



A BALANCED VIEW
LEISURE CONSULTANCY SERVICES



Preston Point Precinct Master Plan

Town of East Fremantle

Endorsed 16 June 2020

ACKNOWLEDGEMENTS

A Balanced View (ABV) Leisure Consultants have developed the Master Plan Report for the Preston Point Road North Recreation Facilities in the Town of East Fremantle (The Town).

ABV would like to acknowledge Town of East Fremantle staff, and the sport and recreation community within the Preston Point Road North Precinct 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.

Document Register				
Revision	Date	Status	Prepared By	Changes
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B	20/01/2020	Draft	ABV – DM	Draft – feedback from Town of East Fremantle
C	18/02/2020	Draft	ABV – DM	Draft – for public comment
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1 EXECUTIVE SUMMARY

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the Town of East Fremantle to prepare a master plan for the Preston Point Road North Recreation Facilities.

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.

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
<ul style="list-style-type: none">• A community Survey targeted to local residents and users of the precinct.• A user group survey specifically for the existing groups that hire or lease facilities within the master plan area.• 2 x community Drop-In Sessions – open door sessions that any member of the community could attend and discuss their thoughts on the master plan area.	<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 Town of East Fremantle.• Meetings with relevant State Agencies and State sporting bodies as well as neighbouring Local Government Authorities.

The following advertising methods were used to inform the community of the project and how they could be involved:

- Town of East Fremantle web site
- Town of East Fremantle Facebook and Instagram posts
- Community surveys available at the Town administration office
- Local community newspaper article at project inception
- E-newsletter articles
- Direct email to sporting and user groups in the master plan precinct
- Town of East Fremantle Preston Point Road North precinct sporting groups update meetings
- Nearby resident letterbox drop
- Ranger personal communications with dog walkers and informal users of the reserves

The following key themes were identified through the consultation process. A detailed summary of the residents and community survey consultation results can be seen as Appendix 3 whilst specific consultation summaries follow within the body of the report.

CAR PARKING & TRAFFIC	PAVILION / CHANGE ROOMS	SPORTS CLUBS
<ul style="list-style-type: none"> • Not enough bays at peak times across entire precinct • Dangerous sections of Preston Point Rd for cyclists need treatment • Jerrat Drive single lane/one way improvements for all transport forms • Yacht club entry remedial works to make safer & more accessible 	<ul style="list-style-type: none"> • Tennis club pavilion refurbishment, opportunity for outstanding aspect on river • Henry Jeffery pavilion modifications to accommodate female & umpire use & increase social & spectating & storage • Improvements to Wauhop Park pavilion changerooms to accommodate females & referees • Renovate existing Sea Scouts pavilion for improved access, amenity & storage 	<ul style="list-style-type: none"> • Playing surfaces require improvement (levelling) • Safety netting behind goals at Henry Jeffery Reserve & improved maintenance system at Preston Point Reserve • New pavilion to service both playing fields at Wauhop Park in long term
LIGHTING	PATHWAYS/LINKAGES	OTHER
<ul style="list-style-type: none"> • Training level lighting provision for active reserves • Match play lighting for main playing fields • Lighting of tennis hard courts • Security lighting for car parks 	<ul style="list-style-type: none"> • Improvement to existing pathways to make all areas more accessible • Upgrade existing foreshore access • New stairs access to foreshore at Preston Point Road • Link existing Bicton Baths area pathways to EF Yacht Club & stairways 	<ul style="list-style-type: none"> • Link open green spaces & views • Accessible public toilets • Improved landscaping • Dog exercise area • Water fountains • EF Yacht Club improvements to buildings & road/parking • Developments minimise any impact to visual amenity for residents • Upgrade Sea scout access & jetty / boat launch • Table tennis facility

A demand analysis was undertaken to develop options that could be considered within the master plan.

- 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.

The following master plan concept interprets the needs expressed from the consultation undertaken, demand analysis, industry trends and strategic direction of the Town of East Fremantle (see below). These elements within the master plan have been costed and placed into a proposed implementation plan that indicates priority of development over short term (0-5 years), mid Term (5-10 years) and long term (10 – 20 years plus).



Master Plan Concept

Preston Point Road North Recreation Facilities
East Fremantle WA 6150

DRAFT

DATE: 17/09/2020
BY: [signature]
FOR: [signature]
PROJECT: [signature]



Proposed Implementation Plan

Short Term Priorities: 0 – 5 Years

Element	Ref.	Cost Estimate \$
Junior Cricket / Football level playing surface	4a	193,700
Junior Cricket / Football safety back nets behind goals	20	13,000
Junior Cricket / Football power to cricket nets	4d	39,000
Junior Cricket / Football relocate scoreboard	4c	6,500
Junior Cricket / Football upgrade to pavilion (external spectating)	3a	Underway
Junior Cricket/Football upgrade lighting 100lux + 2 poles	4b	442,000
Lacrosse / Cricket car park security lighting	25	71,500
Lacrosse / Cricket extension of pavilion hard stand	15a	Underway
Lacrosse / Cricket level playing surface	11a	109,950
Lacrosse / Cricket extend playing surface (if Jerrat Dve closed)	11b	131,625
Lacrosse / Cricket new lighting to 50lux	19	364,000
Lacrosse / Cricket safety netting to cricket nets	24	13,000

Lacrosse / Cricket security lighting to building	15b	39,000
Precinct bike path + continuation (<i>if Jerrat Drive closed</i>)	13	20,020
Precinct bollards for one-way (<i>if Jerrat Drive closed</i>)	26	23,400
Precinct road markings for one-way (<i>if Jerrat Drive closed</i>)	22	13,000
Precinct bore upgrade	29	Underway
Precinct car parking at Petra Street (2 resting courts, 1,200 m ²)	21	232,050
Precinct car parking at Wauhop Park (1,400 m ²)	1	Complete
Precinct formalisation of sandy pathway	7	26,000
Precinct pathway connection to Bicton Baths	17a	7,000
Precinct riverside access upgrade to existing stairs	12	84,500
Precinct water fountain at EJ Chapman Reserve	9	13,000
Sea Scouts upgrade stairs	8a	32,500
Soccer coaches boxes hard stands	23	Complete
Soccer extend kiosk, add 2 change rooms + first aid (HACC focus)	1	705,250
Tennis Pavilion Refurbishment Stage 1	21a	Underway
Tennis Pavilion Sewage Connection (DBCA requirement)	21d	200,000
TOTAL SHORT-TERM COSTS		\$2,779,995

Medium Term Priorities: 5 – 10 Years

Element	Ref.	Cost Estimate \$
Junior Cricket/Football 2 x change rooms & public UAT	3b	370,500
Junior Cricket/Football terraced seating	5	195,000
Lacrosse / Cricket Preston Point Reserve – additional storage	15c	10,000
Precinct car parking at Wauhop/Jerrat corner (600m approx.)	20	117,000
Precinct concrete tank (repurpose / remove)	14	6,000
Precinct establish pathway levels to foreshore	6	65,000
Precinct pathway access at the end of Petra Street	17b	65,000
Precinct pathway formalisation to staircase	27	114,400

Precinct pathway upgrade & connection around whole precinct	30	TBA
Precinct power upgrade	28	325,000
Precinct upgrade to look out & dipping deck	12	78,000
Sea Scouts renovate Camp Waller for purpose	8b	292,500
Sea Scouts upgrade boat launch	8c	130,000
Soccer lighting to 100 lux	18	390,000
Tennis court lighting (5 western courts)	21b	208,000
Tennis Pavilion stage 2 redevelopment	21c	1,950,000
Yacht Club pathway / roadway improvements	16a	39,000
TOTAL MEDIUM-TERM COSTS		\$4,355,400

Long Term Priorities: 10 - 20 Years +

Element	Ref	Cost Estimate
Sea Scouts jetty upgrade	8d	195,000
Tricolore Pavilion addition	2	1,591,200
Yacht Club 'skywalk'	16b	TBA
Total Long-Term Costs		\$1,786,200

2 INTRODUCTION

A Balanced View Leisure Consultancy Services (ABV) was commissioned by the Town of East Fremantle to prepare a master plan for the Preston Point Road North Recreation Facilities.

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.

The Preston Point Road North Recreation Facilities precinct is a significant community public open space and is a highly valued active and passive recreation area with associated facilities, being a much-loved destination of the community for a number of pursuits and activities.

3 PROJECT METHODOLOGY

This study comprises the following key components:

- Review of background information including relevant Town plans, reports and studies, facility usage data and demographics.
- An audit review of the facilities within the Preston Point Road North Recreation Facilities precinct.
- Identification of trends and factors that may influence facility development recommendations.
- Consultation with Town Officers, sports and recreation groups and key stakeholders, the general community, other relevant agencies and organisations, and Town Elected Members.
- Consideration of existing planning of current stakeholders that utilise the facilities within the precinct.
- Analysis of needs through synthesis of all information gathered through the study.
- Preparation of high-level concept plans to illustrate proposed developments for Preston Point Road North Recreation Facilities.
- Cost estimates of developments as recommended.
- The major stages of the study are shown in the diagram below;



4 BACKGROUND

Created as a separate Municipality in 1897, the Town of East Fremantle is located in Perth's central south west suburbs, approximately 18 kilometres from the Perth Central Business District (CBD). It is bound by the Swan River to the north, the City of Melville to the east and the City of Fremantle to the south and west. The Town has an approximate area of 3.2 square kilometres.

The Preston Point Road North Recreation Facilities comprise of Lot 15722 Jerrat Drive, Lot 15723 Wauhop Road, Lot 5 Preston Point Road and Lot 300 Wauhop Road, East Fremantle. The entire site is a 'Parks and Recreation Reserve' under the Metropolitan Region Scheme and Town of East Fremantle Local Planning Scheme No. 3. There is also a Heritage area along the Jerrat Drive cliff area.

The site includes:

FACILITIES	CLUB/KEY STAKEHOLDERS
WAUHOP PARK	
Wauhop Park Upper and Lower Oval	<ul style="list-style-type: none"> Fremantle City Football Club
Change Room Building	<ul style="list-style-type: none"> Fremantle City Football Club
Tricolore Community Centre	<ul style="list-style-type: none"> Community
Town of East Fremantle HACC Services	<ul style="list-style-type: none"> Town of East Fremantle
HENRY JEFFERY OVAL	
Henry Jeffery Oval	<ul style="list-style-type: none"> East Fremantle Junior Football Club – Junior AFL East Fremantle Junior Cricket Club - Junior Cricket
Henry Jeffery Pavilion	<ul style="list-style-type: none"> East Fremantle Junior Football Club – Junior AFL East Fremantle Junior Cricket Club - Junior Cricket
Cricket Wicket	<ul style="list-style-type: none"> Community East Fremantle Cricket Club
PRESTON POINT RESERVE	
EJ Chapman Playground	<ul style="list-style-type: none"> Community
Preston Point Reserve	<ul style="list-style-type: none"> East Fremantle Lacrosse Club & East Fremantle Cricket Club
Preston Point Reserve Club Room	<ul style="list-style-type: none"> East Fremantle Lacrosse Club & East Fremantle Cricket Club
IG Handcock Reserve	<ul style="list-style-type: none"> Community
TENNIS COURTS	
East Fremantle Tennis Courts	<ul style="list-style-type: none"> East Fremantle Tennis Club
East Fremantle Tennis Club Room	<ul style="list-style-type: none"> East Fremantle Tennis Club
FORESHORE	
East Fremantle Yacht Club	<ul style="list-style-type: none"> East Fremantle Yacht Club
Camp Waller	<ul style="list-style-type: none"> Fremantle Sea Scouts

Point Preston Road North Recreation Facilities Site



The majority of the site sits within the Swan Canning Development Control Area (DCA), requiring the approval of any future development proposed within the DCA from the Department of Biodiversity Conservation and Attractions (DBCA).

The figure below highlights the DCA area.



5 GUIDING PRINCIPLES

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

1. **Financially sustainable** – recommended development opportunities provide a mix of facilities that can be efficiently maintained.
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 maximum utilisation possible.
4. **Contemporary** – developments should meet current designs and trends to enable longevity of use.
5. **Accessibility** - Infrastructure should provide for access by all people, (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage).
6. **Sustainability** - development that meets the needs of the present without compromising the ability of future generations to meet their needs.

Furthermore, consideration to adopted ‘principles for priority’ recommendations from the Town of East Fremantle Recreation and Community Facilities Strategy (adopted December 2016) was given in the plan development (see section 6.1.3 Recreation and Community Facilities Strategy December 2016 for further detail).

6 STRATEGIC AND PLANNING DOCUMENT REVIEW

A review of current strategic and planning documents was undertaken to establish the priorities for sport and recreation services and facilities delivery in the Town of East Fremantle into the future.

The outcomes of the document review are summarised below and a detailed summary is provided as Appendix 1.

6.1 TOWN OF EAST FREMANTLE DOCUMENTS

6.1.1 Town of East Fremantle Strategic Community Plan (2017 – 2027)

The Strategic Community Plan is a guiding principle strategy and planning document that sets the vision, aspirations and objectives for the East Fremantle community.

The Town of East Fremantle Vision is: *“Inclusive Community, balancing growth and lifestyle”*.

6.1.2 Disability Access and Inclusion Plan (2016 – 2020)

The Town of East Fremantle is committed to ensuring that the community is an accessible and inclusive community for people with disability, their families and carers.

The Town of East Fremantle interprets an accessible and inclusive community as one in which all council functions, facilities and services (both in-house and contracted) are open, available and accessible to people with disability, providing them with the same opportunities, rights and responsibilities enjoyed by all other people in the community.

6.1.3 Recreation and Community Facilities Strategy December 2016

The strategy was developed to establish a strategic plan to guide future investment and management of recreation and community assets. The following principles for priority were identified and adopted:

1. Priority will be given to infrastructure which meets the needs of the broader East Fremantle community and has higher levels of use and community access. Lower priority will be given to infrastructure which has lower levels of use and limited community access.
2. Priority will be given to developing recreation and community hubs which cater for multiple activities and user groups.
3. Priority will be given to infrastructure projects which are supported by a master plan, feasibility study and/or business plan.
4. Priority will be given to the development of flexible, multipurpose, multiuse infrastructure over single purpose, infrastructure. The exception to this rule is for infrastructure which is specifically designed to cater for an activity, such as synthetic athletics track, bowling green and velodrome. It is expected that these facilities will be for the exclusive use of one group or organisation.
5. Priority will be given to infrastructure which demonstrates financial, environmental and social sustainability.
6. Priority in the allocation of Council funding, and Council support to external funding bodies, will be given to multiuse and multifunctional infrastructure. Infrastructure which is for the exclusive use of a single group, and which excludes the general public will be given a low or no priority in Council funding allocations.
7. Priority will be given to funding infrastructure maintenance which allows general community access:
 - Infrastructure which allows community access will be maintained at the joint cost of the users and the Council and reflect the extent of use by the user group and the general community. Thus, Council will contribute to the cost of maintaining playing fields which are not fenced with lockable gates, and available for community use at times not used by the lessee.

- Infrastructure which is for the exclusive use of a user group lessee will be fully maintained at the cost of the user group. This will primarily apply to buildings, specialist sporting facilities (e.g. bowling greens) and fenced areas.

8. Priority will be given to upgrading infrastructure to ensure it is fit for purpose, rather than developing new facilities, except when infrastructure has reached the end of its useful life.

A key recommendation of this plan was to “Prepare a master plan for the sporting reserves north of Preston Point Road (Wauhop Park, Henry Jeffery Oval, Chapman Oval and Preston Point Reserve)”.

6.1.4 East Fremantle Foreshore Management Plan 2016

A strategic vision has been prepared for the protection and enhancement of the foreshore to mitigate erosion impacts which threaten environmental, recreational, aesthetic and cultural values of the foreshore. Recommendations made in the plan were identified to meet these requirements.

6.1.5 Shaping Leeuwin Draft Vision Plan December 2016

The Leeuwin Barracks is a 14.3-hectare site in East Fremantle, adjacent to the existing master plan site of Preston Point Road North.

The site is owned by the Department of Defence (DOD) and will become surplus to the DOD requirements. The Department of Defence and the Town of East Fremantle (the Town) partnered to undertake a visioning process that enabled key stakeholders and the community to shape the vision for Leeuwin.

The concept plan includes housing options, civic heart, a local centre and community parklands and is expected to be developed over a 20 year period of time.

6.1.6 Technical Level of Service Development December 2018

This report was commissioned by the Town of East Fremantle to look at the level of service provided for the ongoing upkeep of sporting and recreation infrastructure, specifically for the Preston Point North recreation facilities and East Fremantle Bowling Club.

The study included consultation with user groups. Several common issues were raised through the engagement process. The report recommended:

- Recommendation 1: The Town meets with the stakeholder clubs and identifies some “quick wins” that can be resolved in the short term and assesses the long-term viability of the more significant items.
- Recommendation 2: The Town develops a Communications Plan with the stakeholder clubs identifying roles and responsibilities and maintenance schedules.

6.1.7 East Fremantle Oval Precinct Draft Vision Report 2018

This report was endorsed by the Town in May 2019. It presents a community vision for revitalisation of the East Fremantle Oval Precinct. The vision articulates the community’s expectations for how the precinct could develop over time and it will inform the Town of East Fremantle of strategic direction for planning and funding to revitalise the precinct in future.

6.1.8 Town of East Fremantle Strategic Resource Plan 2019 – 2034

This report provides a strategic integrated approach to asset and financial planning for the future, providing the Council and the community with a picture of the Town’s long term financial and asset management position and assists the Town to meet its strategic outcomes and objectives.

6.2 OTHER RELEVANT DOCUMENTS

6.2.1 Strategic Directions 6 (SD6)

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

The document outcomes are to:

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

6.2.2 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

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

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

There are 3 functions identified for POS, and 4 catchment hierarchy categories:

Functions

- Recreation
- Sport
- Nature

Catchment Hierarchy

- Local Open Space
- Neighbourhood Open Space
- District Open Space
- Regional Open Space

The Preston Point Road North Recreation Facilities site is considered as having a predominantly sport function and would have characteristics of a District Open Space for most activities with a level of Regional open space for sports such as Lacrosse, and women's soccer.

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

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

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

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

The aspiration for Australian sport in 2036

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

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

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

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

6.3 STATE SPORTING ASSOCIATIONS FACILITIES PLANS

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

- Football West Strategic Plan (2018 - 2022)
- Football West Female Football Strategy (2018 - 2022)
- Western Australian Football Commission Strategic Facilities Plan (2006)
- WACA Strategic Facilities Plan (2006 - 2015)
- Tennis West Strategic Facilities Plan (2018 and Beyond)

- Bowls WA Strategic Facilities Plan (September 2010)

A number of the State Sporting Association Facilities plans are dated and in need of review. Sporting facilities and developments within the Town of East Fremantle are rarely referenced in the plans, however for tennis, the East Fremantle facility is identified within the South Metropolitan Region for Tennis. The audit was undertaken as a base to develop the plan and identified:

- Excessive number of grass courts at South Perth, East Fremantle and Corinthian Tennis Clubs.

Tennis is encouraged to diversify its offering, be more open and inclusive and promote shared use opportunities to activate underutilised facilities.

6.4 IMPLICATIONS OF THE DOCUMENT REVIEW FOR THE MASTER PLAN DEVELOPMENT

- The Town's Vision outlined in the Strategic Community Plan, set by the community and Elected Members will need to be considered within the master plan development.
- Any new or redeveloped infrastructure and/or services identified within the study will need to take into consideration the aims of the Town.
- The Preston Point Road North Recreation Facilities (PPRNRF) site should be assessed for accessibility and any improvements recommended will be required to meet accessibility standards and improve access where possible.
- The principles for priority recommended and adopted in the Recreation and Community Facilities Strategy (December 2016) are considered within the master plan development.
- The Shaping Leeuwin Vision Plan has been developed and the precinct is expected to accommodate an additional 3,500 people. The increased population will need to be considered in the planning for the PPRNRF Master Plan.
- There are no planned active open space areas within the proposed Leeuwin precinct to accommodate sport match play. The plan does however include kickabout and event open space with natural parklands.
- Recommendations for the development of this master plan need to take into consideration previous recommendations developed in the Foreshore Management Plan 2016.



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.

In 2016, the Town of East Fremantle had an Estimated Resident Population of 7,376.¹ In 2018, the estimated residential population was 7,811.²

Table 1 (below) provides a snapshot of the Town's population, and percentages are compared with WA overall.

Table 1 : Town of East Fremantle Demographic Overview¹

Category	Town of East Fremantle	Greater Perth	WA
Population (2016 Census)	7,376	1,943,858	2,474,410
Males	48%	49.6%	50%
Females	52%	50.4%	50%
Aboriginal and/or Torres Strait Islander Population	0.5	1.6	3.1
Born in Australia	69.8%	57.3%	60.3%
Overseas Born	30.2%	42.7%	39.7%
Median Age	43	36	36
Median Income per person (\$ weekly)	\$938	\$728	\$724
Median Income per household (\$ weekly)	\$2,051	\$1,636	\$1,595
Couple family with children	48.4%	32%	45.3%
Couple family without children	38.5%	37.5%	38.5%
Number of dwellings	3,279	818,081	1,070,962
Occupied private dwellings	86.9%	89%	86.7
Index of Disadvantage for the Town of East Fremantle* ¹	1088	1026	1015

* (SEIFA) is a product developed by the ABS that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census. SEIFA gives insight into Socio-Economic Advantage and Disadvantage.

The index is designed so that the national average sits at 1,000. With a ranking of 1088, the Town of East Fremantle sits above the Greater Perth, WA and national average.

