist consultation). In addition, if some of these consults and recommendations could be undertaken sooner rather than later (e.g., field lighting), including costs and required timelines, it would assist the clubs in their future planning (funding, growth, smaller infrastructure items (to avoid duplication/later removal)).

Assessment of Feedback and Implications:

- The City should ensure retention of a natural foliage buffer zone between the residences backing on to the reserve and any development to minimise any impact of additional noise/lighting or increased usage. The master plan does not recommend any reduction of the existing trees located in this area; however, the residences noted that the existing foliage is not in good condition.
- As individual items within the master plan are identified for further detailed development, the existing users should be consulted with, kept informed and involved in design development where possible, in particular for pavilion design works, lighting and field placements.
- The Maida Vale Tennis Club (MVTC) members and supporters are opposed to relocation. They will continue to advocate the club remain in its current location. The retention of the clay court surface is a priority for the club.
- MVTC - Options including relocation and providing clay courts, and not relocating but using the rear set of courts (currently not in use) as future hard courts were discussed with drop in session participants. Of these options, remaining in current location with alternative hard courts in use was the option considered most viable.



Community Presentation Session – 19th September 2018

Session held at Norm Sadler Pavilion 6:00pm – 8:00pm

Attendees: 23

The following feedback was gathered following a presentation of the revised draft concept master plan. The revised concept master plan addresses the community's concerns identified through the initial draft master plan public comment period.

Information below is direct comments provided as feedback:

COMMENTS

Feedback Sheet 1

- Fitness Equipment
- Have provisions to put security gates, but don't put them in initially
- Have deep sewerage come from Gooseberry Hill Road to Bugendore.

Feedback Sheet 2

- Car Park: Ridgehill Road (between dot points 5, 6 & 7 on master plan) is a large area that could possibly be paved to stop hooning
- Short term – Move cricket pitch on South East Oval.

Feedback Sheet 3

- Kalamunda United endorses changes to master plan

Feedback Sheet 4

- See comment sheet attached, page 3

MAIDA VALE TENNIS CLUB

MV Tennis Club

The Maida Vale Tennis Club is to have the new access road going through the green courts at the northern side.

We would ask that the road is at a reasonable distance from the existing clubhouse, say where the existing wire fence is now.

This lawned area is reticulated and is a valuable part of the out club, used for children and beautification of our grounds.

To have a road right up next to our club house would be a serious intrusion into our existing space.

Thank you

Keith Syme

President – Maida Vale Tennis Club.

QUESTIONS ASKED ON THE NIGHT

Question: Hooning/Antisocial behaviour is an issue in the car parks during the night. What has been included to address this?

Response: Traffic calming measures are recommended throughout the car park areas, including raised crosswalks that link pathways, islands and tree plantings. Car park design will be further developed in detailed design stage.

Question: Has consideration been given to CCTV?

Response: Not within the master plan development. The City is currently working on a City wide CCTV Strategy.

Question: Is all of the green space required. Can some of the green space be used for additional car park space, and potentially for other provisions such as nature play?

Response: The Maida Vale Reserve is considered a major active sporting precinct in the City. The City has identified that an additional 17ha of active open space will need to be found. Reducing existing active open space is not considered an option. Furthermore, the intent of the master plan is to identify opportunities to maximise the space to provide greater use.

Question: Is there an opportunity to provide additional car parking off Ridgehill Road, along the verge or in current bushland to the East of the site?

Response: This area is not ideal for car parking and is considered environmentally sensitive. Bush Forever site in this location, preventing use as a car park.

Question: The Ridgehill Road car park area is gravel. People exit too fast (on purpose) and spin wheels in the gravel area. Can this be bitumised or paved to reduce this behaviour?

Response: The trees in that area are environmentally significant and the roots will be damaged if covered in that manner. The suggested way forward is to provide traffic calming measures in the car park and change the traffic flow to one way in and out, reducing the opportunity for driving erratically in the location.



17 APPENDIX 3 - INITIAL DRAFT MASTER PLAN MAIDA VALE RESERVE

LEGEND

- 1 Re-orient baseball diamond and field and increase length of back nets
 - 2 Potential relocation of tennis club, installation of 8 x tennis hard courts (requires extension of hard surfaces 2.5m north) and upgrade 4 x multipurpose courts
 - 3 Introduce fitness/walk trail (dual use, min 2.5m wide) with interval distance signage/markers, rest spots with seats, fitness equipment and lighting
 - 4 Replace and upgrade existing skate park facility and co-locate with a 3x3 basketball court
 - 5 Establish pedestrian crossing points with traffic calming measures
 - 6 Install a low fence along vehicle driveway with breaks at pedestrian crossing points and vehicular entries
 - 7 Formalise car park traffic flow and retain and protect the trees
 - 8 Relocate and upgrade playground
 - 9 Formalise vehicle access to retain a natural surface to archery
 - 10 Formalise vehicle car parking around existing trees to retain a natural surface by use of bollards and signage
 - 11 Support archery upgrade of their pavilion and facilities as required
 - 12 Extensions, additions and refurbishments to main pavilion (refer page 2)
 - 13 Future expansion of playing surface - potential for grassed or synthetic surface
 - 14 Future access to car park from Acacia Street entrance
 - 15 Lighting upgrades to meet training requirements (in addition to overall lighting upgrade)
 - 16 Future car park
 - 17 Install baseball practice pitching mounds and backing fence
 - 18 Install permanent fly ball netting on top of nets
 - 19 Convert existing cricket nets to baseball batting cages as well as retaining suitability for cricket training nets. Lighting and power required
 - 20 Relocate existing cricket pitch 10 metres south with a wider senior sized cricket pitch with synthetic surface. Install synthetic cricket pitch to northern end of oval
 - 21 Assist Department of Education with resurfacing costs to ensure shared community use of primary school netball courts for local club training (dependant on outcome of the multipurpose courts at #2)
 - 22 Retain for bush conservation areas
 - 23 Install a low fence to contain a portion of the walking trail with breaks providing access to the oval playing surface
 - 24 Power upgrade required
 - 25 Connect to sewer
 - 26 Modifications and extension to existing pavilion at netball courts to provide for tennis club and retain community use
 - 27 Potential location of future junior football field or overflow training field
- Water fountains
 - Current lighting to be upgraded
 - Proposed new lighting
 - Fitness equipment
 - Demolition/removal of existing: storage kiosk, public toilets, cricket pitch, skate park and tennis court facilities
 - Traffic calming / pedestrian crossing points