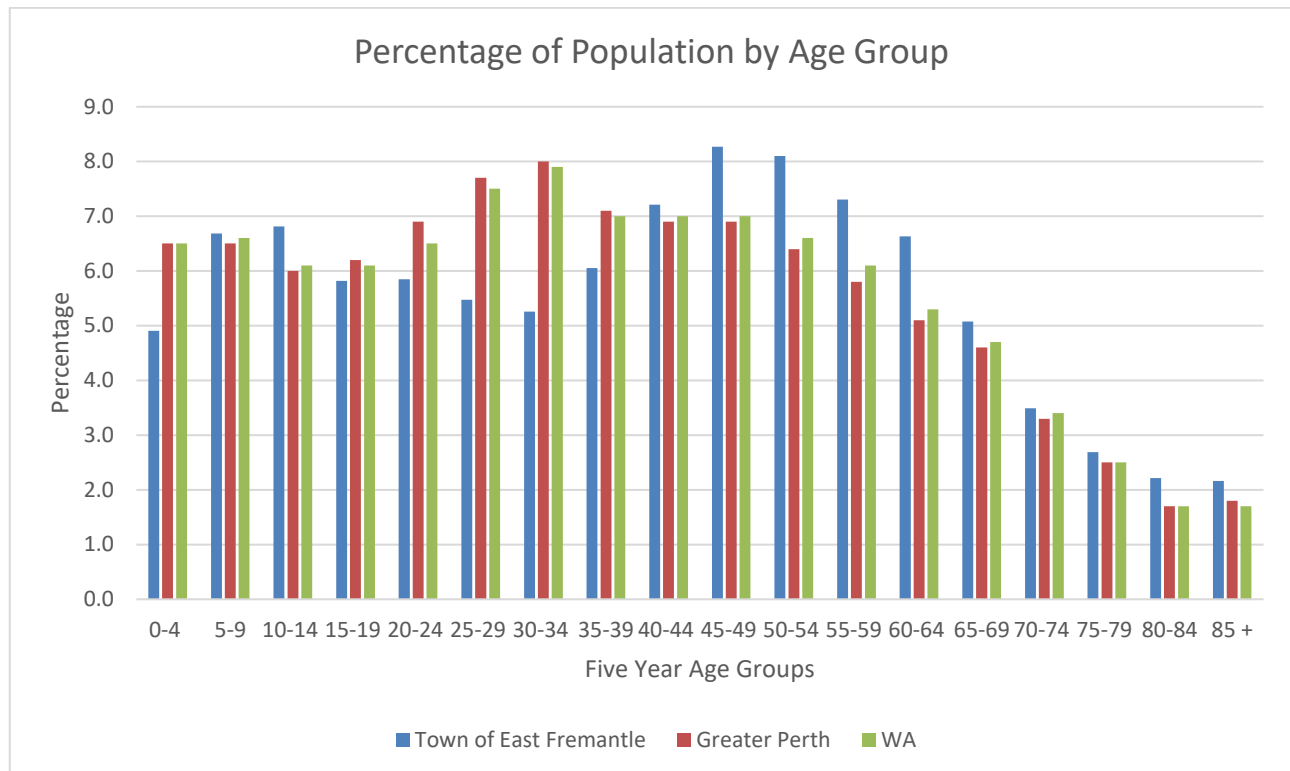
¹ Australian Bureau of Statistics, Census of Population and Housing, 2016

² <https://profile.id.com.au/east-fremantle/population>

7.1 AGE STRUCTURE

The following Figure 1 highlights the existing age structure in five year age groups for the Town of East Fremantle in comparison to Greater Perth and WA as recorded for the 2016 Census.

Figure 1 : Town of East Fremantle Age Distribution Profile Comparison



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

It shows that the Town of East Fremantle has an older population than WA as a whole, with a higher percentage of the population in all age groups from 40 years and a lower percentage of the population in the 0 – 4 years and 15 – 39 years age groups.

In 2016, the dominant age structure for persons in the Town of East Fremantle was ages 45 to 49, which accounted for 8.3% of the total persons, and ages 50 – 54 which accounted for 8.1% of total persons.

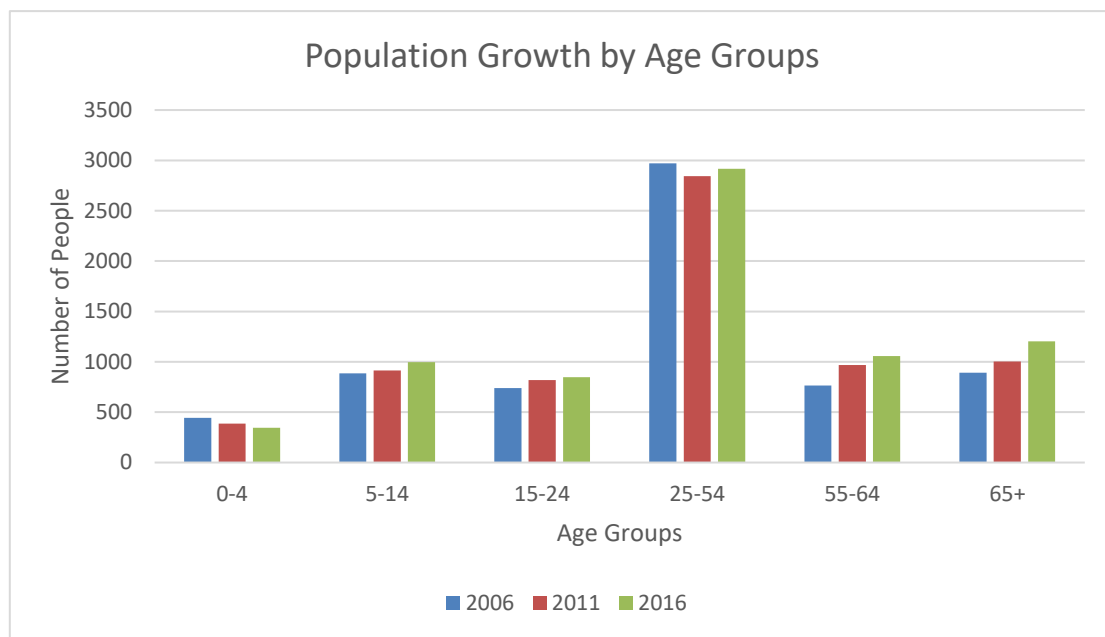
7.2 POPULATION GROWTH

Table 2 and Figure 2 (below) provide an overview of the change in population age and growth between the 2006 and 2016 Census.

Table 2 : Population Growth

Census Year	2006	2011	% Change	2016	% Change
0-4 year	445	386	-13.2	345	-10.6
5-14 years	886	914	+3.16	998	+9.2
15-24 years	738	818	+10.8	846	+3.4
25-54 years	2972	2844	-4.3	2917	+2.6
55-64 years	766	968	+26.4	1056	+9.1
65 years and over	892	1002	+12.3	1203	+20
Town of East Fremantle	6697	6930	+3.5	7365	+6.3

Figure 2 : Town of East Fremantle Age Distribution Profile Comparison 2006 - 2016



7.3 PROJECTED FUTURE POPULATION GROWTH

The population forecast figures below have been obtained by the Town of East Fremantle forecast.id portal.

The population forecast is projected to grow to 10,654 by 2036, at an average growth rate of 1.7% per annum. As a comparison, WA's population grew at an average annual rate of over 2.5% p.a. in the period from 2006 to 2016. In the last two years WA has recorded a lower annual growth rate than the national average (1.3% in 2015 and 1.1% in 2016). In the longer term, however, is expected to recover to an average annual population growth rate of 1.8% by 2020.³ The Town's growth rate is forecast to be slightly lower than the projected WA rate.

Figure 3 (below) shows the projected population change by age from 2019 – 2036.

Figure 3 : Town of East Fremantle Forecast Population Growth 2019 - 2036

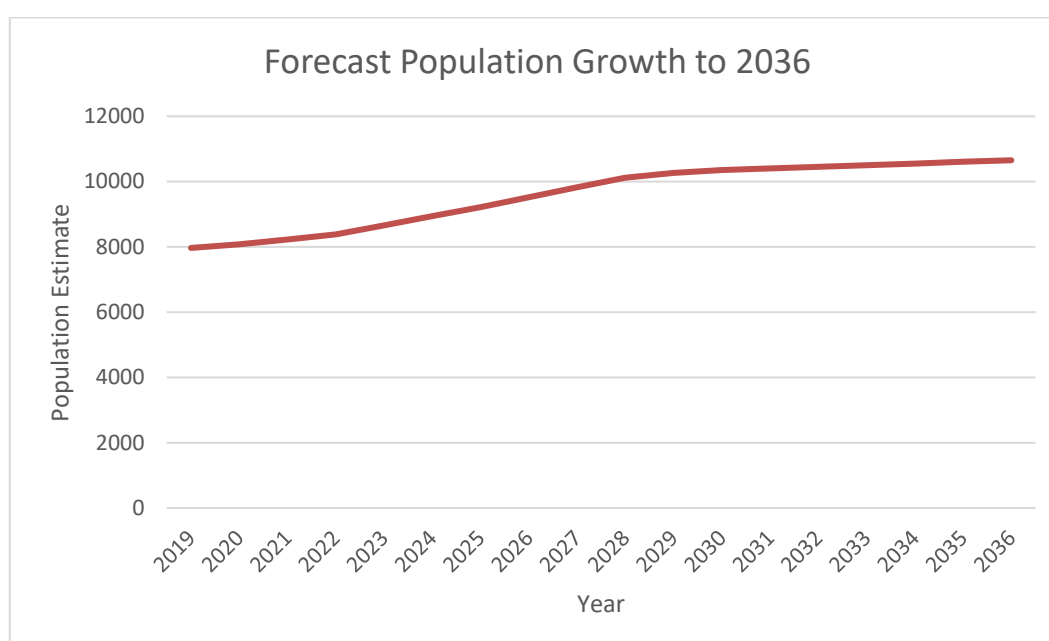


Table 3 and Figure 4 (following) show the projected change in age structure from 2016 to 2036. It highlights a projected ageing of the population in the Town of East Fremantle to the year 2036, with the percentage of the total population projected to be above the age of 65 years of age increasing from 15.7% to 20.5%. Whilst there is an increase in percentage of 0 – 4 year olds from 4.9% to 5.8%, there is a decrease in the population from 15 - 19 years from 19.3% to 16.9%, with a decrease in 40 – 65 year olds from 37.5% to 31.6%.

This is consistent with projected trends across Australia. In 2017 people aged 65 years and over made up 15% of Australia's population. This is projected to increase to between 21% and 23% in 2066. The proportion of people aged less than 15 years is projected to decrease from 19% at 30 June 2017 to between 16% and 18% by 2066. Between 2016 and 2026, the age structure forecasts for the Town of East Fremantle indicate a 12.1% increase in population under working age, a 42.2% increase in population of retirement age, and a 21.0% increase in population of working age.

³ <https://blog.id.com.au/2017/population/demographic-trends/is-it-all-doom-and-gloom-after-the-boom-in-western-australia/>

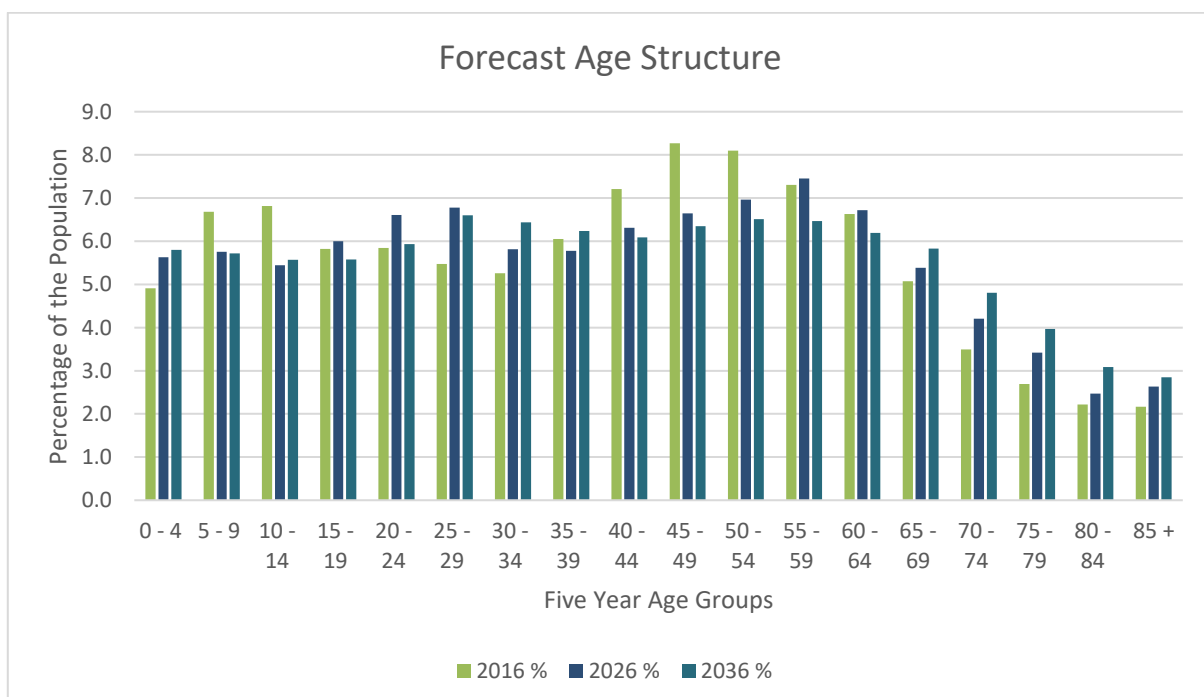
Table 3 : Projected Population Change 2016-2036, Town of East Fremantle

Town of East Fremantle - Total persons	2016		2026		2036		Change between 2016 & 2036
Age group (years)	Number	%	Number	%	Number	%	Number
0 to 4	381	4.9	536	5.6	618	5.8	237
5 to 9	519	6.7	548	5.8	609	5.7	90
10 to 14	529	6.8	518	5.4	593	5.6	64
15 to 19	452	5.8	571	6.0	594	5.6	142
20 to 24	454	5.8	629	6.6	632	5.9	178
25 to 29	425	5.5	645	6.8	703	6.6	278
30 to 34	408	5.3	554	5.8	686	6.4	278
35 to 39	470	6.1	550	5.8	664	6.2	194
40 to 44	560	7.2	601	6.3	648	6.1	88
45 to 49	642	8.3	633	6.6	676	6.3	34
50 to 54	629	8.1	663	7.0	693	6.5	64
55 to 59	567	7.3	710	7.5	689	6.5	122
60 to 64	515	6.6	640	6.7	660	6.2	145
65 to 69	394	5.1	513	5.4	621	5.8	227
70 to 74	271	3.5	401	4.2	512	4.8	241
75 to 79	209	2.7	326	3.4	423	4.0	214
80 to 84	172	2.2	235	2.5	329	3.1	157
85 and over	168	2.2	251	2.6	303	2.8	135

Shading: Key Club Sport Playing Demographics

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

Figure 4 : Town of East Fremantle Forecast Age Structure 2016 - 2036



Between 2016 and 2026, the age structure forecasts for the Town of East Fremantle indicate a 12.1% increase in population under working age, a 42.2% increase in population of retirement age, and a 21.0% increase in population of working age.

7.4 FAMILY AND HOUSEHOLDS

According to the Australian Bureau of Statistics 2016 Census there are 1,955 families in the Town of East Fremantle. Of those, 48.4% are couple families with children, 38.5% are couple families without children. The remaining family types being one parent families (11.8%) and other (1.4%). For families with children, the average number of children per family is 1.8.

7.5 HOUSEHOLD INCOME

The weekly household income in the Town of East Fremantle 2016, was \$2,051. By comparison, the weekly household income in WA was \$1,591.

7.6 CULTURAL PROFILE

Analysis of the country of birth of the population in 2016 highlights that 69.8% of the population in the Town of East Fremantle was born in Australia, with 8.4% born in England and 2.4% born in New Zealand. The next 3 highest countries of birth are Italy (1.6%), Ireland (1.0%) and Scotland (1.0%).

Aboriginal and/or Torres Strait Islanders make up 0.5% of the population

7.7 DWELLINGS

As per the 2016 Census there are 3,279 private dwellings in the Town, of which 86.9% are occupied. Of the occupied houses, the 75.4% are owned, either outright or with a mortgage, 22.2% rented, with 2.4% either not identified or 'other tenure' type.

In East Fremantle, 37% of the dwellings were medium or high density, compared to 25% in Greater Perth.

7.8 INTERNET ACCESS

The 2016 Census reported that 89% of residents access the internet from their dwelling. 9.1% do not access the internet from home, with 1.9% not stated.

The number of residents that access the internet from their dwelling is higher than the Greater Perth average of 82.3%.

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 a disability, long-term health condition (lasting six months or more) or old age.⁴

- Of the 7,376 population in 2016, there are 212 persons that require assistance, being 2.9% of the Town's population. Of the 212, 39.6% are male and 60.4% are female.
- 63.2% of those requiring assistance with core activities are over the age of 65 years, with 11.8% under 19 years of age and 25% between the age of 20 years and 54 years of age.

7.10 KEY CHARACTERISTICS AND IMPLICATIONS

The key demographic characteristics for the Town of East Fremantle are:

- The population in the Town grew at a rate of 9.9% from 2006 to 2016. The population is forecast to continue to grow and is projected to increase by an additional 3,289 by the year 2036.
- The increase in population in close proximity to the site will continue to put increasing demand on existing infrastructure.

⁴ Australian Bureau of Statistics Census 2016

- The identified key club sport playing age groups (5 years to 34 years) is anticipated to remain consistent as a percentage of the population, changing from 35.9% to 35.8% of the total population.
- Persons aged 65+ are expected to grow by 4.8% 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 there are some small decreases projected in terms of some age groups percentage of population, there is still growth in all age cohorts, resulting in the demand for sports and recreation opportunities to grow.
- Of the private dwellings in the Town of East Fremantle, it is estimated that over 86.9% are occupied. This is on par with the Western Australian average, although slightly lower than the greater Perth average of 89%.
- The Town of East Fremantle has a higher than average median age of 43 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.

8 PARTICIPATION TRENDS

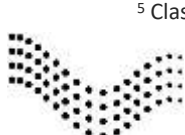
There are a number of important national, state and local sport and recreation trends that should be considered when planning for the future development of the Preston Point Road North Recreation Facilities Master Plan.

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.²

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, public open spaces afford 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.⁵

A summary of relevant trends follow:

⁵ Classification framework for public Open Space, Department of Sport and Recreation, 2012



8.1 ACTIVE AND PASSIVE SPORT AND RECREATION PARTICIPATION TRENDS

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

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

8.1.1 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 Survey Results April 2019, Australian Sports Commission.

Table 4 : Ausplay Survey Top 20 Activities Adult

Adults Top 20 Activities (2018)	Percent of population
Walking (Recreational)	44.7%
Fitness/Gym	34.9%
Swimming	15.3%
Athletics, track & field (includes jogging and running)	15.1%
Cycling	11.6%
Bush walking	5.7%
Yoga	5.3%
Football/soccer	4.9%
Golf	4.7%
Tennis	4.3%
Basketball	3.4%
Pilates	3.3%
Australian football	2.9%
Cricket	2.6%
Netball	2.5%
Surfing	2.3%
Touch Football	1.8%
Bowls	1.6%
Dancing (recreational)	1.5%
Martial Arts	1.3%

Table 5 : Ausplay Survey Top 20 Activities Children

Children Top 20 Activities (2018)	Percent of population
Swimming	34.5%
Football/soccer	14.6%
Dancing (recreational)	10.1%
Gymnastics	10.1%
Australian football	8.1%
Netball	7.4%
Basketball	6.7%
Tennis	6.4%
Athletics, track and field (includes jogging and running)	5.7%
Cricket	5.4%
Karate	2.8%
Rugby League	2.3%
Hockey	2.3%
Fitness/Gym	2.2%
Touch Football	2.0%
DanceSport	1.9%
Rugby Union	1.8%
Martial Arts	1.6%
Taekwondo	1.5%
Equestrian	1.3%

These statistics indicate that recreational walking is the primary form of physical activity undertaken by adults (43.9%), with Fitness/Gym (34.9%), Swimming (15.3%), Jogging (included within Athletics Track and Field 15.1%), Swimming (14.6%) and Cycling (11.4%) 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.

8.1.2 Organised Sports Participation

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

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

Figure 5 : Adult Participation by Age

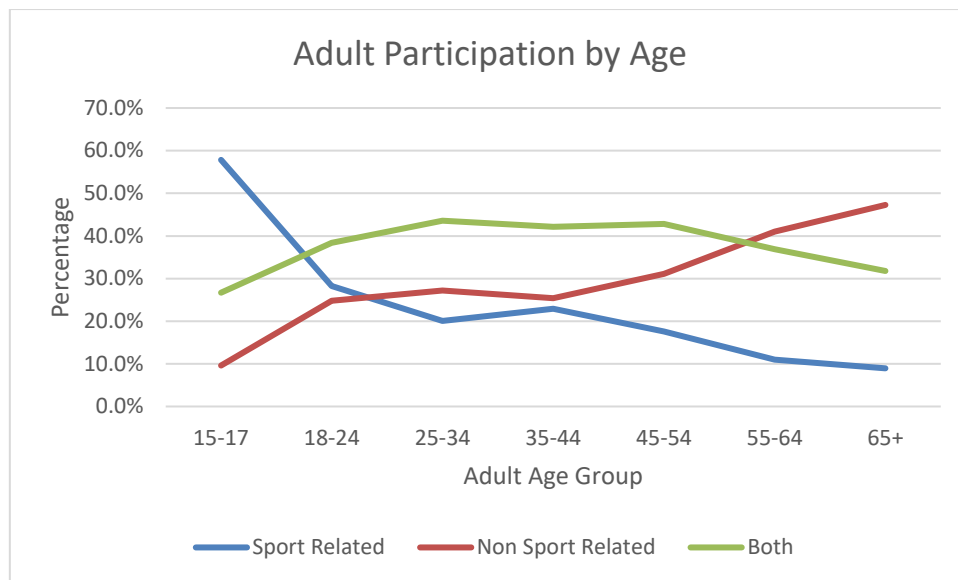
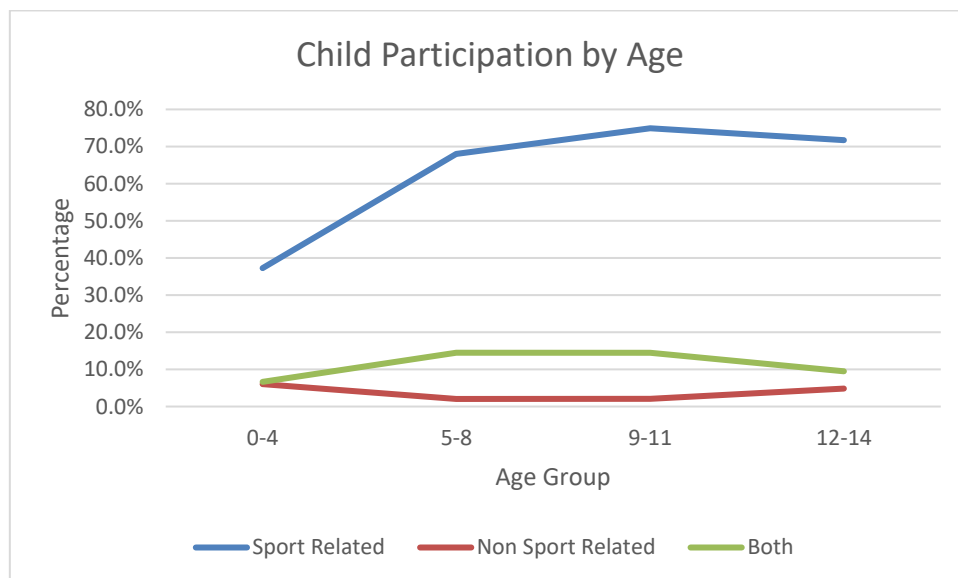


Figure 6 : Child Participation by Age



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

8.1.3 Barriers to Participation

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

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

8.1.4 Motivation for Participation

The Ausplay survey reveals the top three motivations for adult participation in sport are: Fun/Enjoyment, Social reasons and Performance or Competition.

For sports played in sport clubs however, football (soccer) is the top sport among adults and children combined.

Table 6 : Top 10 Participation Activities (Adult) in Australia in 2018

Top Club Sport Activities Adult	Population Estimate	Percent of Population	Percent of Club Sport Population
Golf	666,349	3.4	17.3
Football / Soccer	535,075	2.7	13.9
Tennis	394,713	2.0	13.2
Cricket	359,501	1.8	9.3
Netball	354,161	1.8	9.2
Australian Football	307,087	1.6	8.0
Basketball	280,728	1.4	7.3
Touch Football	208,708	1.1	5.4
Bowls	195,479	1.0	5.1
Rugby League	131,934	0.7	3.4
Hockey	117,537	0.6	3.0

Table 7 : Top 10 Participation Activities (Men) in Australia in 2018

Top Club Sport Activities Children	Population Estimate	Percent of Population	Percent of Club Sport Population
Football /Soccer	551,911	12.0	28.8
Australian Football	328,540	7.1	17.2
Netball	271,559	5.9	14.2
Basketball	251,583	5.5	13.1
Cricket	203,168	4.4	10.6
Tennis	192,167	4.2	10.0
Swimming	191,038	4.2	10.0
Athletics, track & field	124,541	2.7	6.5
Rugby league	115,949	2.5	6.1
Gymnastics	109,802	2.4	5.7

The data also identified the following general trends:

- Australian adults tend to play sports for longer durations than non-sport related physical activities. However, they participate in non-sport related activities more often than sport.
- Physical health or fitness is the strongest motivation for non-sport related physical activity and whilst this is also the lead motivation for playing sport, people are significantly more likely to also play sport for the fun/enjoyment and social aspects.
- Women are more likely to participate in sport or physical activity for physical and mental health reasons and to lose or maintain weight compared to men. Men are more motivated by fun / enjoyment and social reasons than women.
- For adults up to middle-age, time pressure is by far the main barrier to participating in sport or physical activity. Poor health or injury then also becomes a main factor.
- The main barrier to young children participating in organised out of school hours sport or physical activity is their parents' perception that they are too young to start playing.
- Sport clubs are the primary avenue for children to be active (except for children aged 0 - 4, who are more likely to be active through other organisations).
- Sport clubs are not the main choice for participation in sport or physical activity in Australia for adults aged 18 years and over.
- While sport clubs are the main avenue for both girls and boys, throughout childhood boys (50%) are more likely to be active through club sport than girls (33%).

8.1.5 Participation (Western Australia)

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

Table 8 : Top 15 Activities for Western Australian Adult Participation

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

Table 9 : Top 15 Activities for Western Australian Child Participation

Ausplay Survey Results January 2018 - December 2018 - Child Participation	
Sport	Participation Percentage
Swimming	27.7%
Football/soccer	13.0%
Australian football	9.9%
Dancing (recreational)	8.9%
Gymnastics	8.3%
Basketball	7.3%
Cricket	6.6%
Netball	6.1%
Tennis	5.9%
Hockey	5.4%

8.2 LOCAL SPORTS PARTICIPATION GROWTH

Tables 10 and 11 (below) show potential new local participation growth based on the latest Ausplay 2018 sport and recreation participation statistics (for club-based participation only) for junior and senior participation. It is important to note that the new participation calculations in these tables assume that the new population coming into the Town of East Fremantle would have similar demographic traits to the whole of Australia. Within the key sports playing age groupings, the Town of East Fremantle is anticipating an additional 1030 people, 876 in the adult category and 154 in the children category. There is significant growth forecast amongst residents aged 65+ years, however these older people are mostly beyond their playing days for tennis, cricket, Australian rules, soccer and rugby union.

Table 10 : Adult Sports Participation (15+ yrs) - Australia

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 [#]
Tennis	4.3%	37
Cricket	2.6%	23
Australian Rules	NA	
Soccer	4.9%	43
Lacrosse*	No data available	
Sailing	0.7%	6
Canoeing/Kayaking	1.2%	10
Table Tennis	0.7%	6

Table 11 : Child Sports Participation (5-14 yrs)- Australia

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 [#]
Tennis	6.4%	10
Cricket	5.4%	8
Australian Rules	8.1%	12
Soccer	14.6%	22
Lacrosse*	No data available	
Sailing	0.2%	1
Canoeing/Kayaking	No data available	

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

Analysis of the Town’s population growth in the key sports playing demographics by ABV indicates that the Town of East Fremantle is likely to experience increased local demand for senior sports programs and a minimal increase in demand for introductory level sports programs for young children aged 5-14 years. However, given the facilities at Preston Point Road North caters for sports participation for the wider region, sporting clubs are likely to gain participants from neighbouring Local Government Authorities (LGAs).

Lacrosse

The Ausplay survey has not received a sufficient number of responses in regard to Lacrosse to be considered within the survey results. Lacrosse WA reporting shows the following membership numbers for 2018 (not including school programming):

	Male	Female
Senior (18 years +)	342	170
Junior	280	145

There are 8 lacrosse clubs across Western Australia, with the East Fremantle Lacrosse Club considered a very successful and prominent club by Lacrosse WA.



9 RELEVANT INDUSTRY TRENDS

9.1 FEMALE SPORTS PARTICIPATION

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

- The Australian Cricket Association reported a 20% increase in female participation from 2014 to 2015, with females now making up one in four cricket participants.
- The Western Australian Football Commission reported that 27% of overall participation in football is female (this includes club, school and promotional participation. 10% of club participation is female.

Interestingly, female soccer participation has not recorded significant growth in participation in recent years, however it has the highest participation numbers of all football codes across Australia with 402,000 female participants. Australian Rules is clearly the second preferred football code for women with a record 155,000 women now participating regularly or occasionally in Australia's game, up 30.3% from four years ago and up 23% from a year ago when the AFLW was first launched.⁶

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 at multi-field sports complexes such as change rooms suitable for use by males and females.

9.2 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.

9.3 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 (DLGSC) administers the primary source of State Government funding for community sport and recreation facilities, known as the Community Sport 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.

⁶ <http://www.roymorgan.com/findings/7539-women-in-football-december-2017-201803230556>

DLGSC 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 further notes that all parties need to carefully consider their specific needs for access and usage and be assured that compatibility exists before planning progresses for 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 being a secondary tenant of a clubroom facility.

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

9.4 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 may be 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 access to public transport and 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, therefore careful consideration of parking needs and availability should be considered for each case individually.

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 comfortably view the sporting activities.

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 changerooms, toilets and social facilities are of a sufficient standard.

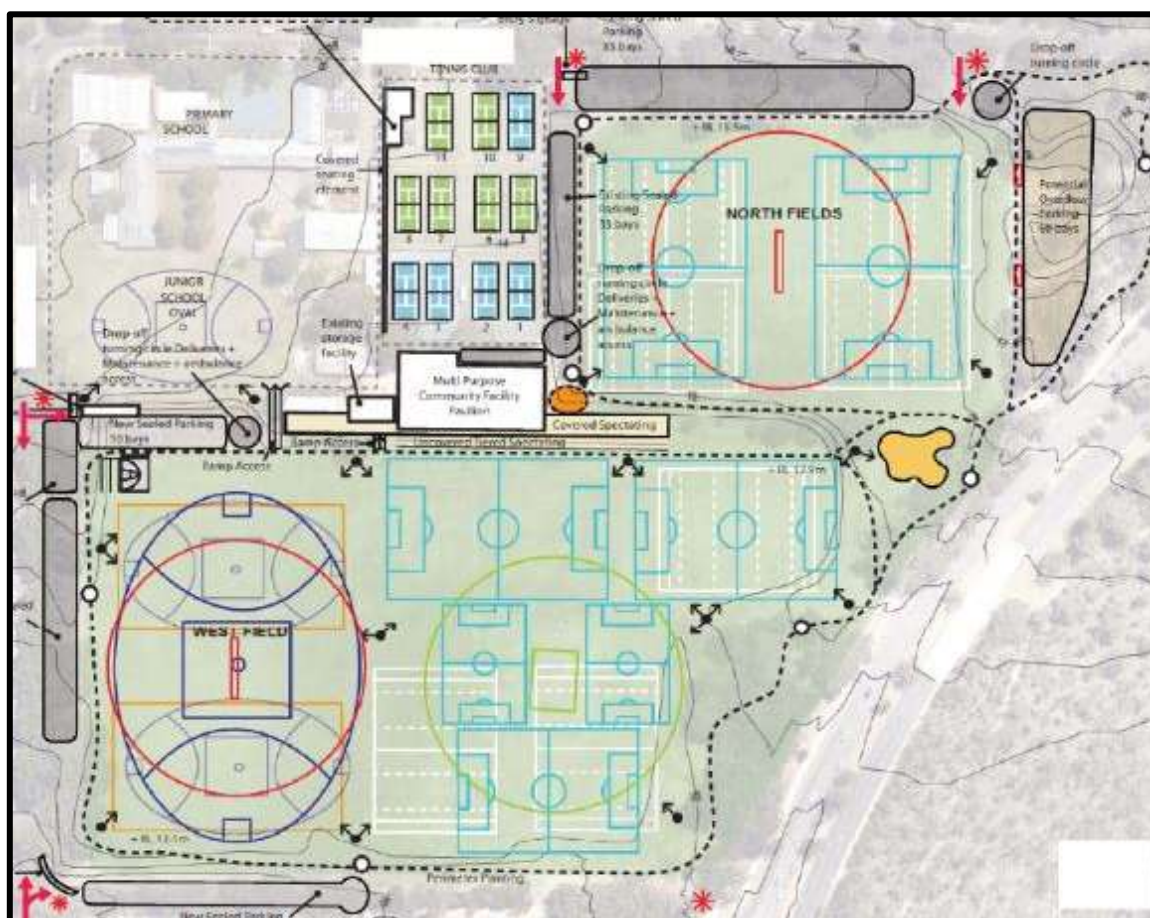
Floodlighting

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 workday has ended. Competition lighting is also increasingly necessary 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 mitigate against the effects of climate change.

A recent example of a concept site plan that demonstrates many of the above attributes of a best practice multi-use sports precinct design is shown following.



Example of a multi-use sports precinct demonstrating multiple key success factors.

9.5 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 a number of 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.

9.6 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 (in many instances) 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) for LGA's and schools. In the 1990s '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.

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 (see image) completed in mid-2016. 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.



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. There are still limitations however, 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. Any proposed 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.

9.7 CHANGING COMMUNITY EXPECTATIONS

There is an increasing expectation that local communities will develop sustainable solutions to community issues that will not require ongoing funding support.

Changing trends in participation and space requirements requires multipurpose buildings and spaces that are adaptive to the changing environments.

Older persons seek lower impact activities at more convenient and flexible times of the day.

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

9.8 LEGISLATION

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

9.9 ACCESSIBILITY

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

9.10 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 Design (ESD) initiatives, technology built into the design. Flexibility in design also improves long term sustainable 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 ESD initiatives in new buildings and other infrastructure helps reduce their carbon footprint.

Where a group derives financial benefit from a community's facilities, it should contribute to the costs of facility provision.

10 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
<ul style="list-style-type: none"> A community Survey targeted to local residents (letterbox drop) and users of the precinct. A user group survey specifically for the existing groups that hire or lease facilities within the master plan area. 2 x community Drop-In Sessions – open door sessions that any member of the community could attend and discuss their thoughts on the master plan area. 	<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 Town of East Fremantle. Meetings with relevant State Agencies and State sporting bodies as well as neighbouring Local Government Authorities.

The following advertising methods were used to inform the community of the project and how they could be involved:

- Town of East Fremantle web site
- Town of East Fremantle Facebook and Instagram posts (CDO)
- Community surveys available at the Town administration office
- Local community newspaper article at project inception
- E-newsletter articles
- Direct email to sporting and user groups in the master plan precinct
- Town of East Fremantle Preston Point Road North precinct sporting groups update meetings
- Nearby resident letterbox drop
- Ranger personal communications with dog walkers and informal users of the reserves

10.1 FEEDBACK

The following key themes were identified through the consultation process. A detailed summary of the residents and community survey consultation results can be seen as Appendix 3 whilst specific consultation summaries follow within the body of the report.

CAR PARKING & TRAFFIC	PAVILION / CHANGE ROOMS	SPORTS CLUBS
<ul style="list-style-type: none"> Not enough bays at peak times across entire precinct Dangerous sections of Preston Point Rd for cyclists need treatment Jerratt Drive single lane/one way improvements for all transport forms Yacht club entry remedial works to make safer & more accessible 	<ul style="list-style-type: none"> Tennis club pavilion refurbishment, opportunity for outstanding aspect on river Henry Jeffery pavilion modifications to accommodate female & umpire use & increase social and spectating & storage Improvements to Wauhop Park pavilion changerooms to accommodate females & referees 	<ul style="list-style-type: none"> Playing surfaces require improvement (levelling) Safety netting behind goals at Henry Jeffery Reserve & improved maintenance system at Preston Point Reserve New pavilion to service both playing fields at Wauhop Park in long term

	<ul style="list-style-type: none"> Renovate existing Sea Scouts pavilion for improved access, amenity & storage 	
LIGHTING	PATHWAYS/LINKAGES	OTHER
<ul style="list-style-type: none"> Training level lighting provision for active reserves Match play lighting for main playing fields Lighting of tennis hard courts Security lighting for car parks 	<ul style="list-style-type: none"> Improvement to existing pathways to make all areas more accessible Upgrade existing foreshore access New stairs access to foreshore at Preston Point Road Link existing Bicton Baths area pathways to EF Yacht Club & stairways 	<ul style="list-style-type: none"> Link open green spaces & views Accessible public toilets Improved landscaping Dog exercise area Water fountains EF Yacht Club improvements to buildings and road/parking Developments minimise any impact to visual amenity for residents Upgrade Sea scout access & jetty / boat launch Table tennis facility

10.1.1 Neighbouring Local Government Authorities

In order to gain an understanding of what other developments that are planned or underway that should be considered or could impact future planning, consultation with neighbouring Local Government Authorities (LGAs) was undertaken. The following tennis and bowls facilities were noted as being located relatively close to each other and considered to be in competition with each other for membership. Recent years have seen a decrease in the number of members playing traditional competitive forms of the game in both sports.

- Tennis Clubs – Fremantle Tennis Club is located approximately 3kms from EFTC and Melville Tennis Club is approximately 2kms from EFTC.
- Bowls Clubs - Fremantle Bowls Club is located approximately 1.7kms from EFBC and Melville Bowls Club is located approximately 5kms from EFBC.

City of Fremantle

The new \$4.1 million Fremantle Park Sports and Community Centre has recently been opened. The facility is shared by 3 anchor groups: Fremantle Lawn Tennis Club, Fremantle Bowling Club and the Fremantle Workers Social and Leisure Club. Funding towards its development was provided by these clubs together with the City of Fremantle and a \$400,000 grant from the CSRFF fund.

The clubs have each have their own separate indoor function room areas that are also available for community hire. A shared function room is on the ground floor.

The clubs have each retained their own club structures (as opposed to forming an association) with the aim to remain self-sufficient.

City of Melville

Sporting and recreation facilities that may have some impact on facilities within the Town of East Fremantle includes Tompkins Park:

- Proposed \$9.4 million development to colocate Mt Pleasant and Melville Bowls clubs at the current Tompkins Park Sporting Association has recently been put on hold. Plans were to include;

One (1) undercover synthetic green (9 rinks) and 1 synthetic green not covered (12 rinks), supporting amenities such as change rooms, social facilities, meeting spaces and extra car parking.

The recently completed Fremantle facility with bowls and colocate tennis may potentially impact on existing Melville tennis and bowls facilities.

10.1.2 Facility User Groups

The following table outlines the key facility needs feedback from the existing clubs at the PPRNRF area.

Club	Membership		3 Main Challenges	Facility Need Short Term	Facility Need Long Term
	2016	2018/19			
EF Tennis Club	260	208	<ul style="list-style-type: none"> - Membership decline - Aging clubhouse & hall unattractive to hire & new members - Maintenance of grass courts - quality 	<ul style="list-style-type: none"> - Hall refurbishment highest priority to generate income - Detailed refurbishment & redevelopment proposal has been planned – Stage 1 underway 	<ul style="list-style-type: none"> - Detailed refurbishment & redevelopment proposal has been planned. Particular reference to Table Tennis facility colocation to increase membership, social aspect and sustainability
EF Lacrosse Club		175	<ul style="list-style-type: none"> - Level playing surface - Floodlighting to entire playing field - Lack of storage 	<ul style="list-style-type: none"> - level playing surface - Lighting to total playing fields - Increased storage 	<ul style="list-style-type: none"> - Indoor exercise area - Potential new playing field & supporting training facilities if Lacrosse becomes an Olympic Sport in 2028
EF Cricket Club	N/A	64	<ul style="list-style-type: none"> - Level playing surface - Maintenance of grounds schedule 	<ul style="list-style-type: none"> - Improve cricket net safety fence - Carpark security lighting - Signage at ground & pavilion 	- NA
EF Junior Cricket Club	150	174	<ul style="list-style-type: none"> - Availability of playing fields - Condition of playing surfaces in East Fremantle - Competing for players with other clubs 	<ul style="list-style-type: none"> - Power to cricket nets to enable bowling machine use - Upgraded lighting – at nets for training, grounds for possible night games - Grounds surface improvements & maintenance prior to cricket seasons 	<ul style="list-style-type: none"> - Upgrade of HJ Pavilion (in conjunction with EFJFC). Allow club functions, memorabilia to be displayed, possible addition of netball as a user group
EF Junior Football Club	471	630 (2019)	<ul style="list-style-type: none"> - Inadequate club changeroom, storage and social facilities - Limited parking - Ground conditions are average (patchy and uneven turf) 	<ul style="list-style-type: none"> - Short term refurbishment of facilities (being undertaken currently) - Further additions to changeroom facilities expansion (officials and female players) - Netting at Goals on Wauhop Rd 	<ul style="list-style-type: none"> - Upgraded turf - Additional playing field - Additional changerooms - Additional storage - Lighting for night games (100 lux) - Spectator terracing
Fremantle City Soccer Club	N/A	300 (Female only)	<ul style="list-style-type: none"> - Changerooms – only 1 set – require 2 for both fields & not female friendly - Car parking Sunday mornings (3 pitches playing) - Grounds standard –around goal squares and advice of planned timing of works 	<ul style="list-style-type: none"> - Upgraded changeroom facilities for referees and make female friendly - Lighting to 100 lux for night fixtures - Coaches dugouts leak and muddy - Prune trees that regularly block lights - Players changerooms to playing field slope too steep, requires less steep path 	<ul style="list-style-type: none"> - New pavilion central to both playing fields in embankment, changerooms, storage, social & spectating facilities

Club	Membership		3 Main Challenges	Facility Need Short Term	Facility Need Long Term
	2016	2018/19			
EF Yacht Club	NA	NA	<ul style="list-style-type: none"> - Access to the yacht club (car and foot) and car parking / traffic on event days 	<ul style="list-style-type: none"> - EFYC staged development plan; Balcony extensions, parking improvements & drop off access, elevated walkway (Jerrat Dve to EFYC to, combat steep level changes), second level building additions, walkway improvements in all directions, firewater provision, new pens. 	<ul style="list-style-type: none"> - Dependant on works schedules for staged development plan
1st Fremantle Sea Scouts		35	<ul style="list-style-type: none"> - Aging facilities in general - Toilets not suitable for children's activities (no accessible toilet) - Drainage at rear of buildings 	<ul style="list-style-type: none"> - UAT toilet provision- - Crows nest - Sea wall repairs (erosion, collapsing lower levels) - Stairs access to facility from access road & security level lighting 	<ul style="list-style-type: none"> - Facilities refurbishment, including toilets, workshed, gantry - Road access upgrade - Jetty (10-15 yr lifespan) - Septic tank (removal & connect to sewer)
Fremantle Table Tennis Club	NA	113	<ul style="list-style-type: none"> - Lack of suitable venue - No area for social activity in current facility - No facility in East Fremantle 	<ul style="list-style-type: none"> - Dedicated facility – ideally colocated with EFTC 	<ul style="list-style-type: none"> - Dedicated facility – ideally colocated with EFTC

10.1.3 Other Relevant Organisations

TAOIST TAI CHI SOCIETY FREMANTLE BRANCH

This group has a Hall Hire Agreement with EFTC, and are in the 3rd year of a 3 year term utilising the main hall. EFTC is considered a great location for members drawing locally and from Cottesloe to Hilton.

- Main activity classes
 - 10 classes per week - capacity of 30-40, all year round
 - 250 members approximately
 - 3 Sunday social activities pa
 - Own use have installed small equipment
- Facility Issues
 - Wheel chair/frame access needs improvement
 - Acoustics are poor
 - Fans in front of lights create a strobe effect
 - Reverse cycle air-conditioning would be beneficial especially for winter

PRESTON POINT ROAD RESERVES DOG EXERCISERS

An informal group that has a Facebook site for communications. This group hold a key for toilets at PPR.

Feedback as provided is as follows;

- Mostly use the Preston Point Reserve playing field area
 - The area between PPR and Henry Jefferey Reserve areas the worst areas for burrs, prickles etc in summer months
- Current facility needs:
 - Regularly leaking water pipes in middle area near playground
 - Fence gates along Preston Point Road require closing devices
 - Water fountain at Playground
 - Footpath at north east end of PPR has a large gutter drop and needs to be graded for easy accessibility at that point (currently if on bike or pram, forced to move out onto road if heading west to reconnect with pathway)
- Fenced area:

The group feels it is best not to fence as dogs need large exercise area running / chasing balls etc

 - A total reserve fence would be ideal that enclosed an area including PPR and Henry Jefferey Reserve
 - If fenced these areas generally become overused and well worn, coupled with concentrated area for dog urine it becomes very hard to keep in good condition and grass quality deteriorates.

FREMANTLE TABLE TENNIS CLUB

The Fremantle Table Tennis Club (FTTC) have expressed an interest and progressed a collocation planning proposal with the East Fremantle Tennis Club (EFTC). They have recently set up tables to conduct their activities at the EFTC and are experiencing regular players at the venue.

The FFTC currently hire the Sampson Recreation Centre for its primary activities at a cost of \$13,000 p.a. and have a reserve fund of over \$100,000 that they are prepared to utilise for a facility that meets their needs.

The club has a signed Memorandum of Understanding (MOU) with the EFTC for a colocated development at the EFTC site. The clubs have developed concept plans for a development that provides FFTC with a new facility capable of holding their activities without the need for table break down after use (building of approximately 650m² to accommodate 12 tables, 4-6m ceiling height with some shared areas such as ablutions, social areas and car parking).

TABLE TENNIS AUSTRALIA (TTA)

Facility Needs

- No standard sized facility
- Ideal model – 30 tables Brisbane, 25 tables Ballarat (Dedicated facilities, fund operating costs)
- Some professional facilities in Europe are still required to do the equipment packing up – but limits timing of arrangements. WA is an anomaly in terms of non-dedicated facilities with only one at East Victoria Park

Funding

- Equipment and grant facilities TTA available (facilities up to \$4,000)
- Sport Australia (facility grants)
 1. Community Sport infrastructures (Bundaberg facilities)
 2. 2018/19 now closed

WA

- Solid numbers with overall growth restricted by some clubs which are at capacity
- TTWA – State facility old and at maximum capacity (East Victoria Park)
- 20 metropolitan clubs
- 2019 - currently 287 members down from 400 the year before (recreational players drop off)

TENNIS WEST

Graeme Hall – Places to Play Manager, Tennis West has provided the following feedback on State Tennis strategic direction and tennis in East Fremantle.

“EFTC, Tennis West and Tennis Australia fully support the concept of shared facilities.

The Tennis West Strategic Facilities Plan (a roadmap for the future of tennis facilities-2018 and beyond) has identified that the Town of East Fremantle and surrounding local government authorities are well provided for with regard to the number of tennis courts. The facility planning process by Tennis West advocates for a court to resident ratio of 1:2000. With a population base of approximately 8,000 residents the current court to resident ratio of 1:349 would suggest that there are adequate courts available to residents.

The 2018, strategic planning process by Tennis West is headlined by the following key initiatives:

- Conversion of grass courts to more sustainable surfaces
- Increasing the number of flood lit courts
- Development of dedicated Hot Shot courts
- ‘Multi-Sport’, ‘Multi-Purpose’ venues

Tennis Australia has for many years advocated the following four pillars with regard to venue administration, these being:

- Accessibility-venues to be open to all members of the public

- Sustainability-reduced reliance on external sources of funding
- Community Benefit- provide significant value to the wider public
- Accountable- sound business and financial planning and reporting processes”

LACROSSE WA

There are 7 clubs within WA with approximately 1,000 registered players (approximately 55% senior, 45% junior).

East Fremantle is gaining very good results from their implementation of the Sporting Schools program in their district.

EAST FREMANTLE LIONS CLUB

- The club would like a storage area to support the Lions Market held once per month at Norm McKenzie Reserve at the foreshore on Riverside Drive. The club currently needs to pack up and store much of their equipment off site.
- The club would appreciate a storage area the size of a single car garage if development occurs nearby as part of the PPRNRF Master Plan (Wauhop Park is the closest area to its operations).

BICTON WATER POLO CLUB

- The Bicton Water polo club advised that it has a licence for use for 250,000 kl of water per annum. They have recently ended a long-term arrangement that piped this water to the Town of Mosman Park for the use on grounds.
- The club would like to investigate the feasibility of such an arrangement with the Town of East Fremantle to benefit both organisations.
- The club’s water supply is in very close proximity to the PPRNRF and therefore would appear to have minimal set up costs to utilise.

EAST FREMANTLE OPERATIONS STAFF

- A single water bore is responsible for the watering of all grassed playing fields within the PPRNRF area.
- There is an issue with water availability. Watering all 50 stations across the precinct takes at least 40 minutes per station (3 times per week) which equates to 100 hours of watering per week.
- A further issue with water is the timing of the watering. The various clubs would like watering to occur on certain days to fit with their training and games timing.
- Investigations are being conducted into the possible provision of an extra bore at the eastern end of the precinct that could water the tennis courts and Preston Point Reserve and surrounds resulting in increase in speed and flexibility of watering the area overall.
- A new bore would cost approximately \$50,000-\$75,000 depending on the required depth of drilling. It would be ideally located in the I.G.Handcock Reserve close to the tennis courts fence to enable easy tie in to the existing infrastructure. The footprint of the bore would be no more than 5-6m² including pump headworks and irrigation controller cubicle.

DEPARTMENT OF BIODIVERSITY CONSERVATION & ATTRACTIONS (DBCA)

A meeting was held and subsequent communications between ABV and representative of DCBA (Suzannah Chan Environmental Officer). A draft concept master plan with potential opportunities was discussed and the following general comments were made;



- “Proposals to redevelop or expand existing car park areas and club facilities should consider water sensitive urban design principles, with the stormwater management system to be designed to minimise sediment transport and prevent the mobilisation of contaminants (e.g. hydrocarbons and heavy metals) to the river. Please refer to DBCA’s Policy 49 - Planning for Stormwater Management Affecting the Swan Canning Development Control Area for further guidance.
- Any proposals to upgrade or redevelop clubroom facilities will also need to consider the requirement to connect to sewer (if the existing facility is still being serviced by an onsite wastewater system) – please refer to DBCA’s Policy 51 - Planning for Wastewater Management Affecting the Swan Canning Development Control Area for further guidance”.

The following comments were made in relation to proposed developments at the Fremantle Sea Scouts facility and the EFTC;

- “DBCA is generally supportive of the proposal to refurbish the Sea Scout’s Clubroom at location, noting that the existing clubroom is currently in a poor state. In addition, the associated facilities (e.g. jetty, staircase and boat ramp) could also be supported subject to detailed investigation and design. Opportunities to provide public use and access of the Scout’s upgraded jetty and staircase (for beach access) should be considered”.
- DBCA has provided preliminary advice on the Tennis Club’s proposed redevelopment. The proposal to co-locate club facilities and to incorporate other community uses within the proposed redevelopment are supported. However, the design (and operation) will need to consider noise impacts to surrounding residents”.

River foreshore access and development comments:

“The proposals to install a staircase at location (6) and (17) and to upgrade the existing staircase at location (12) is supported to improve safe public access to the river foreshore, subject to detailed investigation (i.e. geotechnical investigation) and design. The proposed or upgraded staircase should be designed to minimise vegetation and ground disturbance.

- It is recommended that interpretation signage be considered at the lookout or dipping deck at location (12).
- It is noted that there is an existing informal trail from the lower carpark to the top of the cliff adjacent to Jerrat Drive – this could also be an opportunity to install an additional set of stairs to improve safe access for pedestrians.
- It is recommended that a pedestrian safety signage plan be developed through the East Fremantle Yacht Club area to enhance pedestrian access from the proposed staircase at (17). This was previously discussed with the Town of East Fremantle and should be identified as an ‘opportunity’.
- It is noted during a recent site visit that the limestone cliff adjacent to Jerrat Drive is experiencing issues with erosion/undercutting particularly in the lower embankment sections, with a high presence of exotic weeds. Opportunities to undertake weed control, revegetation and stabilise the limestone cliff should be identified in the draft plan (as an ‘opportunity’).
- Informal access along the beach/river’s edge could be enhanced through minor pruning/trimming of overhanging vegetation – this could be identified as an opportunity”.

A link to DBCA policies can be found on the following link:

<https://www.dpaw.wa.gov.au/management/swan-canning-riverpark/planning-development-and-permits/456-policy-and-guideline-list>

DBCA would appreciate being given the opportunity to provide comments on the next stage or subsequent revisions of the PPRNRF master plan.



GHD have recently produced the East Fremantle Oval (EFO) Master Plan Draft Report.

Key findings relevant to PPRNRF Master Plan;

- Bowls and Croquet club relocations were raised through the process and indicative drawings were developed for EFO that show possible planning options at the site with the clubs relocated elsewhere.
- Alternative uses for the area could be provided in the current bowls and croquet sites if they were to vacate.
- Report found an undersupply in certain community spaces within the Town such as community meeting and function spaces.
- Next step for EFO Master Plan is for development of business cases for various options and subject to further consultation.
- The option of indoor sports courts was not raised during charrette consultation. The CEO of the EFFC has subsequently informed ABV that an indoor sports facility at EFO could accommodate the Fremantle Table Tennis Club.

EAST FREMANTLE BOWLS CLUB

The East Fremantle Bowls Club was consulted regarding potential opportunities to relocate to the PPRNRF area and specifically if colocation at the East Fremantle Tennis Club would present any opportunities.

Alternative Location

The club has some interest in moving to a location within PPRNRF in a shared facility provided its facility needs were met and the arrangements were beneficial for the club in the longer term.

Current Facilities

Currently can accommodate functions for up to 180

- Types of functions include; birthdays, weddings, wakes, Rotary, Probus etc.
- The current built facility is a rectangular shape maximising views over the main green
- The club social space that is occupied for informal social use is approximately 80m² (not including bar and cool room)
- The facility is based over a number of different levels and accessibility is not ideal. The building is in reasonable condition for its age.

Greens

- Currently 4 greens (1 unused for considerable time)
- All-natural grass greens
- Groundsman expenditure is very competitive at \$60,000pa for maintenance of 3 greens (2 lesser greens are being rejuvenated and will be ready for 2019/20 season).

Ideal minimum facilities if relocated

- 2 greens – the club membership is somewhat divided on synthetic / natural so potentially will require 1 of each
- Club bar / social area for members
- Kitchen facilities – suitable for event catering and general food preparation
- Storage for bar / function centre
- Change rooms
- Administration office
- Officials office



- Function space to hire for sustainable income source

EAST FREMANTLE CROQUET CLUB

The club was consulted regarding their interest in any potential opportunities to relocate to the PPRNRF area.

The President advised that the club was considering the East Fremantle Oval Master Plan and its implications for the club. The general feeling was that the club like their existing location and current facilities (including recent lighting). The club believes it could use a further croquet court for its activities (currently 2.5 courts).

EAST FREMANTLE FOOTBALL CLUB (EFFC)

The EFFC has a vision for a multi-purpose facility that is home to a number of sports and sports related businesses at the same venue.

The club has recently purchased a State league netball club licence and proposes to build a 2 court indoor facility that can be used by multiple sports including the EFFC teams and sports such as indoor soccer, basketball, netball, volleyball and table tennis.

Sports related businesses may include commercial gym, medical and allied health professionals and wellness and health operations.

The facility could provide colocated opportunities with shared facilities for the wider community and possibly include the EF Bowls and Croquet clubs.



11 SITE OVERVIEW AND ANALYSIS

11.1 SITE OVERVIEW

The PPRNRF caters for a very wide range of formal and informal active and passive sport and recreation pursuits. As can be observed from the site plan (following), there are 4 main playing field areas currently catering for the organised activities of football (soccer), AFL football, cricket and lacrosse. Some of the playing fields have training level lighting (minimum 50 lux). There are 17 grass tennis courts, 5 hard courts without lighting and 4 lit hard courts.

There is a children's playground, parking, cricket nets and sporting club pavilions located at Wauhop Park, Henry Jeffery Oval, Preston Point Reserve and at the tennis facilities. The precinct also includes the East Fremantle Yacht Club, Sea Scout facilities and community access to the foreshore.

A Council depot storage yard and car park are located in Wauhop Park with storage sheds located at the north eastern end of the reserve.

Access to the precinct by motor vehicles is from Preston Point Road at 3 access points, leading to separate parking areas without connectivity to each other. Footpaths exist in sections throughout the park lacking total connectivity. The PPRNRF playing fields are reticulated. There are limited mature trees around the playing fields and limited sheltered options for spectators.

The majority of the precinct is within the Swan Canning Development Control Area (DCA) which can be seen on the map below, in red, and therefore any future development proposed within the DCA will require an approval from DBCA.



The current PPRNRF site can be observed on the following site plan map.

11.2 SITE PLAN



Notes

General Observations:

- Few shaded areas around precinct
- Pathway linkages are poor - no continuity
- Access to Swan River is difficult
- Limited entry points for pedestrian access from Preston Point Rd side
- Limited access to water (taps & fountains)
- No bike path along Preston Point Road in precinct, only located to east of Petra St and along Wauhop Road. Opportunity for more bike paths and infrastructure in the area

- | | | |
|--|---|--|
| <p>1 Fremantle City Football Club change rooms</p> <p>2 • Tricolore Community Centre
• Town 'HACC' services</p> <p>3 Depot parking and storage yard</p> <p>4 Emergency vehicle access road to field</p> <p>5 Slope - approx 5m elevation</p> <p>6 Old turnstiles</p> <p>7 Embankment</p> <p>8 Makeshift sand track access to car park</p> <p>9 Camp Waller (Sea Scouts) - also at Leeuwin Hall</p> | <p>10 Henry Jeffery Pavillion - earmarked for renovation
• EF Junior Football Club
• EF Junior Cricket Club</p> <p>11 Scoreboard</p> <p>12 Retaining wall - opportunity for terraced seating</p> <p>13 Hard wicket cricket nets</p> <p>14 EJ Chapman Playground</p> <p>15 Stair access to foreshore</p> <p>16 Erosion issue</p> | <p>17 Road issue - confusing giveway</p> <p>18 • EF Cricket Club
• EF Lacrosse Club</p> <p>19 IG Hancock Reserve</p> <p>20 Hard surface tennis courts</p> <p>21 Grass tennis courts</p> <p>22 EF Tennis Club & small nature playground</p> <p>23 EF Yacht Club</p> <p>24 New hard surface tennis lit courts</p> <p>25 Hitting wall</p> |
|--|---|--|

11.3 EXISTING PROVISION AND KEY USERS

For the purpose of the site analysis, the Preston Point Road North Recreation Facilities have been considered in the following breakdown of areas:

- **Wauhop Park:**
Encompassing the upper and lower sports fields and buildings to the west of Wauhop Road.
- **Henry Jeffery Oval:**
Encompassing the active playing fields, Henry Jeffery Pavilion, cricket wickets.
- **Preston Point Reserve:**
Encompassing EJ Chapman playground, cricket/lacrosse playing field, pavilion, car parking and IG Handcock Park
- **Tennis**
Encompassing tennis hard courts, grass courts, tennis pavilion and parking.
- **Foreshore:**
Encompassing East Fremantle Yacht Club, Camp Waller, foreshore access

Courts:

The following facilities and key users exist within the master plan study area:

FACILITIES	WINTER SEASON		SUMMER SEASON	
	CLUB/KEY STAKEHOLDERS	TENANCY ARRANGEMENT	CLUB/KEY STAKEHOLDERS	TENANCY ARRANGEMENT
WAUHOP PARK				
WAUHOP PARK	Fremantle City Football Club	Lease	Fremantle City Football Club	Lease
FREMANTLE CITY FOOTBALL CLUB CHANGE ROOMS	Fremantle City Football Club	Lease	Fremantle City Football Club	Lease
TRICOLORE COMMUNITY CENTRE	Community	Booking	Community	Booking
TOWN OF EAST FREMANTLE HACC SERVICES	TOEF	Ownership	TOEF	Ownership

FACILITIES	WINTER SEASON		SUMMER SEASON	
	CLUB/KEY STAKEHOLDERS	TENANCY ARRANGEMENT	CLUB/KEY STAKEHOLDERS	TENANCY ARRANGEMENT
HENRY JEFFERY OVAL				
HENRY JEFFERY OVAL	East Fremantle Junior Football Club – Junior AFL	Seasonal Booking	East Fremantle Junior Cricket Club - Junior Cricket	Seasonal Booking
HENRY JEFFERY PAVILION	East Fremantle Junior Football Club – Junior AFL	Seasonal Lease	East Fremantle Junior Cricket Club - Junior Cricket	Seasonal Lease
CRICKET WICKET	Community	Booking	East Fremantle Cricket Club	Booking
PRESTON POINT RESERVE				
EJ CHAPMAN PLAYGROUND	Community	N/A	Community	N/A
PRESTON POINT RESERVE	East Fremantle Lacrosse Club	Seasonal Booking	East Fremantle Cricket Club	Seasonal Booking
PRESTON POINT RESERVE CLUB ROOM	East Fremantle Lacrosse Club	Seasonal Lease	East Fremantle Cricket Club	Seasonal Lease
IG HANDCOCK RESERVE	Community		Community	
TENNIS COURTS				
EAST FREMANTLE TENNIS COURTS	East Fremantle Tennis Club	Lease	East Fremantle Tennis Club	Lease
EAST FREMANTLE TENNIS CLUB ROOM	East Fremantle Tennis Club	Lease	East Fremantle Tennis Club	Lease
FORESHORE				
EAST FREMANTLE YACHT CLUB	East Fremantle Yacht Club	Commercial Lease	East Fremantle Yacht Club	Commercial Lease
CAMP WALLER	Sea scouts	Lease	Sea scouts	Lease

11.4 PLAYING FIELD UTILISATION

Based on research undertaken by the DLGSCI (formerly Department of Sport and Recreation) and Curtin University, it is estimated that the carrying capacity of rectangular pitches is 16 hours of use per week and the oval surfaces is 25 hours per week. This is an indication only and there are a number of factors that can affect the carrying capacity, including type of usage (i.e. impact of sport being played), weather conditions, conditions of the turf, drainage, reticulation and maintenance and maturity of surface as well as lighting and its positioning. Synthetic surfaces can accommodate a higher level of usage, generally up to 45 hours per week. Currently, there are no synthetic playing surfaces within the Preston Point Road North Recreation Facilities playing fields.

Winter season utilisation is the cause of most wear and tear issues and must be managed carefully to maintain the integrity of the surfaces.

11.4.1 Playing Fields Sports

The following table provides an indication of the current winter season usage of the playing fields by the key stakeholders. This information was provided directly by the key stakeholders. Whilst every endeavour was made to ensure the detail provided is accurate to identify the use, use of specific areas was not obtained for Wauhop Park (the Town's general booking information was used for this reserve).

It can be noted that all reserves are at or exceeding the generally accepted capacity levels of playing fields. This is analysed further within the Needs Analysis section of this report.

Winter Season

	Key User	Est. Max Usage	M	Tu	W	Th	Fr	Sa	Su	Total
Wauhop Park	Fremantle City Football Club (Soccer)	32	5	5	5	5	5	9	9	43
	Note - Upper & Lower fields									
	Main competition season: March-August									
Henry Jeffery Oval	East Fremantle Junior Football Club	25	2.5	5.5	4.5	7.5	2.5 *	5*	6*	33.5
Preston Point Reserve	East Fremantle Lacrosse Club	32		4	3	4	3	9	9	32
	Note - 2 Lacrosse playing fields									
	Main competition season: March-August									

* Estimated based on a standard week of fixtures.

	Ovals/Active Open Space above standard capacity use
	Ovals/Active Open Space within 3 hours of reaching capacity
	Ovals/Active Open Space that have 5 or more hours capacity




11.5 FACILITIES SUMMARY AUDIT


The facilities within the Preston Point Road North Recreation Precinct were reviewed and audited. The audits were completed using the following methods:

- Visual Inspection and general observations
- Information provided by users
- Consultant's view of functionality and fit for purpose use of the facilities




A functional rating was provided using the following criteria:




- A = Asset fully meets function service delivery
- B = Asset meets functional service delivery requirements but could be improved
- C = Asset could meet function service delivery with minor modifications (up to 20%)
- D = Asset does not meet service delivery and Significant renewal/upgrade required (20-50%)
- E = Asset does not meet function service delivery and would require over 50% renewal upgrade to make serviceable



FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
EF YACHT CLUB GPS: 32d1'53"S 115d46'45"E	<p>Membership based yacht club, commercial lease to East Fremantle Yacht Club.</p> 	
	<p>Built facilities</p> <ul style="list-style-type: none"> • Maintained and improved by yacht club with council allocating small capital contributions • Well maintained social facilities. Club member support facilities • Club has plans for future facilities development 	B
	<p>Public areas</p> <ul style="list-style-type: none"> • Road access (from Petra Street) is very steep with poor surface condition, pedestrian crossing markings faded • Footpath access from Petra Street (south side) is too narrow with overgrown vegetation restricting available path • Carpark numbers insufficient for larger events • No connecting pathway east to Bicton Baths, public foreshore access is restricted by rocks and high tides 	
	<div>  <div data-bbox="1003 1209 1205 1265"> <p>East to Bicton Baths Entrance pathway</p> </div>  </div>	

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
WAUHOP PARK LOWER GPS: 32d1'41"S 115d46'4"E	<p>The playing fields are used by Fremantle City Soccer Club for the Female Centre of Excellence program including change rooms. The community facility is utilised by the Town's HACC services and available for community hire.</p> 	
	<p>Playing field</p> <ul style="list-style-type: none"> • Overall good condition with some drainage issues in winter reported • Lighting is training level only and currently partially obstructed by trees • Coaches boxes area subjected to flooding and poor grass condition from wear • Access to playing field from change rooms is very steep 	B
	<div data-bbox="445 1050 969 1353" data-label="Image"> </div> <div data-bbox="620 1369 788 1401" data-label="Caption"> <p>Coaches Box</p> </div> <div data-bbox="1379 1050 1659 1361" data-label="Image"> </div> <div data-bbox="1391 1377 1637 1409" data-label="Caption"> <p>Trees obstructing lights</p> </div>	



FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
GPS: 32d1'41"S 115d46'4"E	<p>Built Facilities</p> <ul style="list-style-type: none"> • The community social facility is in good condition and is functional for current purpose • The change rooms and toilet block is in average condition and very small for current expectations of purpose. It is currently not entirely suitable for females (however, it is being used by females). • There is only one set of change rooms (no changerooms service upper field) • No first aid room • Referee change facilities not suitable for both sexes to use at same time • Carpark is largely non sealed, informal and ad-hoc therefore inefficient (A small sealed section of parking is located close to the pavilion) • Emergency vehicle access to ground is poor • A fenced Council depot and bus parking area is in an untidy state • The Wauhop Park buildings were subject to a separate detailed building assessment – see Appendix 5 for detail) <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Emergency vehicle access path</p> </div> <div style="text-align: center;">  <p>Changeroom & outdoor area</p> </div> </div>	C


FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
WAUHOP PARK UPPER GPS: 32d1'44"S 115d46'4"E	<p>The upper playing fields are used primarily for junior soccer</p> <div data-bbox="421 359 1021 630">  </div> <p style="text-align: center;">Wauhop Park upper field</p> <div data-bbox="1263 359 1805 630">  </div> <p style="text-align: center;">Stair access from Lower to upper fields</p>	
	<p>Playing field</p> <ul style="list-style-type: none"> • Playing surface is in good condition • Lighting at training level only 	B
	<p>Built Facilities</p> <ul style="list-style-type: none"> • Carpark is unsealed and informal, surface is uneven and unlit, entry to carpark area is unclear <div data-bbox="394 938 994 1246">  </div> <p style="text-align: center;">Informal car park</p>	C




FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
HENRY JEFFERY OVAL	<p>AFL oval (not full senior sized) utilised by EFJFC, EFJCC and EFCC for football and cricket, lacrosse also utilises for pre-season training also.</p> 	C
GPS: 32d 1'47"S 115d 46'5"E	<p>Henry Jeffery Playing Field</p> <ul style="list-style-type: none"> • Playing field is uneven and has areas of poor grass coverage • Lighting is training level only • Cricket nets are not connected to power and landscaping at rear of nets is poor • North western surrounds are sandy and unevenly vegetated <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div data-bbox="421 1046 1019 1316">  <p data-bbox="546 1334 893 1358">Spectator seating on embankment</p> </div> <div data-bbox="1209 1042 1852 1316">  <p data-bbox="1422 1337 1644 1361">Cricket nets & storage</p> </div> </div>	B

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
GPS: 32d1'47"S 115d46'5"E	<p>Henry Jeffery Built Facilities</p> <ul style="list-style-type: none"> • Pavilion is planned for renovations including improved spectator and kiosk areas and making suitable for female changerooms • There is no public toilet facility • Carpark at pavilion is very small (12 bays) • There is no path from carpark to pavilion • Retaining wall is very close to oval perimeter which results in narrow playing field <div data-bbox="347 518 891 810">  </div> <p data-bbox="913 655 1077 679">Pavilion building</p>	B
FREMANTLE SEA SCOUTS	<p>Leased to Scouts WA inclusive of 6 moorings and building structure with jetty facilities (lease renewal currently under negotiation). Parking is located west of the building on Jerrat Drive</p> <div data-bbox="837 933 1451 1311">  </div>	




FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
GPS: 32d1'42"S 115d46'40"E	<p>Fremantle Sea Scouts Built Facilities and activity area</p> <ul style="list-style-type: none"> • Current building in poor condition • Requires separate toilet facility for disabled and for separation of leaders to children • Septic tank on west side requires attention /repair • Stair access from road to pavilion requires remediation • Sea wall has indication signs of collapsing at lower water levels • Road access way is single vehicle width and overgrown vegetation requires attention • No security lighting present at access road or building • Jetty requires upgrade • Poor drainage at rear of building • Access to building roof requires preventative measures (reduce vandalism and roof damage) • Disused Launch area (outside of lease area in extremely poor condition) <p>The Sea Scout built facilities were subject to a separate detailed building assessment (See Appendix 5)</p> <div data-bbox="468 794 972 1075" data-label="Image"> </div> <p data-bbox="622 1082 817 1106">Clubhouse building</p> <div data-bbox="1299 799 1765 1072" data-label="Image"> </div> <p data-bbox="1400 1077 1664 1101">Entrance / single driveway</p> <div data-bbox="481 1107 958 1394" data-label="Image"> </div> <p data-bbox="586 1399 853 1423">Access stairs & toilet block</p> <div data-bbox="1299 1107 1765 1394" data-label="Image"> </div> <p data-bbox="1420 1399 1646 1423">Disused launch facility</p>	D/E

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
E.I CHAPMAN RESERVE GPS: 32d1'45"S 115d46'16"E	<p>The area consists of a recently fenced playground and a car park located on a general sloped area which is used predominately by dog walkers and informal recreation activities.</p> 	
	<p>E.I Chapman Reserve playground</p> <ul style="list-style-type: none"> • Playground is in very good condition • Seating, shading and planting add to amenity of area for users • The area lacks water fountain for users 	A



FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
E.I Chapman Reserve Activity Area	<ul style="list-style-type: none"> • Good grass coverage for purpose • Requests for fencing for dog exercise area have been received 	A
Preston Point Reserve	<p>The pavilion and playing fields are leased to East Fremantle Cricket Club and East Fremantle Lacrosse Club.</p> 	

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
Preston Point Reserve playing fields GPS: 32d1'48"S 115d46'17"E	<ul style="list-style-type: none"> • The playing fields are uneven and have areas of poor drainage and inconsistent grass coverage • The size of the current playing field area prevents two senior full-sized lacrosse fields from being utilised • The proximity of the fields to Jerrat Drive pathway presents a safety risk for pedestrians on sports match days • The area only provides for 55 metre cricket boundaries with insufficient runoff from boundary line • Grassed area between playing field and pavilion is in poor condition (reticulation issues) • South east corner of playing fields has a disused water tank behind cricket nets • Cricket nets angle towards pavilion social areas presenting danger and damage risk <div data-bbox="353 555 766 927">  <p data-bbox="376 946 743 970">Boundary line proximity to pathway</p> </div> <div data-bbox="808 555 1328 842">  </div> <div data-bbox="1391 555 1912 847">  <p data-bbox="1442 866 1861 890">Disused water tank & poorly grassed area</p> </div>	C



FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
Preston Point Reserve Built Facilities	<ul style="list-style-type: none"> The pavilion has recently been renovated and refurbished and provides very good standard change rooms and social area suitable for functions of up to 110 people Two recently refurbished carpark areas provide adequate parking for club activities in summer months, except on yacht club event days. Parking is inadequate on football and soccer match days when played concurrently. <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Pavilion proximity to playing field</p> </div> <div style="text-align: center;">  <p>Function area</p> </div> </div>	A
I.G. Hancock Park	<p>An informal park area with curved pathway from carpark and informal seating benches</p> <ul style="list-style-type: none"> Grassed area is not reticulated and poorly landscaped and with limited shade at seated rest spots <div style="text-align: center;">  </div>	B

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
East Fremantle Tennis Club	<p>A tennis club facility with 9 hard court (4 lit) and 17 grass court facility with pavilion and social building leased to East Fremantle Tennis Club. The club is planning for facility redevelopment.</p> 	B
East Fremantle Tennis Club Built Facilities GPS: 32d1'48"S 115d46'30"E	<ul style="list-style-type: none"> • Social and changeroom facility is aging and in poor to average condition (subject to a separate detailed building assessment, see Appendix 5 for detail) • Functionality of building is poor to average • Building location provides excellent views of Swan River • Carpark is adequate for current tennis activities (but limited on yacht club activity days) • Playground is in average condition but is well shaded <div style="display: flex; justify-content: space-around; align-items: flex-end;"> <div style="text-align: center;">  <p>Tennis club building</p> </div> <div style="text-align: center;">  <p>Playground</p> </div> </div>	C

FACILITY GPS Marker	CONDITION DESCRIPTION/ ISSUES	FUNCTIONAL RATING
East Fremantle Tennis Club Playing Areas	<ul style="list-style-type: none"> Grass courts are well regarded and in good condition, but require re-levelling, (3 courts are not being utilised at present) Eastern 4 hard courts were recently resurfaced and lit, in very good condition Western hard courts are currently not lit however conduits for wiring and flood light pole footings are in place Pathway on Jerrat Drive is uneven, poor condition and gradients are not suitable for disabled access Landscaping along Preston Point Road is poor and some fencing requires upgrading <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  <p>Resurfaced lit hard courts</p> </div> <div style="text-align: center;">  <p>Pathways in poor repair</p> </div> </div>	B

11.6 SPECIFIC BUILDING ASSESSMENTS

Further to the general site audit, an assessment of the following buildings was undertaken:

- East Fremantle Tennis Club Pavilion
- East Fremantle Tricolore Soccer Club changerooms and pavilion
- Leeuwin Sea Scout shed

The scope of works was to:

- Review the buildings and identify essential maintenance works that would need to be completed to meet current code requirements for accessibility, and validate these works against existing works identified in the Town of East Fremantle capital works program; and,
- Provide a broad assessment of refurbishment versus rebuild economics.

The assessment by Icon Cockram (Building company) were based on a visual inspection only and the report can be viewed as Appendix 5. The report highlighted refurbishment works for each of the buildings and provided a cost estimate for works as well as a rebuild cost;

East Fremantle Tennis Club

Trade	Budget
Bitumen	\$ 3,334
Metalwork	\$ 4,818
Roofing	\$ 1,500
Ceiling	\$ 1,400
Painting	\$ 32,142
Brickwork	\$ 7,376
Door Hardware	\$ 1,250
Glazing	\$ 953
Tiling	\$ 3,270
Vinyl	\$ 3,251
Shelving	\$ 500
Plumbing	\$ 1,500
Electrical	\$ 5,000
Haz Mat Report	\$ 2,000
Miscellaneous	\$ 13,195
Total	\$ 81,489

East Fremantle Tricolore Soccer Club

Trade	Budget
Roofing	\$ 16,506
Ceiling	\$ 7,750
Painting	\$ 15,947
Masonry	\$ 14,100
Door Hardware	\$ 1,750
Glazing	\$ 648
Signage	\$ 500
Electrical	\$ 3,000
Miscellaneous	\$ 1,500
Total	\$ 61,701

Leeuwin Sea Scouts

Trade	Budget
External Works - General	\$ 8,400
External Stairs	\$ 30,000
Sea Wall Repairs	\$ 50,000
Metalwork	\$ 10,000
Ceiling	\$ 20,259
Painting	\$ 19,965
Door Hardware	\$ 1,000
Plumbing	\$ 5,920
Electrical	\$ 10,000
Haz Mat Report	\$ 2,000
Fire Extinguishers	\$ 600
Upgrade Entire Toilet Facilities	\$ 42,253
Add Disabled Toilet Facility	\$ 21,127
Total	\$ 221,524

Rebuild costs for each facility was listed as follows; EFTC - \$ \$1,341,106, FCFC (EF Tricolore Soccer Club) - \$1,649,800, Leeuwin Sea Scouts shed - \$548,960.

The rebuild versus refurbish assessment indicates that refurbishment is more economically viable on a pure rebuild basis. This does not take into account contemporary functionality for purpose design.

12 DEMAND ANALYSIS

A demand analysis was undertaken to develop options that could be considered within the master plan.

- 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.

For the purpose of analysis, the PPRNRF was broken into 5 precincts; 1 Wauhop Park, 2 Henry Jeffery Reserve, 3 Preston Point Reserve, 4 East Fremantle Tennis Club and 5 Foreshore. Following the precinct analysis are elements that are common to the entire study area.



12.1 WAUHOP PARK PRECINCT

Background	Recommendation	Item on Master Plan Concept														
<p>Renovate Pavilion</p> <p>The Fremantle City Soccer Club (FCSC) is operating its Women’s Centre of Excellence program and teams from Wauhop Park. The existing change pavilion is aging and is not female friendly in its current state. The building assessment indicated a number of required maintenance works (See Appendix 5) which appear worthwhile refurbishing and adding new sections to existing in order to achieve better functionality. This would allow the facilities to be used well into the future. The following details the suggested improvements required and the approximate space for each component (based on standards for community level soccer).</p>	<p><i>Undertake planning and business case for the refurbishment and additions to the Wauhop Park changerooms building.</i></p>	<p>1</p>														
<table><tr><th>Item</th><th>Space Required</th></tr><tr><td>2 x Change Rooms (30m² each)</td><td>60m²</td></tr><tr><td>Toilets/Showers for change rooms (25m² each)</td><td>50m²</td></tr><tr><td>Kiosk (25m²) – Minimal food prep. Predominantly sale of pre-packaged products</td><td>25m²</td></tr><tr><td>Public Toilets: Male (25m²), Female (25m²) and accessible toilet facility (7m²)</td><td>57m²</td></tr><tr><td>Refurb of existing change room to accommodate first aid and umpires</td><td></td></tr><tr><td>TOTAL (including circulation space)</td><td>192m²</td></tr></table>	Item	Space Required	2 x Change Rooms (30m² each)	60m²	Toilets/Showers for change rooms (25m² each)	50m²	Kiosk (25m²) – Minimal food prep. Predominantly sale of pre-packaged products	25m²	Public Toilets: Male (25m²), Female (25m²) and accessible toilet facility (7m²)	57m²	Refurb of existing change room to accommodate first aid and umpires		TOTAL (including circulation space)	192m²		
Item	Space Required															
2 x Change Rooms (30m² each)	60m²															
Toilets/Showers for change rooms (25m² each)	50m²															
Kiosk (25m²) – Minimal food prep. Predominantly sale of pre-packaged products	25m²															
Public Toilets: Male (25m²), Female (25m²) and accessible toilet facility (7m²)	57m²															
Refurb of existing change room to accommodate first aid and umpires																
TOTAL (including circulation space)	192m²															


Background	Recommendation	Item on Master Plan Concept														
<p>Long Term: New pavilion</p> <p>To support the long term needs of Fremantle City Soccer Club (FCSC) and the provision of change rooms for both lower and upper reserves. It would replace the existing Wauhop Park pavilion once it had reached the end of its usable / functional lifespan or a business case could be made by the club to progress the facility.</p> <p>The following details the facility needs identified for such a facility at this point in time.</p> <table><tr><th>Item</th><th>Area Required</th></tr><tr><td>Public Toilets: Male (25m²), Female (25m²) and accessible toilet facility (7m²)</td><td>57m²</td></tr><tr><td>4 x Change Rooms (30m² each)</td><td>120m²</td></tr><tr><td>4 x Showers/toilets for change rooms (25m² each)</td><td>100m²</td></tr><tr><td>Kiosk (35m²) – Minimal food prep. Predominantly sale of pre-packaged products</td><td>35m²</td></tr><tr><td>** Second storey – Social area and spectator viewing</td><td>110m²</td></tr><tr><td>TOTAL (including circulation space)</td><td>322m²</td></tr></table>	Item	Area Required	Public Toilets: Male (25m ²), Female (25m ²) and accessible toilet facility (7m ²)	57m ²	4 x Change Rooms (30m ² each)	120m ²	4 x Showers/toilets for change rooms (25m ² each)	100m ²	Kiosk (35m ²) – Minimal food prep. Predominantly sale of pre-packaged products	35m ²	** Second storey – Social area and spectator viewing	110m ²	TOTAL (including circulation space)	322m²	<p><i>Investigate the needs and feasibility of a new pavilion located between the Wauhop Park upper and lower playing fields, with key soccer facilities design and scale to be guided by Football West Facility Guidelines suitable for the level of competition.</i></p>	2
Item	Area Required															
Public Toilets: Male (25m ²), Female (25m ²) and accessible toilet facility (7m ²)	57m ²															
4 x Change Rooms (30m ² each)	120m ²															
4 x Showers/toilets for change rooms (25m ² each)	100m ²															
Kiosk (35m ²) – Minimal food prep. Predominantly sale of pre-packaged products	35m ²															
** Second storey – Social area and spectator viewing	110m ²															
TOTAL (including circulation space)	322m²															
<p>Coaches Shelter</p> <p>The Coaches shelter ground area is in poor condition as many people utilise the facility in a small area. It suffers from compaction and grass does not repair easily in this location. New hardstand will provide an improved ongoing maintenance solution and an improved facility for participants.</p>	<p><i>Repair coaches shelter area by adding new concrete hard stand.</i></p>	23														
<p>Lighting improvements</p> <p>Currently lights are reported as being dull in areas and some towers are partially blocked by trees which are casting shadows on the grounds.</p> <p>The club is aspiring to play night fixtures at this location. In order to do so upgrading to 100 lux level lighting is required. The club would need to present a business case to undertake this improvement – (lighting for all reserves is dealt with in Lighting section of report).</p>	<p><i>Regular tree pruning around lights should be implemented. Lux level testing of existing lights should be undertaken to ensure full 50 lux level is being attained.</i></p>	18														

Background	Recommendation	Item on Master Plan Concept
<p>East Fremantle Lions Club storage</p> <p>The EF Lions Club have enquired regarding a storage area the size of a single car garage to support their monthly markets at Norm McKenzie Reserve.</p> <p>As there is no suitable development planned at Wauhop Park (the closest section of the PPRNRF's to the market location) it is not feasible to provide such a facility at this location.</p>	<p><i>Investigation of suitable storage space with operators of existing facilities in close proximity to Norm McKenzie Reserve.</i></p>	




12.2 HENRY JEFFEREY RESERVE PRECINCT

Background	Recommendation	Item on Master Plan Concept												
<p>Henry Jefferey Pavilion</p> <p>The refurbishment of elements of the pavilion is currently being undertaken. Further facility development is supported to enable the reserve users to be supported by changeroom facilities (umpires/ officials and females) and an accessible public toilet for the reserve.</p> <p>The needs of cricket and junior football will be met by meeting design standards for AFL community level facility use. (see table below). Any proposed development should revisit the standards at the time and investigate other potential complementary users (such as Netball which has been mentioned as a potential shared user group of this pavilion).</p> <table><tr><th>Item</th><th>Space Required</th></tr><tr><td>Public UAT Toilets: accessible toilet facility (5m²)</td><td>5m²</td></tr><tr><td>Umpires Room – Change</td><td>20m²</td></tr><tr><td>2 x Change Rooms (45m² each)</td><td>90m²</td></tr><tr><td>2 x Showers/toilets for change rooms (25m² each)</td><td>50m²</td></tr><tr><td>TOTAL (including circulation space)</td><td>165m²</td></tr></table> <p>Additional storage is required by the user groups and should be investigated further for a best fit solution, either incorporated into the facility redevelopment or a separate facility (suggested by the clubs to be embedded into the embankment area to the east of the changerooms to minimise visual impact).</p> <p>Spectator terracing has been proposed for the embankment to the east of the changerooms. This would enable this non vegetated area to improve its aesthetic value whilst providing useful spectator amenity for the reserve. Possible terracing of the area should also investigate an opportunity to remove for the lowest row of the existing terraced limestone wall to allow a safer and extended playing field area. The current playing field is narrow as compared to AFL standards.</p>	Item	Space Required	Public UAT Toilets: accessible toilet facility (5m²)	5m²	Umpires Room – Change	20m²	2 x Change Rooms (45m² each)	90m²	2 x Showers/toilets for change rooms (25m² each)	50m²	TOTAL (including circulation space)	165m²	<p><i>Renovate Henry Jeffery pavilion to provide suitable facilities to cater for user groups of the reserve. A feasibility study for proposed facilities including existing and potential user groups should be undertaken as part of a supporting business plan for development.</i></p> <p><i>Investigate the implementation of terraced spectator area and removal of the lowest level of existing terraced limestone wall to improve spectator amenity and player safety.</i></p>	<p>3</p> <p>5</p>
Item	Space Required													
Public UAT Toilets: accessible toilet facility (5m²)	5m²													
Umpires Room – Change	20m²													
2 x Change Rooms (45m² each)	90m²													
2 x Showers/toilets for change rooms (25m² each)	50m²													
TOTAL (including circulation space)	165m²													

Background	Recommendation	Item on Master Plan Concept
<p>Henry Jeffrey Playing Field</p> <p>The Henry Jefferey Reserve playing field is an uneven playing surface with a number of areas at varying levels across the field of play. This is proposed to be rectified with the Town's planned works program. (It is noted that any works will require consultation with the clubs to enable alternative fixturing of games and training if necessary, to be affected prior).</p>	<p><i>Undertake remedial works to level the playing field surface.</i></p>	<p>4</p>
<p>Fencing - behind goals</p> <p>Many balls leave the reserve area and land on Wauhop Road directly behind the goals approximately 20m away. This is a danger for both drivers and children who chase the balls onto the road. A fence structure behind the goals would prevent many of these balls entering the road area). Melville Reserve (see below) has a suitable chain mesh fence that serves this purpose well, approximate dimensions are 5m high x 25m wide.</p> 	<p><i>Provide suitable fencing barrier to minimise balls leaving the reserve and entering Wauhop Road</i></p>	<p>20</p>
<p>Trail pathway to northern car park</p> <p>An informal trail has been worn into the embankment at the northern end of Henry Jefferey Reserve leading to Jerrat Drive car park. The area is experiencing erosion with sand spilling onto the pathway along Jerrat Drive. This pathway will further erode without attention and the sand presents a slipping hazard for users of the pathway.</p>	<p><i>Formalise the existing sandy pathway from HJR to Jerrat Drive pathway</i></p>	<p>7</p>
<p>Power to cricket nets</p> <p>The EFJCC has planned for power at the cricket nets since establishing them. This will allow the use of bowling machines for training purposes.</p>	<p><i>Supply power to the cricket nets at HJR</i></p>	
<p>Relocate Scoreboard</p> <p>The EFJFC wish to relocate the scoreboard to a more user friendly location. The new location requires the Town's prior approval and consideration should include minimal or no visual impact for nearby residents).</p>	<p><i>The EFJFC can erect scoreboard in a preferred location once approved by the Town of East Fremantle.</i></p>	<p>3</p>

12.3 PRESTON POINT RESERVE PRECINCT

Background	Recommendation	Item on Master Plan Concept
<p>Expansion of playing field surface</p> <p>Within this report it is proposed that Jerrat Drive is closed to vehicle traffic from east of the existing car park servicing the playground area to the current triangle median strip at the northern end of the Preston Point sporting pavilion (subject to further investigation).</p> <p>The potential road closure would allow an expansion of the Preston Point Reserve playing field, to enable 2 larger playing field configurations for senior Lacrosse to be played. Senior sized Lacrosse fields are recommended 110 x 60m for national standards with flexibility for state league level and community levels to be reduced. The club would ideally have an eastern field of close to 100m x 60m and the western field approaching 90m x 50m which may be attainable with the extension to playing field, significantly improving the field of play dimensions.</p> <p>The current cricket field boundary is limited to 55m and is positioned hard up against pine bollards. Senior cricket fields ideally have boundaries of 64m. A playing field extension would allow an increased boundary length and a safer run off area before bollards etc. The current short boundaries limited by pine bollards at the northern end present a safety issue for players as well as walkers who are extremely close to the boundary edge when using the footpath at that point (see below).</p> <div data-bbox="176 855 584 1056" data-label="Image"> </div> <div data-bbox="624 855 1028 1056" data-label="Image"> </div> <p>The playing field area could be extended by approximately 5 or more metres to the western boundary direction plus up to 10 metres across Jerrat Drive to the northern end of the reserve. This would require some raising of the north western area slope (with likely retaining required near the current car park) and new turf over the current Jerrat Drive roadway.</p>	<p><i>Investigate the extension of the playing field to the west and across Jerrat drive.</i></p>	<p>26</p>

Background	Recommendation	Item on Master Plan Concept
<p>The playing surface is quite uneven and appears to have some areas significantly lower than others across the entire surface area. This is proposed to be rectified with the Towns planned works program. (It should be noted that any works will require prior consultation with the clubs to enable alternative fixturing of games and training.</p> <p>These remedial works present an opportunity to undertake the playing field extension at the same time minimising disruption for users and likely presenting some economies via combining the works.</p> <p>General grounds maintenance was highlighted within the Technical Level of Service Development report prepared by Core Business Australia December 2018. The Town Administration continues to liaise with affected clubs in order to meet their expectations.</p>	<p><i>Undertake remedial works to level the playing fields.</i></p>	<p>11</p>
<p>Boundary netting</p> <p>The existing netting system the lacrosse club utilises is very labour intensive and will soon require upgrading. This netting provides safety for pedestrians, motorists and spectators. Provision of improved netting system – sleeves and winches allowing quick erection / pack-away has been implemented at other Lacrosse playing fields as can be seen with a recent picture of Rosalie Park in Subiaco. This system cost approximately \$10,000 and the City of Subiaco installed. It reportedly takes one person 15 minutes to install (as opposed to a team of 4 over 30 minutes at EF), EFLC advise that Bayswater Lacrosse Club have a very good system that the City of Bayswater installed (Haliday Park).</p> <div data-bbox="181 925 1142 1289">  </div> <p>As the northern pathway is also very close to the boundary of the cricket field, the system could be engaged whilst cricket matches are being played. The system will also be required at the southern end of the reserve where balls can “ramp” up the embankment and onto Preston Point Road.</p>	<p><i>Investigate the improvement of new netting system that can be used for Lacrosse and cricket as required.</i></p>	<p>26</p>

Background	Recommendation	Item on Master Plan Concept
<p>Water fountain</p> <p>There is no water fountain provision at the current playground in this reserve. The area is also heavily utilised by dog walkers and people involved in informal recreation pursuits such as walking and cycling.</p> <p>Currently users of these areas are required to go to the Preston Point Reserve pavilion to access a tap if water is required. These taps are frequently left running. A drinking water tap should have a timing mechanism and lower level bowl for animals.</p>	<p><i>Provide a suitable water fountain located at the current playground area that is suitable for humans and animals.</i></p>	<p>9</p>

Background	Recommendation	Item on Master Plan Concept
<p>Dog Exercise area</p> <p>Mixed feedback on support for a fenced dog exercise area was received within the consultation process. The Town is currently researching possible options for suitable locations for fenced dog exercise areas. The informal Dog exercisers at PPR believe that no fenced area is required with a preference for open area.</p> <p>Pros of a fenced area;</p> <ul style="list-style-type: none"> • Perceived containment of dog excrement to this area i.e. lower impact on playing fields (anecdotally however, this does not have a marked impact) • Protection of playing field users from dogs (attack/interfering with other users of area) • Provision of safety area for dogs prevent run away or danger from cars • Option for dog owners in area for safe exercise area with visual on dog possible at all times • Socialisation of dogs and owners • Older, infirm and disabled owners can exercise dogs without fear of them running away • Dogs can be trained more easily in a contained area <p>Cons of a fenced area</p> <ul style="list-style-type: none"> • Damage to grassed areas from over-use, concentration of urine in small area (often sand is used due to difficulty in maintaining grass) • Expectation off leash area will be exclusively kept to the fenced area preventing opportunity for long / fast running exercise option • Aesthetic impact of fencing in contiguous fields area • Specifications of area can be difficult to find consensus on including; size of the area to be fenced, appropriate height of fencing, should it be lit for evening use etc • Area will need shade (residents viewing impact) • Capital and ongoing maintenance costs 	<p><i>The provision of a fenced dog exercise area has mixed support. The merits of a fenced area are acknowledged; however, the overall ambience of the reserve may be better left as an open contiguous space for free play.</i></p>	

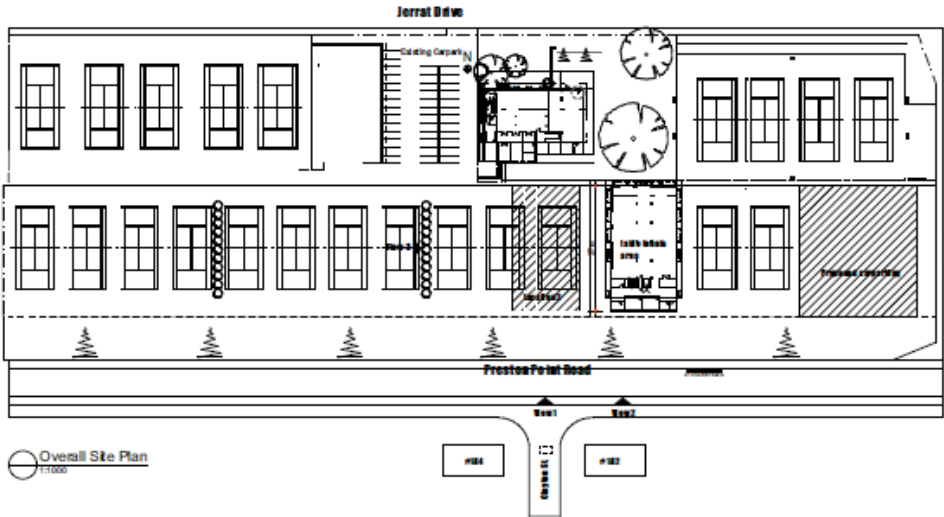
Background	Recommendation	Item on Master Plan Concept
<p>Water tank</p> <p>The large water tank located at the south eastern corner of the playing fields has not been used for over 15 years. The condition of piping and holding capacity is not known and requires investigation.</p> <p>The Bicton Water Polo Club has indicated potential for their excess water (approximately 250 kl p.a.) to be utilised by the Town of East Fremantle. If this was to eventuate, it is possible that storage facilities would be required for the effective watering of playing fields. In this event the water tank may require to be reinstated.</p>	<p><i>Investigate the potential for this water tank to be utilised by the Town for water storage. Alternatively, remove and landscape the area if not feasible.</i></p>	<p>14</p>

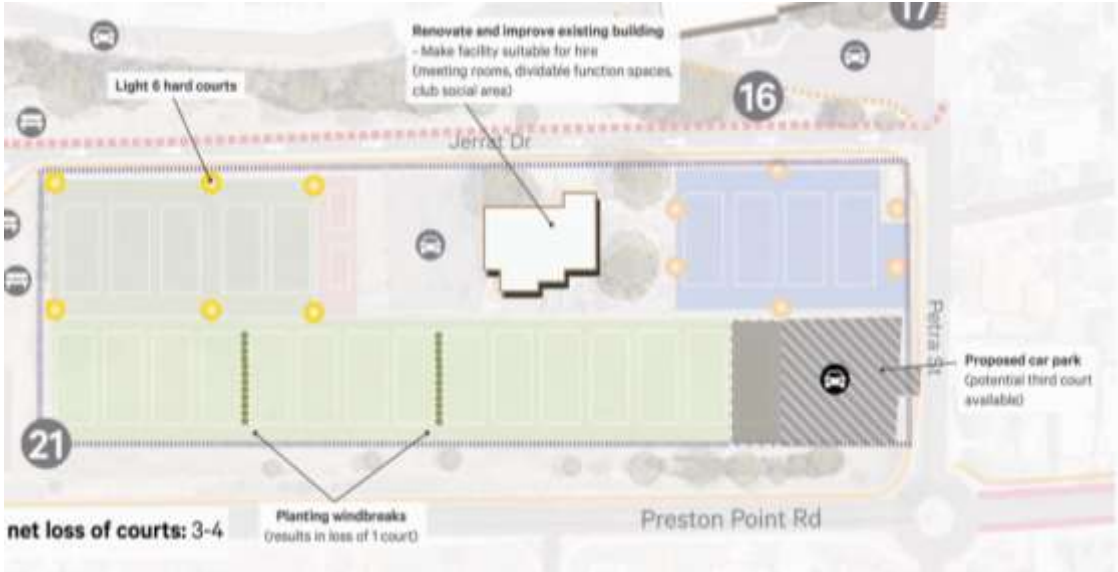
12.4 EAST FREMANTLE TENNIS CLUB PRECINCT

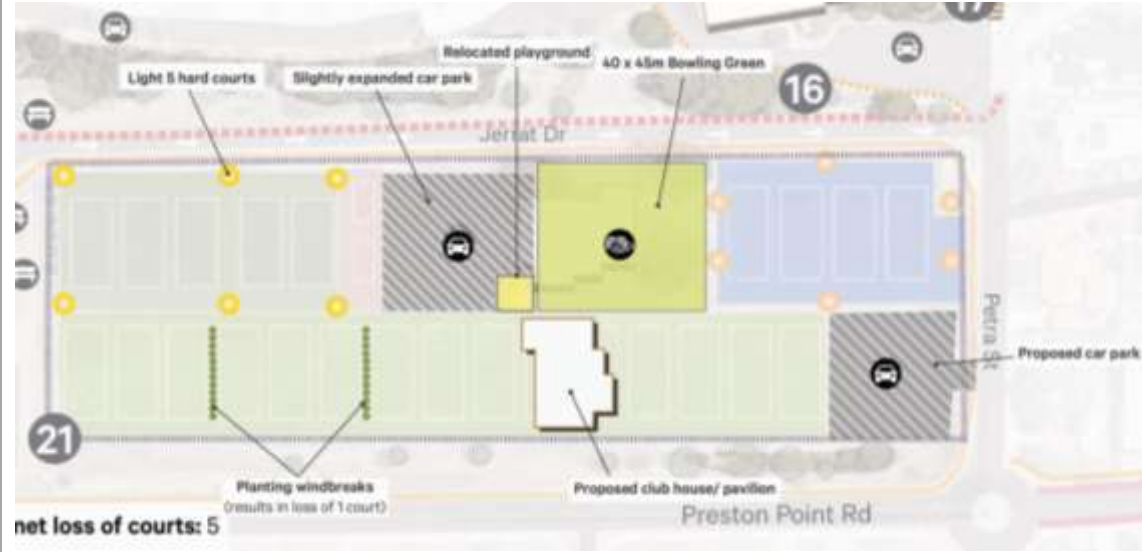
Background	Recommendation	Item on Master Plan Concept
<p>Tennis Club Site</p> <p>The EFTC has 9 hard courts (4 lit) and 17 grass tennis courts. The club has rested 3 grass courts excess to current need and in order to save on maintenance costs. Tennis West statistics indicate that the Town of East Fremantle is well catered for with tennis courts at approximately 1: 349 (people) as compared to the figure of 1:2,000 advocated by Tennis West.</p> <p>A Building Assessment was undertaken which can be seen as Appendix 5 to this report. This assessment indicated that the building was in need of a refurbishment and some areas such as the toilets would be better off completely renewed. Many of these items will be addressed within the planned stage 1 redevelopment due to begin in early 2020.</p> <p>Perimeter fencing around the club is in a poor state of repair in some sections. This should be upgraded or replaced as required.</p> <p>Car parking</p> <p>The club advises that it has adequate car bays for its activities other than yacht club event days. The precinct however, experiences excess demand for facilities when a number of events / activities are on at the same time. The Town has had discussions with the EFTC concerning utilising 2 of the excess 3 courts for the purpose of a dedicated parking area that would gain 38 extra bays.</p> <p>In the proposed club development for the EFTC a number of courts are sacrificed for buildings and improved court amenity (i.e. planted hedges for wind breaks). The use of 2 or 3 of the grass courts for parking would assist in addressing parking shortages within the overall precinct. The conversion should be landscaped to complement the tennis club and surrounding area.</p> <p>Further analysis on the number of courts required by the EFTC into the future should be undertaken.</p>	<p><i>At least 2 of the excess grass tennis courts should be made available for car parking to alleviate some demand at peak times (subject to further tennis court need analysis).</i></p>	

Background	Recommendation	Item on Master Plan Concept
<p>Tennis Club Redevelopment</p> <p>The EFTC building is currently in average to poor condition throughout and with its last renovation to sections of the building over 20 years ago is in need of a renovation. A building condition assessment was recently undertaken and can be seen in Appendix 5 of this report. The building location is in an outstanding and unique (tennis club) elevated riverside position with sweeping views.</p> <p>The club has established strategic planning to rejuvenate the club's membership and operations in order to become a sustainable leading tennis and wider community facility.</p> <p>The EFTC has entered into a Memorandum of Understanding (MOU) in October 2018 with the Fremantle Table Tennis Club (FTTC) to work towards colocating their operations at the EFTC site in new facilities. The clubs have progressed facility concept planning that indicates a new 2 storey building located on existing grass tennis courts, 1 for table tennis consisting of; separate club administration offices and storage, coaching office, a dedicated table tennis hall (min 4m ceiling height) and shared facilities including; club social activity areas & kitchen, changerooms. Planning also entails a refurbishment of the existing tennis club building to facilitate regular and casual user groups as well as hiring out of facilities for functions / training and to support the coaching and storage needs of the club.</p> <p>The club was successful in attracting a \$200,000 grant for stage 1 of its club facilities refurbishment which the Town has contributed \$100,000 and the club will be contributing \$75,000 comprising of in kind plus cash contributions and fundraising. Stage 1 refurbishment of the existing building will begin in January 2020. It will consist of works to improve aesthetics of hireable areas as well as extending and roofing over deck areas of the club alfresco area.</p> <p>The proposed upgrade requires the building to be connected to the sewer by 2022 which has an approximate cost estimate of \$200,000.</p> <p>It should be noted that some nearby residents have expressed concerns over any proposed development impacting on views and amenity that they currently enjoy.</p>		21

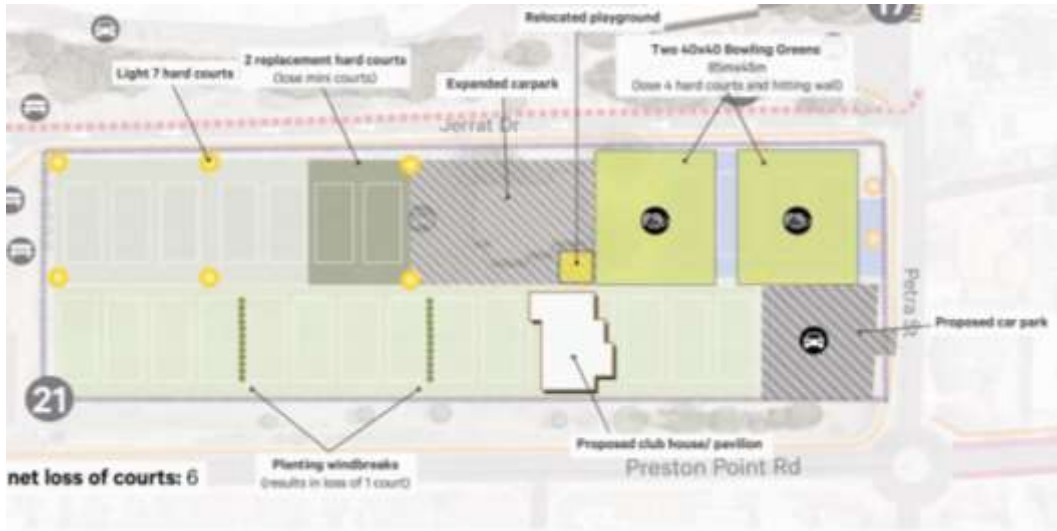
Background	Recommendation	Item on Master Plan Concept
<p>The EFTC has developed a 3 stage refurbishment / redevelopment plan for its facilities. Details of the Clubs planning can be found on their web site https://eastfreotennisclub.org.au/clubhouse-redevelopment/ .</p> <p><u>Stage 1 – Existing hall refurbishment</u> - Improvements to the hall including extension of the balcony, renovations to kitchen, and toilet facilities and general renovations to improve the visual appeal of the hall interior and exterior, including a revamped western entrance to the Tennis Club.</p> <p>Funding has been confirmed from SportAus (\$200,000) and Town of East Fremantle (\$100,000) to progress stage 1. A contribution of \$75,000 is budgeted from EFTC (In kind project management, in kind labour, and cash). The project is due to start in January 2020.</p> <p><u>Stage 2 – New dedicated Table Tennis Pavilion, with Shared Table Tennis and Tennis Clubrooms</u></p> <p>During the course of this review a number of Options for the Tennis Club facility redevelopment became apparent. (See the following section for details and assessment of these options).</p> <p><u>Stage 3 – Western Hard Court Lighting – 5 hardcourts led lighting (power supply upgrade required)</u></p> <p>The lighting of more courts is supported by the less than average lit courts to member ratios at the EFTC. Tennis West advise the WA standard is 1:30 (ie 1 court per 30 members) whilst EFTC has a ratio of 1:52. Demand for lit courts is increasing and is in line with Tennis West Strategic Facilities plan direction. EFTC had the second highest casual court hire volume in WA. (Note - Lighting of 3 extra courts at current membership numbers will result in a benchmark 1:30 ratio, whilst lighting all 5 courts will provide a ratio of 1:23).</p>	<p><i>Support the club's plans to light the western hard courts subject to appropriate planning approvals and feasibility assessment.</i></p>	<p>21</p>
<p>Stage 2 New Colocated Facility</p> <p>The following section presents and analyses 4 Options for the proposed redevelopment of the EFTC stage 2. The following assesses the pros and cons of each option with a preferred option based on balancing a best fit from all stakeholders perspectives including; residents, the Town of East Fremantle, community groups and club members.</p> <p>The preferred option for EFTC redevelopment of the existing facility to provide for the club's facility needs of tennis, coaching, storage, administration and club social whilst also providing for community utilisation for functions, meetings, community group activities to provide a localised community hub for the Town of East Fremantle and provide sustainable income generation for the maintenance and replacement of the facilities. Detailed design based on facility needs that meet this functionality should be developed as part of further investigations into the feasibility of such redevelopment.</p>	<p><i>The EFTC redevelopment of the existing facility should provide for the EFTC facility needs with suitable facilities that can enhance a sustainable localised community social hub. The preferred redevelopment option will provide these features likely for the lowest cost and the least impact on parking and congestion in the precinct.</i></p>	<p>21</p>

Background	Recommendation	Item on Master Plan Concept
OPTIONS		
<p>Option 1 Tennis / Table Tennis colocated</p> <p>This option has been developed by the EFTC and the FTTC and answers both clubs facility needs.</p>  <p>Note the preferred (eastern option) and alternative location (western option) of proposed building.</p> <p>The western option is in direct line with the street, thus lessening the potential impact on residents' views.</p>		
<p>Option Strengths</p> <ul style="list-style-type: none"> - Have an MOU in place - Working together with TT in EFTC currently - Winter option for tennis players to continue participating at facility - Sports similarities and similar cultures - Collocated clubs sharing some facilities - Complementary use of facility times – TT will activate the area in traditional non peak times - Loss of 2 courts <p>Option Weaknesses</p> <ul style="list-style-type: none"> - TT building component of approx. \$1m needed to be funded (club currently not based in the ToEF facility) - 2 buildings capital expense (existing facility repurposed for hire – Likely at large cost to ToEF) - New building location has less relationship to river aspect (than existing building) - 2 storey building height (TT minimum height request of 4m) will potentially impact some residents current views - Some impact on car bays (28 regular, more for event days) 		

Background	Recommendation	Item on Master Plan Concept
<p>Option 2</p> <p>This option is a renovation and redevelopment of the existing EFTC building.</p> <p>Features would include; all tennis club facility needs plus meeting spaces, flexible function spaces with a feature café / bar area with direct aspect to the river and views for community and club use.</p> 	<p>Option Strengths</p> <ul style="list-style-type: none"> - Lowest capital cost - No additional user group cars parking needs - Loss of 3-4 courts - Potential larger number of courts available for use as increased precinct parking - Location maximises river aspect for users <p>Option Weaknesses</p> <ul style="list-style-type: none"> - Single sports club use of facility - Less activation of the area / facilities - Renovation of older building (potential build issues) 	





Background	Recommendation	Item on Master Plan Concept
<p data-bbox="165 331 517 360">Option 3 Tennis / Bowls (1 Green)</p> <p data-bbox="165 379 1001 408">This option introduces the EFBC to the site. It features 1 large synthetic bowls green.</p> 	<p data-bbox="1350 448 1518 477">Option Strengths</p> <ul data-bbox="1350 496 1834 624" style="list-style-type: none">- Collocated sporting clubs- Shared facilities- Slightly expanded main car parking area- East Fremantle Oval site freed up <p data-bbox="1350 695 1547 724">Option Weaknesses</p> <ul data-bbox="1350 743 2078 903" style="list-style-type: none">- Adding car parking at Saturday peak – approximately 40 cars (current EFBC facility has 70 on site bays)- Tennis believes Bowls not a good fit culture wise- Loss of 5 grass courts- Location of pavilion not ideal for bowls	



Background	Recommendation	Item on Master Plan Concept
<p>Option 4 Tennis / Bowls (2 Greens)</p> <p>This option introduces the EFBC to the site. It features 2 bowls greens, 1 synthetic and 1 natural grass as per the EFBC preference.</p> 	<p>Option Strengths</p> <ul style="list-style-type: none"> - Collocated sporting clubs - Shared facilities - Slightly expanded main car parking area - Single built facility - East Fremantle Oval site freed up <p>Option Weaknesses</p> <ul style="list-style-type: none"> - Adding car parking at Saturday peak – approximately 40 cars (current EFBC facility has 70 on site bays) - Loss of 2 hardcourts - Loss of 6 courts overall - 2 bowls greens provided as per Bowls club preference (1 synthetic 1 natural grass) - High capital expense - Tennis club believes Bowls not a good fit culture wise - Location of pavilion not ideal for bowls 	

Background	Recommendation	Item on Master Plan Concept
<p>Fremantle Table Tennis Club</p> <p>The Fremantle Table Tennis Club have proven to be a very active and growing club, developing relationship with the EFTC and have established a small regular satellite program at the premises.</p> <p>The club currently operates out of the Samson Recreation Centre in a hire arrangement. They are looking for a venue that they can keep facilities set up permanently (less volunteer set up break down work, less damage to tables etc) that meets their facility dimension expectations (including approximately 650m² for 12 tables, 4m minimum ceiling height, office administration, storage and kitchen / social area and supporting change / toilet facilities.</p> <p>The club facility cost estimate for their component of facilities would be approximately \$800,000 to \$1m. The club can contribute approximately \$100,000 capital (at the current time and believe they can raise more funds if they have a realistic target), therefore would require funding for a large proportion of the expense. They are in a position that their current rental payments could be used to service a loan of a part of the capital expense.</p> <p>Whilst the collocation of the FTTC and the EFTC has many synergies and benefits it is a sizeable expense for the Town to consider funding particularly given the Table Tennis club is not based in the Town.</p> <p>The club appears well suited to an indoor sports facility that is designed to service as many of their specific needs as possible with multiple indoor sports such that indicated by the EFTC at EFO. Although it is likely that the club would need to share and set up and break down their facilities in such an arrangement, the direct cost may be less in the long term for club and Town.</p>	<p><i>Fremantle Table Tennis Club be considered in any East Fremantle Oval redevelopment that includes suitable facilities for its activities.</i></p>	

12.5 FORESHORE PRECINCT

Background	Recommendation	Item on Master Plan Concept
<p>Access Points to River Foreshore</p> <p>Currently there are 3 formal areas that provide foreshore access from the precinct;</p> <ol style="list-style-type: none"> 1. EFYC driveway 2. Stairs from Jerrat Drive located opposite E.I. Chapman Reserve 3. Fremantle Sea Scouts driveway <p>An informal access point is located alongside Military Launching Area land. This access point is difficult to traverse with bush and tree overgrowth and informal track. (See entry points below).</p> <div data-bbox="179 627 624 895">  </div> <p data-bbox="280 906 456 930">EFYC access point</p> <div data-bbox="651 627 1106 895">  </div> <p data-bbox="719 906 956 930">Jerrat Drive access point</p> <div data-bbox="179 940 624 1214">  </div> <p data-bbox="210 1225 546 1249">Fremantle Sea Scouts access point</p> <div data-bbox="651 940 1106 1214">  </div> <p data-bbox="642 1225 1068 1249">Informal access point (Military Launch area)</p> <p>As can be seen from the above images, none of these access points is inviting or well maintained. There is a great opportunity to make these areas more accessible and become a feature for the public enjoyment of the foreshore area.</p>	<p><i>Investigate improvements to foreshore access points. Improvements for consideration; signage, fencing, surfaces and landscaping.</i></p> <p><i>Any proposed developments along the foreshore or facilities that may have any impact on the foreshore area must be considerate of DBCA regulation and should involve their input at early planning stages.</i></p>	<p>6,8,12,17</p>

Access Pathways to foreshore (EFYC)

The access pathways to the foreshore are generally in a state of poor repair.

The EFYC pathway is shared between vehicles and pedestrians for the first 10 metres, then the path appears but it is too narrow and without universal access lip (see EFYC access point image on previous page). It is also very steep following the drop in levels of the road.

The EFYC believe that a fully accessible walkway from the EFTC area on Jerrat Drive could provide a suitably graded pathway that links the green areas to the foreshore and EFYC. This option appears that it would be expensive but should be considered as an option in an investigation into providing suitable access to this area.

The EFYC can be accessed by pedestrians from the Bicton Baths area, along the level pathway that runs along the outside perimeter of the Bicton Baths and ends approximately at the base of Petra street (the City of Melville and Town of East Fremantle border see image below left).



Existing pathway end point



DBCAs have recommended that a pedestrian safety signage plan be developed through the East Fremantle Yacht Club area to enhance pedestrian access along the foreshore area. (see above image right)

Petra Street Staircase

An opportunity is available to develop a stairway access point to the foreshore area to the east of EFYC building. This option has been raised in feedback by the Town staff and DBCA which supports the concept.

The northern most point of Petra street terminates at a turning point for the EFYC and could provide suitable access to a stair case that provides access to the foreshore area, links the existing pathway from Bicton Baths to the east as well as providing a potential lookout point over the Swan River and provide an outdoor exercise activity staircase. Similar developments have recently been undertaken at Manning Park (see photo above right). DBCA is supportive of such a development to increase pedestrian access to the foreshore area and to link pathways.

Investigate options for a safe pedestrian access path to the EFYC / foreshore area from Jerrat Drive entrance.

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Extend the pathway from Bicton Baths to the EFYC to provide accessible extension to the existing trail.

Develop a pedestrian safety signage plan for the EFYC area.





Investigate provision of a substantial staircase located at the base of Petra street to provide access to the foreshore.

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Background	Recommendation	Item on Master Plan Concept
<p>Access pathways to foreshore (continued - Jerrat Drive)</p> <p>The Jerrat Drive existing foreshore access is in very poor condition. See photos indicating no signage, poor handrails, large drop at base of stairs (without rail support) and overgrown vegetation.</p>  <p>These stairs could be upgraded and provide a desirable access point and viewing area. As the entrance point on Jerrat drive is extremely close to the roadway, it would require a landing / entrance area to provide a safe waiting area for people movements in either direction. The area also requires vegetation maintenance works.</p>	<p><i>Upgrade the existing Jerrat street staircase to provide safe and aesthetically pleasing access to the foreshore and lookout point.</i></p>	<p>12</p>
<p>Access Pathways to foreshore (continued – Fremantle Sea Scouts)</p> <p>The Fremantle Sea Scouts foreshore access area is in poor condition. See photos below, indicating overgrown vegetation, no separate pedestrian pathway, no lighting, pathway and stairs in poor condition and lack of signage to indicate the area is publicly accessible. The access road is also single lane with no turning / drop off point for water craft.</p> 	<p><i>Upgrade access stairs from roadway, provide additional public signage. Investigate the possibility of provision of a dedicated pedestrian pathway from Jerrat Drive to foreshore.</i></p>	<p>8</p>

Background	Recommendation	Item on Master Plan Concept
<p>Access Pathways to foreshore (continued – informal Military Launch area)</p> <p>The informal access pathway at the Military Launch area appears it has developed over time through continued use. Dog walkers primarily were observed utilising the pathway trail to access the foreshore and generally continued along the foreshore and exited at either Jerrat street staircase or EFYC (dependant on the tide). As can be seen from the photos below, the trail is very rough after the initial entry point off Jerrat Drive, with rocks, sand with sparse vegetation.</p> <div data-bbox="264 509 723 882" data-label="Image"> </div> <div data-bbox="754 509 1193 882" data-label="Image"> </div>	<p><i>Investigate upgrade options to establish graded levels towards the foreshore, removal of large rocks and upgrade vegetation to prevent further erosion in the area.</i></p>	<p>6</p>
<p>Access Pathways to foreshore (continued – Informal track north of PPR)</p> <p>An informal track exists that leads from Jerrat Drive (no access point from fence) to the foreshore. DBCA have indicated that this track would be best formalised to minimise further erosion in this area.</p>	<p><i>Formalise this informal track. Investigate the most appropriate materials and construction type for this track.</i></p>	<p>27</p>

Background	Recommendation	Item on Master Plan Concept
<p>Foreshore access erosion / maintenance</p> <p>Considerable erosion can be observed along the lower cliff area of the foreshore in the PPRNRF area. This is of concern to DBCA who wish to protect the area from further degradation.</p> <p>They noted; “the limestone cliff adjacent to Jerrat Drive is experiencing issues with erosion/undercutting particularly in the lower embankment sections, with a high presence of exotic weeds”</p> <p>Access to the foreshore edge area is difficult to traverse due to overgrown bush and trees (see images below).</p> 	<p><i>Weed control and revegetation works along limestone cliff face and regular maintenance trimming of overhanging vegetation along the foreshore should be undertaken.</i></p>	
<p>Dipping Pond</p> <p>The current stair case at Jerrat Drive is in poor condition and at high tides is underwater. Access to the foreshore area is affected by the tides and the informal movement across the area is contributing to vegetation degradation and erosion.</p> <p>A dipping pond can provide access to experience an area and reduce further negative impact on vegetation and the limestone cliffs. As can be seen from the image below, the structure provides access to the water without the need to walk on the foreshore area. This would reduce the amount of pedestrian traffic the area received directly whilst enhancing the user experience for many people. A similar style of dipping pond as depicted below has recently been installed at the Kent Street Weir.</p> 	<p><i>Provide a dipping pond at the base of the existing Jerrat Drive staircase foreshore area.</i></p>	12

Background	Recommendation	Item on Master Plan Concept
<p>1st Fremantle Sea Scouts</p> <p>The 1st Fremantle Sea Scouts (FSS) building facilitates activities for the older scouts in waters more challenging than the nearby 1st Leeuwin Sea Scouts facility. All facilities are in average to poor condition with a number of remedial works identified in the Building Assessment report (see appendix 5).</p> <p>A general refurbishment of the facility that meets intended purpose is required in the mid to long term. Some items will require attention earlier to ensure safety for users and public is not compromised. This includes a UAT facility – the provision of a UAT will also provide the facility with a third toilet which is required for Scout activities - separate toilet for children to utilise separately to leaders.</p> <p>Any substantial works to the buildings is likely to trigger the need for septic tanks to be replaced with deep sewage also (if the proposed Tennis club building works are used as a guide to such requirements). Estimates for these works will be required at the time of proposed remedial works.</p> <p>The sea wall (see image below left) is experiencing a high degree of erosion of the lower levels and requires assessment and remedial works. The jetty also is in need of repair and investigation in to the need and subsequent repairs to boat launch area are required. (Stairs and access roadway have been addressed in Access to foreshore pathways section).</p> <div data-bbox="248 823 654 1058" data-label="Image"> </div> <div data-bbox="710 823 1196 1058" data-label="Image"> </div>	<p><i>Conduct a facility needs assessment for the 1st Fremantle Sea Scouts facility to determine a refurbishment works program.</i></p>	<p>8</p>

Background	Recommendation	Item on Master Plan Concept
<p>East Fremantle Yacht Club</p> <p>The EFYC have a Facility Development Vision for the club. It features a staged approach to building and facility improvements for the benefit of their members and areas that will also benefit the general community. The vision assumes that the Town of East Fremantle is supportive of the clubs direction and assists with issues of parking and access.</p> <p>There is a need for a pedestrian access pathway alongside the EFYC entry road that provides safe separation from vehicles. The potential reconfiguration of current parking in the median strip of the access road may allow adequate room from a suitable pathway on the southern side (see pathways section for further detail).</p> <p>The current roadway access is very steep and makes the drop off point to the EFYC entry limited and challenging for disabled, aged and infirm people. Investigations into a suitable option to improve this area should be undertaken including the club's proposal for an elevated walkway from Jerrat Drive. A feasibility study would consider engineering and financial costs to achieve a suitable accessible outcome.</p> <p>The EFYC staged development plan is notionally an approximate 8 year time period and includes; balcony extensions, second level building additions, walkway improvements in all directions, firewater provision, new pens and previously mentioned parking improvements and drop off access and the elevated walkway ("skywalk" from Jerrat Drive to EFYC to, combat steep level changes).</p>	<p><i>The Town of East Fremantle support the EFYC planning and implementation for its future facility improvements subject to all planning requirements being met and consider funding partnerships for facilities and areas that are accessible for the general public and facilitate the needs of the club.</i></p> <p><i>Investigate feasible options for pedestrian pathway and drop off access points for entry to the EFYC.</i></p>	<p>16</p>

12.6 ENTIRE PPRNRF PRECINCT ELEMENTS

12.6.1 Car Parking

The Preston Point Road North Recreation Facilities precinct currently has six (6) formal car park areas providing 200 car bays (as outlined below). There are also eight (8) on street parking bays along Petra Street.

	Parking Area	# Bays
A	Tricolore	21
B	Henry Jeffery	19
C	E.I. Chapman	33
D	Lacrosse/Cricket Club	54
E	East Fremantle Tennis Club	35
F	East Fremantle Yacht Club	30
	Petra Street on street parking	8
	TOTAL	200*



*information provided by Cardno

Analysis of Car Parking

The following is an estimate of the peak participation/usage of the reserve car parking. The peak times have been identified as a weekend morning when junior football (AFL) and soccer occurs concurrently and Saturday afternoons in Summer season when Cricket, Tennis and a Yacht club event is on at the same time.

The Cardno Parking Management Plan report states that no additional parking is required with the Town's possible strategy of formalisation of car parking at Wauhop Park on Wauhop Road verge (to provide 90 marked bays) and provision of extra car parking at the EFTC on 2 existing grass tennis courts (approximately 38 bays) subject to ongoing discussions between the Town and EFTC. Peak demand for car parking was not observed by Cardno during its investigation. The following details each of the resident clubs issues with parking at the precinct and suggests that parking is a considerable issue for users;

Group	Reported Parking Issues	Mitigation Strategies
EFCC & EFJCC	<p>High demand for car parking close to grounds very hard on match days particularly if Yacht club has an event on.</p> <p>Jerrat Drive and pathway experience informal car parking on match day – cars at risk of damage and bottleneck is created on roadway.</p>	<p>Possible new parking at Tennis club will ease Yacht club visitors use of PPR bays</p> <p>Potential closure of Jerrat Drive and creation of one-way traffic flow from PPR entry to Petra street. Possible new parking at Wauhop Road and Jerrat Drive.</p>
EFTC	<p>Sufficient car parking for current tennis club membership base and events unless tennis tournament or yacht club have event on same day.</p> <p>Many near misses recorded on Jerrat Drive single lane and multiple directional entry / exit to car park.</p>	<p>Possible new parking at Tennis club will ease Yacht club visitors use of PPR bays</p> <p>Potential closure of Jerrat Drive and creation of one-way traffic flow from PPR entry to Petra Street.</p>
EFJFC	<p>There are only 19 car bays at Henry Jeffery Reserve (HJR) so the majority of participants park across Wauhop Road and cross the road to the playing field.</p> <p>Danger for children crossing Wauhop Road.</p> <p>The current car park at HJR is inefficient and could be reconfigured to gain a few extra bays.</p>	<p>The Master Plan concept indicates potential new parking at the corner of Jerrat Drive and Wauhop Reserve with entry at the eastern most end of any area that can be utilised.</p> <p>Investigate possibility of creating a raised crossing area between the car park at Wauhop Park and Henry Jeffery Reserve pathway.</p> <p>Investigate the possibility of a reconfiguration for efficiency gains. There is also opportunity for the car park area to encroach northwards a few metres without impacting on grassed areas that could be utilised for efficiency gains.</p>
EFYC	<p>Shortage of car bays on weekends in general and Yacht club event days.</p> <p>Steep road access to clubhouse via access drive is difficult and presents a danger for disabled, elderly and infirm access.</p>	<p>Provision of more car bays in close proximity (Tennis courts) and utilisation of bays at Wauhop Park when there are no events.</p> <p>Investigate improvements to drop off points (ie drop and drive, levelled area at entrance etc)</p>
FCSC	<p>Weekend mornings a lack of parking availability.</p> <p>Danger to children crossing Wauhop Road after parking.</p>	<p>Formalised car bay parking at Wauhop Park should provide greater parking efficiencies effectively creating more bays than currently available. Possible car parking at Wauhop and Jerrat Drive and possible new bays at EFTC courts may take pressure off Wauhop Park parking (see Master Plan concept).</p> <p>Investigate possibility of creating a raised crossing area between the car park at Wauhop Park and Henry Jeffery Reserve pathway.</p>
Informal Users / Residents	<p>Lack of available parking on weekends leads to ad hoc parking and some blocking of roadways.</p> <p>Jerrat Drive dog leg corner at triangle median strip – many near misses travelling east with left turns & single lane that is a two-way road for traffic on Jerrat Drive.</p>	<p>Potential new parking at EFTC and Corner Wauhop Road and Jerrat Drive and formalised parking at Wauhop Park will provide some new parking.</p> <p>Potential closure of Jerrat Drive and creation of one-way traffic flow from PPR entry to Petra street.</p>

The EFYC has the highest need for car parking within the PPRNRF. The following summarises the events the club hosts.

Summary of EFYC event attendance dates

- 28 separate events that cater for more than 200 people (up to 500+, predominantly week ends)
- 50 (approximately) Member Wednesday evenings of more than 200 people
- 20 weddings for more than 120 people (predominantly weekends)
- Every week - Fri / Sat / Sun 100 (lunch and dinner times)

It can be seen that the impact of large events which are numerous throughout the year place considerable stress on available parking resources throughout the local area once the available precinct bays are occupied.

The Cardno recommendation for a PPRNRF precinct specific Parking Management Plan to establish a collaborative approach to parking management in the area, particularly for event day clashes is supported.

Whilst it is not viable for peak demand car parking needs to be catered for at sporting reserves, consideration should be made to try to limit increased car loads at peak demand times at PPRNRF. Therefore, in general, increasing utilisation of the facilities should be directed at times of non-peak demand. Effort should be made to collaboratively schedule events on weekends to avoid clashes.

Opportunities for increased parking options within the PPRNRF are located at EFTC; excess grass tennis courts (eastern end, approximately 1,200m² area equivalent to 2 courts) and at Henry Jeffery reserve at the corner of Jerrat Drive and Wauhop Road an area of approximately 600m² could be used as a car park although there are design challenges including trees that may need removal and it is located close to the intersection, therefore requiring an entry /exit as far east as possible. An opportunity for improved parking efficiency is through paving existing parking in Wauhop Park where the Town has designed possible layouts for this approximately 1,400m² area.

An example of the informal and ad hoc car parking during an event can be seen below at the Lacrosse under age Nationals (2019). It should be noted that no other playing facilities were being used on this occasion. It is recommended that traffic count studies be undertaken when large events are on within the PPRNRF area to accurately assess parking impact.



12.6.2 Active Transport Pathways

The Town of East Fremantle supports active transport (walking and cycling) and recently commissioned Cardno to provide an Active Transport Plan for the Town. ABV has provided input to that plan specifically for the PPRNRF precinct and support the findings within the Cardno report.

The following details a number of areas that could be improved to provide safer, more accessible pathways in the PPRNRF precinct.

The consultation highlighted:

- That the PPRNRF are utilised by the general community for walking dog walking cycling and running
- That children regularly cross car-parking areas to access sporting fields

Existing condition of pathways

The existing pathway condition is predominantly average and also has examples of poor condition areas. (See below for images of poor condition areas).

- Quality of path - aggregate and sections of cracked concrete / uneven surfaces (see below)



Access pathway (blue metal) from Preston Point Rd



Large random change in height



Sand on pathways – needs treatment to retain



Cracked pavement repaired but uneven

- Gradients too steep at 2 sections for elderly / infirm / disabled – footpath ramps at north of tennis club (see images below). The path at this point next to blue hard courts section rises approximately 1.7m from ground level over a 15m section. The path next to the green hard courts rises approximately 1.1m over 12 m section. These areas should be investigated for a more appropriate and accessible pathway. (A new dual use pathway along Jerrat Drive would allow an alternative to this pathway).



- The triangle shaped median strip on Jerrat Drive has no suitable gutter ramps or crossing point from EFTC section of path to PPR section of pathway (see below). This needs to be implemented as it is the link between paths across the roadways.



Median strip –no gutter ramp opposite



Facing west from triangle - no gutter ramp

- Areas that are not suitable for prams, wheelchairs and other such wheeled light vehicles nor generally access friendly verges at pathway points (see below)



Jerrat Drive Partial Closure

The Jerrat Drive section of roadway poses risks in its current form for users of the PPRNRF;

- The single lane section from PPR entry road to Petra Street does not allow 2 cars to easily pass in opposite directions at the same time and also places cyclists at risk.
- The pedestrian path at the northern end of PPR is located very close to the edge of the cricket and lacrosse playing fields exposing walkers and vehicles with risks of being hit by balls during games and training.



Jerrat Drive at Tennis Club

- A potential risk mitigation solution is to convert the road to one way traffic flow, entering from Preston Point Road and only right turn permitted into Jerrat Drive (preventing westerly direction travel from that point) then exiting from Petra Street.
- Entrance to the PPRNRF playground located at El Chapman Reserve would be from the western end of Jerrat Drive only.

Benefits of this solution include:

- The current cricket boundary is hard up against the pathway bollards which presents safety issue to players and walkers. The 55m boundary for cricket places pedestrians at risk during games from balls hit to the area. Lacrosse erects 2-3m high netting fences at the danger area currently.
- This provides an opportunity to extend the playing surface of PPR across the current roadway providing another 5-10m of extra playing field length which would lessen the risks and provide Lacrosse and cricket with closer to recommended playing field specifications for their respective sports.

This option is supported by the following;

- Traffic counts over a 1 week period undertaken by Cardno (September 2019) indicate that the predominant traffic flow direction for vehicles to enter Preston Point Reserve is from Preston Point Road (60% enter, 40% exit) and exit west to Wauhop Road (45% enter, 55% exit) and east to Petra Street (45% enter, 55% exit). It is noted that there is a rise at the entry / exit point on Preston Point Road posing a risk to traffic exiting at this point.
- This change would result in improved safety with less traffic movements which must (currently) dog leg turn left to continue to EFTC or Petra Street along a single width roadway.
- Future development at Leeuwin Barracks will contribute to an increased traffic load that will head east from that site to Preston Point Road. It is plausible to expect a percentage of these trips may use Jerrat Drive as a “rat run” option, putting users of the PPRNRF at risk.

A fitness trail pathway around PPRNRF

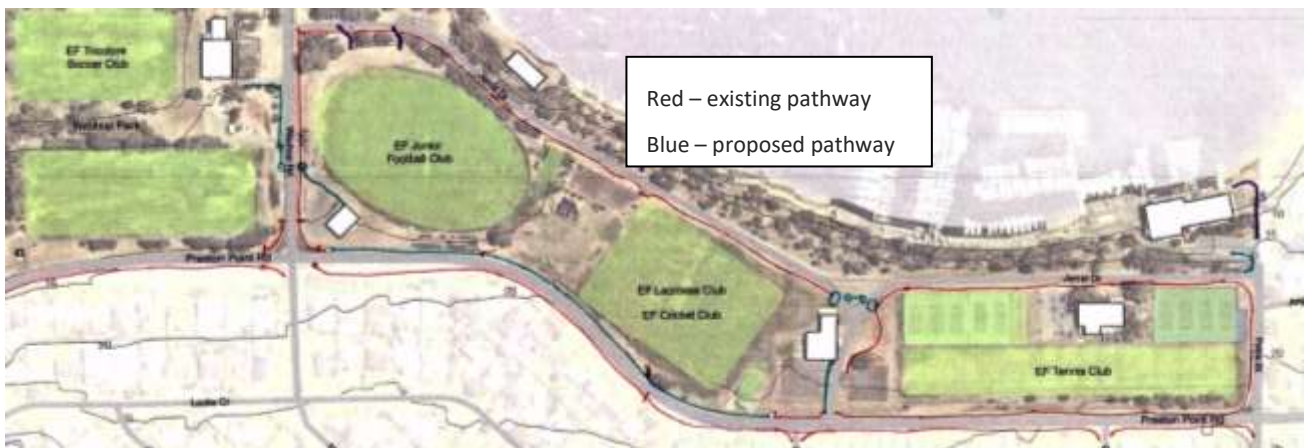
Fitness trails are popular and generally well used by many people in the community (recreational walkers, cyclists, runners etc).

There is an opportunity to provide a fitness trail loop around most of the PPRNRF (except Wauhop Park) which would create an approximate 1.7km trail loop that ideally provides;

- Provide linkages from existing footpath networks on neighbouring roads to PPRNRF.
- Access for people to walk/run around the reserve without crossing Petra Street / Wauhop Road / Preston Point Road.
- Safe linkages around the precinct.
- A designated walking / running path (distance markers further enhance the use of the path as a fitness trail for community and sports clubs training option).
- Where possible, new pathways should be a minimum of 2.5m wide to allow dual use.
- Include seating for rest spots, water fountains for dogs and people and consideration for security level lighting to path network.

Required works;

- Provide pathway along the southern section of the precinct from Preston Point Road (from Wauhop Road to Jerrat Drive. (Pedestrians are required to cross at Wauhop Road to the southern side of Preston Point Road to continue walking currently as there is no pathway (see map below for proposed new pathway additions marked in blue)
- There is currently no pathway from Wauhop Road to Henry Jeffery pavilion.



Road level crossing point between Wauhop Park & Henry Jeffery Reserve

- The main car park for both of these reserves is located at Wauhop Park. This requires many users of Henry Jeffery Reserve to cross Wauhop Road for use.
- This affects a great many people (mostly children) at peak use times on weekends in particular with many cars placing them at risk. Potential calming measures each side of a formal crossing point on the road to slow vehicles and make drivers aware that the area is used by pedestrians to cross the road would appear to be a reasonable safety measure. (See proposed area below)
- The crossing may also require traffic calming measures either side. An investigation into the need and opportunity for a crossing should be undertaken.



Potential new crossover area on Wauhop Rd

Potential pedestrian pathway at EFYC

The removal of the 3 bays and small median strip in the middle of the ingress and egress roads (see red arrows below) would allow for movement of ingress road further north to provide enough room for a pedestrian pathway (see yellow arrow above) on the southern edge of that road. The new pathway would be approximately 50m in length from Jerrat Drive to the cross way to the northern side of driveway.



12.6.3 Future sporting field need

Future sporting playing facility need at PPRNRF based on population projections shows the following;

The projected future demand that the Town's population will place on playing fields within the Town of East Fremantle's PPRNRF can be approximately projected based on the current hours of utilisation, the various state sporting participation rates and the projected Town population growth (see sections 7 Demographic Review and 8.2 Local Sports Participation Growth for more detail). This information can then be used to provide an estimate of the projected number of future sports players. Each new sporting team created has a typical number of hours of use of a sporting field which can then be projected. The following table provides an approximate number of new players and teams for each sport represented;

Adult Sports Participation (15+ yrs)

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 [#]
Tennis	4.3%	37
Cricket	2.6%	23
Australian Rules	NA	
Soccer	4.9%	43
Lacrosse*	No data available	
Sailing	0.7%	6
Canoeing/Kayaking	1.2%	10
Table Tennis	0.7%	6

Child Sports Participation (5-14 yrs)

Club Sport	Participation Rate %	New Participants from Population Growth 2016 – 2036 [#]
Tennis	6.4%	10
Cricket	5.4%	8
Australian Rules	8.1%	12
Soccer	14.6%	22
Lacrosse*	No data available	
Sailing	0.2%	1
Canoeing/Kayaking	No data available	

The data above suggests very approximately that within the next 20 year period, extra playing fields will need to be found for;

- 2 - 3 junior cricket teams
- 4 - 5 junior soccer teams
- less than 1 junior AFL team (possibly no additional AFL oval as less than 1 team)

Extra capacity will need to be found for;

- 37 junior tennis players
- 6 junior sailors
- 10 junior kayakers
- 6 table tennis players

Adult sports projections indicate that minimal new capacity in playing fields will be required with soccer potentially requiring capacity for 1-2 new teams (possibly only 1 new team as presently only senior female soccer is offered in East Fremantle). Limited demand is projected from the other sports. It would be likely that increased numbers could be absorbed within existing club facilities.

There are many variables that may affect these projections including, sports cyclic nature resulting in increased or decreased participation rates, very well run and very poorly run clubs, close proximity of competing clubs, aging and poor quality facilities or with minimal capacity to take on new participants, and increased local area interest in particular sports as examples. Provision of facilities in neighbouring LGAs can also impact demand for facilities.

Currently the EFJFC and the EFJCC report they are under pressure to find playing fields for their expanding player numbers. The EFLC also report they are approaching capacity use of the PPR and that finding suitable playing fields for pre-season training is problematic. The FCSC is currently not under such pressure for playing field use, however if in the future they were to re-introduce more male soccer to the facilities this could change.

Recent trends in junior cricket and AFL have seen rapidly increasing female participation growth that is placing pressure on playing fields and is only just emerging as impacting on playing participation rates of the sports. Lacrosse has been extremely active in its schools' program introducing new players to the sport. Many sports have also introduced new formats of the game which has increased participation rates but have reduced game times and fewer player numbers have resulted in smaller playing fields required. These initiatives balance each other out somewhat but increasing numbers overall are being reported.

As indicated within the playing field capacity section of this report, there is increasing demand on existing playing fields within the PPRNRF with all 3 active reserve precincts reported as being at, or over normal utilisation capacity. The maintenance of grounds to a good standard will likely become increasingly more difficult from such utilisation levels. The Town will need to address the utilisation levels issue and develop strategies to maintain the PPRNRF at expected community and stakeholder standards.

Potential future playing field options

Given the likelihood of increased demand from increasing population and clubs growth, potential solutions for consideration include;

Leeuwin Barracks development provision of a playing field

- This development is expected to be a minimum of 5 years from starting first stage.
- There appears to be no playing field development proposed in initial designs.
- Existing East Fremantle sporting clubs advise that the Department of Defence will not allow community use of the existing playing field (Riverside road)
- Discussions with developers about possible playing field provision could be undertaken at the appropriate stage of planning to explore possibilities.

Increasing capacity of existing playing fields

- The Core Business Australia report - Technical Level of Service Development (Preston Point Recreational Facility) indicates a number of strategies to improve the quality of the playing fields to reach full capacity including levelling of playing fields, improved timing of works and investigation of lighting effectiveness. These measures are supported.
- Extending the Preston Point Reserve playing field area across existing Jerrat Drive would provide increased grassed paying field area allowing improved sharing of utilisation load across a larger area.
- Increased training level lighting will allow further sharing of utilisation load across the entire fields.
- Potential for hybrid grass supplements in high wear areas. This option is currently being explored in other LGA areas for quality improvements and cost effectiveness (Ernest Johnson Reserve, City of South Perth is one example).

Utilisation of school facilities and neighbouring LGA facilities

- The EFJCC report utilising cricket facilities within the City of Fremantle for their fixtures as well as school playing fields. This is good practice making use of existing school facilities that are often under-utilised on weekends.

Provision of a synthetic surface

- A flood lit synthetic surface can provide up to 2.5 times more utilisation hours than a natural turf playing field.
- Existing rectangular field sports of Soccer and Lacrosse could be utilised on a synthetic playing field.
- A suitable location for a synthetic playing field would be Wauhop park upper playing field.
- Synthetic playing surfaces are expensive capital investments and would require a detailed feasibility study to ensure it would provide cost effective solutions for the Town and community into the future.

12.6.4 Management

The management of a large recreational precinct such as PPRNRF can be critical to its success in achieving and maximising the community and stakeholders' expectations for the area. The following elements have been identified as providing value to the management of the PPRNRF;

Utilisation Information

- Grounds utilisation – in order to better manage the playing fields in a consistent manner, it would be beneficial to understand the actual daily and weekly utilisation of the facilities. Clubs should complete a seasonal survey / bookings request detailing their broad intended utilisation for the season but also their precise utilisation once the season is known. This data will prove valuable in determining the carrying capacity ability of individual reserves and assist in forward maintenance plans.
- This information will also assist the Town in planning for events or considering applications for casual use of areas.
- The Town would benefit from a booking management program for ongoing management and forward planning purposes.

Precinct Users Communication

- There is a range of benefits to be gained from all user groups at PPRNRF having an understanding of other group's needs and utilisation patterns.
- Common interests for user groups include; car parking - pressures from Clubs utilising facilities at exactly the same time could be minimised if clubs were able to adjust fixtures and events in collaboration with each other.
- There would be benefit for clubs and the Town with the formation of a PPRNRF User Groups Advisory Committee with regular meetings to discuss common issues, input to maintenance programs, upcoming events and planned utilisation. The meetings could be quarterly or at least before change of seasons.

Public Toilet Provision

- Public toilet provision on the PPRNRFs has been raised in feedback from user groups and casual reserve users. When the various sporting pavilion facilities are open for training and games, the sporting clubs appear to be very accommodating of casual / informal recreation users utilising their facilities (that they maintain). However, there are times when no clubs are operating, and no options are available.

The area is considered to be quite large to not have dedicated provision of public toilets. It is suggested that investigation be made to determine the best option for potential modification of an existing pavilion toilet to become a designated UAT facility. This would circumvent the need for a dedicated toilet block and its costs and issues with finding the most suitable location.

Investigations should also consider provision of door closing timers to reduce need for Town staff to lock and open facilities.

Keyless entry systems for built facilities at the PPRNRF would potentially allow the Town a much simpler access control system for management of facilities and user groups. This management option should be investigated for suitability and costs.

Policy development

- Many clubs at the PPRNRF's have expressed need for new or improved facilities. At present, each request is dealt with on an individual basis with limited policy to refer to in order to guide strategic direction.

The development of policies in the specific areas of sports lighting provision and user group fees and charges for active reserves, would assist the Town to manage expectations of sporting clubs and organisations and provide a consistent basis for funding support.

12.6.5 Water Supply

The water supply to the playing fields of the PPRNRFs is currently via a single bore. This is an issue for clubs due to the amount of time it takes to water the entire area and resultantly the timing of the watering. The bore is also old and provides a high risk to the integrity of the playing fields if it were to suffer a significant failure.

A second bore is being investigated for the area at a cost of approximately \$50-75,000. A notional sum of \$75,000 has been added to the cost estimates short term implementation table within this document for planning purposes.

12.6.6 Lighting

Lighting of playing fields

Lighting of playing fields is an effective way of increasing a playing field's capacity. Department of Local Government Sport and Cultural Industries support the funding of lighting as an effective means of increasing physical activity.

Feedback from PPRNRF sporting clubs is that lighting on some fields has deteriorated over time and may not be as effective as it was intended at time of provision. It is therefore advisable that the Town conduct regular testing to ensure lighting is maintained to the intended levels. This may be every 2 years or when it is reported that the lighting levels are falling.

East Fremantle Junior Football Club and Fremantle City Soccer clubs have indicated they desire match level provision for lighting at Henry Jeffery Reserve and Wauhop Park respectively. These sports are classified as big ball sports and the match play minimum is recommended at 100 lux level. The original intended lux levels at the playing fields are reported to be 80 lux which exceeds training levels for big ball sports (50 lux) but have reportedly been dimming over time.

Preston Point Reserve has only partial illumination due to lighting poles only provided for approximately half of the reserve. This results in increased wear and tear on areas of grounds directly underneath the lit area

and limited access for sports utilisation of the entire area (particularly in Winter). This has an effect of limiting the capacity of the playing fields. Lacrosse is a small ball sport and has a resultant need for far higher lux levels for training (250 lux for other small ball sports such as baseball, hockey and tennis). The cost of small ball sport lighting is as a result, considerably higher than for big ball sports.

The EFTC currently has its eastern hardcourts lit and conduits for wiring are in place for lighting the western hardcourts at the appropriate time. Whilst the club has more courts per member than average, it has a lower level of lit courts on average. If demand should increase sufficiently then lighting these courts would appear feasible at that stage.

It is recommended that a lighting audit be undertaken across the entire PPNRF area. The audit should include:

- Measurement of existing lighting levels and identify optimal light pole positioning with specific consideration for provision of lighting poles to Preston Point Reserve.
- Positioning of lighting poles to support the potential extension of playing field area at Preston Point Reserve.
- Consideration of the impact of any proposed lighting changes on nearby residences.
- Determination of whether a power upgrade to the site may be required to be undertaken prior to any lighting upgrade.

The master plan concept indicates that playing field lighting should be upgraded to accommodate training level lighting at all reserves with the possibility of match level lighting subject to investigation of need and its feasibility. A budget provision of \$250,000 has been included within the Master Plan cost estimates to accommodate any required power upgrade that may be required to support proposed lighting improvements.

Security lighting

There is limited security level lighting provided within the PPNRF area. It has been suggested as a reason for multiple and consistent car break-ins when the Preston Point Reserve pavilion is utilised for evening functions and break ins to the pavilion itself after hours.

The provision of lighting at the Sea Scouts building and pathway would serve to deter anti-social behaviour that is reported as occurring in that area.

Pathway security level lighting will allow casual walkers and dog walkers to utilise the facilities more often and in a safer environment.

The provision of solar lighting options should be considered within any security lighting planning.

12.6.7 Signage

The Town has commenced a process of improved and consistent reserve signage. This will enhance public pride in the facilities and also make it easier for users and visitors to the precinct to find and get to know the various locations.

Wayfinding signage throughout the PPNRF area would also enhance directional and location understanding. The Cardno Parking Management Strategy report also supports the development of a way finding strategy for the PPNRF area to assist with parking navigation.

There is an opportunity for interpretative signage to be located at the proposed staircase and dipping pond development (at Jerrat Drive) and the Petra Street staircase lookout area (DBCA support such an opportunity).

Potential exists for a large precinct plan sign that depicts the entire area with key features and names of reserves and main user groups. This may be located at multiple locations such as entry to Jerrat Drive at northern end of Henry Jeffery Reserve, Preston Point Reserve entry and the south east corner of the East

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13 MASTERPLAN



Notes

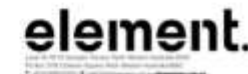
- 1 Renovate Pavilion: extend kiosk and servery, two new change rooms for referees and first aid and HACC services
- 2 Long-term new Pavilion including
 - Pavilion (two storey)
 - Public toilets
 - Social use
 - Changerooms
 - Storage
- 3 Renovate Pavilion:
 - a. External spectating area
 - b. 2 x changerooms and public UAT
- 4 Henry Jeffery Oval
 - a. Level playing surface
 - b. Match-level lighting (100 lux)
 - c. Relocate score board
 - d. Power to cricket nets
- 5 Terraced seating
- 6 Formalise pathway levels
- 7 Formalise sandy pathway
- 8 Ses Scouts building
 - a. Upgrade stairs
 - b. Upgrade Camp Water for purpose
 - c. Upgrade boat launch
 - d. Jetty upgrade
- 9 Water fountain at E.J. Chapman Reserve
- 10 New pathway connection around whole precinct
- 11 Preston Point Reserve
 - a. Level playing surface
 - b. Extend playing surface *
- 12 Dipping pond deck
 - a. Upgrade stair access
 - b. Upgrade lookout
- 13 Designated bike path - two way *
- 14 Repurpose/remove water tank
- 15 Preston Point Reserve Pavilion
 - a. Extension of pavilion handstand
 - b. Security lighting to building
 - c. Additional storage
- 16 EFYC proposed developments
 - a. Pathway/road improvements
 - b. Skywalk pathway
- 17 Petra Street foreshore connection
 - a. Path connection to Bicton Baths
 - b. Stair access from Petra Street
- 18 Lighting improvements - match level lighting (big ball level 100 lux)
- 19 Lighting improvements - training level lighting (50 lux)
- 20 Safety backnets
- 21 Tennis club refurbishment
 - a. Pavilion refurbishment Stage 1
 - b. Western courts lighting (5)
 - c. Tennis pavilion stage 2 redevelopment
 - d. Sewage connection
- 22 Change traffic direction to one-way *
- 23 Coaching box hardstand
- 24 Safety netting to cricket nets
- 25 Carpark security lighting
- 26 Potential road closure bollards *
- 27 Pathway formalisation to staircase
- 28 Power upgrade
- 29 Bore upgrade

Master Plan Concept

Preston Point Road North Recreation Facilities
East Fremantle WA 6158

DRAFT

Date: 12 February 2020
Scale: 1:1000 N 100
WGS - AUSTRALIAN 1984 datum
Drawing No: 18/479
Rev: 001/20



14 RECOMMENDED IMPLEMENTATION

The identified priorities have been determined by ABV based on the results of the analysis undertaken throughout the development of this master plan. This is based on community need identified through the consultation process and analysis of data, audit of current facilities including accessibility and compliance issues.

Cost estimates are inclusive of contingency and professional fees (see report section 14.4 Cost estimate assumptions and Appendix 6 for cost estimates).

Note - 2 items are waiting on cost estimates; item 30 (Mid-term priority) and Item 16 (Long-term priority)

The priorities of elements should be revisited by the Town on a regular basis as needs may change with changing demographics usage and funding opportunities.

14.1 Short Term Priorities: 0 – 5 Years

Element	Ref.	Cost Estimate \$
Junior Cricket / Football level playing surface	4a	193,700
Junior Cricket / Football safety back nets behind goals	20	13,000
Junior Cricket / Football power to cricket nets	4d	39,000
Junior Cricket / Football relocate scoreboard	4c	6,500
Junior Cricket / Football upgrade to pavilion (external spectating)	3a	Underway
Junior Cricket/Football upgrade lighting 100lux + 2 poles	4b	442,000
Lacrosse / Cricket car park security lighting	25	71,500
Lacrosse / Cricket extension of pavilion hard stand	15a	Underway
Lacrosse / Cricket level playing surface	11a	109,950
Lacrosse / Cricket extend playing surface (<i>if Jerrat Drive closed</i>)	11b	131,625
Lacrosse / Cricket new lighting to 50lux	19	364,000
Lacrosse / Cricket safety netting to cricket nets	24	13,000
Lacrosse / Cricket security lighting to building	15b	39,000
Precinct bike path + continuation (<i>if Jerrat Drive closed</i>)	13	20,020
Precinct bollards for one-way (<i>if Jerrat Drive closed</i>)	26	23,400
Precinct road markings for one-way (<i>if Jerrat Drive closed</i>)	22	13,000
Precinct bore upgrade	29	Underway
Precinct car parking at Petra Street (2 resting courts, 1,200 m ²)	21	232,050

Element	Ref.	Cost Estimate \$
Precinct car parking at Wauhop Park (1,400 m ²)	1	Complete
Precinct formalisation of sandy pathway	7	26,000
Precinct pathway connection to Bicton Baths	17a	7,000
Precinct riverside access upgrade to existing stairs	12	84,500
Precinct water fountain at EJ Chapman Reserve	9	13,000
Sea Scouts upgrade stairs	8a	32,500
Soccer coaches boxes hard stands	23	Complete
Soccer extend kiosk, add 2 change rooms + first aid (HACC focus)	1	705,250
Tennis Pavilion Refurbishment Stage 1	21a	Underway
Tennis Pavilion Sewage Connection (DBCA requirement)	21d	200,000
TOTAL SHORT-TERM COSTS		\$2,779,995

14.2 Medium Term Priorities: 5 – 10 Years

Element	Ref.	Cost Estimate \$
Junior Cricket/Football 2 x change rooms & public UAT	3b	370,500
Junior Cricket/Football terraced seating	5	195,000
Lacrosse / Cricket Preston Point Reserve – additional storage	15c	10,000
Precinct car parking at Wauhop/Jerrat corner (600m approx.)	20	117,000
Precinct concrete tank (repurpose / remove)	14	6,000
Precinct establish pathway levels to foreshore	6	65,000
Precinct pathway access at the end of Petra Street	17b	65,000
Precinct pathway formalisation to staircase	27	114,400
Precinct pathway upgrade & connection around whole precinct	30	TBA
Precinct power upgrade	28	325,000
Precinct upgrade to look out & dipping deck	12	78,000
Sea Scouts renovate Camp Waller for purpose	8b	292,500
Sea Scouts upgrade boat launch	8c	130,000
Soccer lighting to 100 lux	18	390,000
Tennis court lighting (5 western courts)	21b	208,000
Tennis Pavilion stage 2 redevelopment	21c	1,950,000
Yacht Club pathway / roadway improvements	16a	39,000
TOTAL MEDIUM-TERM COSTS		\$4,355,400

14.3 Long Term Priorities: 10 - 20 Years +

Element	Ref	Cost Estimate
Sea Scouts jetty upgrade	8d	195,000
Tricolore Pavilion addition	2	1,591,200
Yacht Club 'skywalk'	16b	TBA
Total Long-Term Costs		\$1,786,200

14.4 Cost Assumptions

Donald Cant Watts Corke (Quantity Surveyors) has provided costings for the recommendations. These have been developed on a cost per square metre basis and are considered to be conservative. ABV has extrapolated them into the recommended implementation schedule above.

The cost estimates from DCWC:

- Have been developed on present day figures on a square metre rate.
- Include a design contingency of 10% and a construction contingency of 10% on all items.
- Include a 10% design services fee on all items.
- Include a cost plan based on the information and size allocations identified in this plan. All quantities, and rates are provisional and subject to change.

In addition to above, all costs:

- Exclude GST
- Exclude abnormal ground conditions / contamination etc.
- Exclude major services diversions
- Exclude major utility upgrades / contributions & headworks
- Exclude FF&E
- Exclude client costs, legal costs, site costs, agent's fees, finance etc.
- Exclude land purchase costs
- Exclude Client Representative / Project Management Fee / Professional Fees
- Exclude escalation - costs are current day
- Exclude % for Public Art
- Exclude specific ESD initiatives
- Costs assume competitive tender process with local builders using basic palette of materials.

15 POTENTIAL FUNDING SOURCES

Funding Source	Type of projects they will fund
Grants	<p>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>Federal Funding</p> <p>In March 2019, the Federal Government announced \$190 million investment in female change rooms, facility upgrades and swimming pools. Further detail was not released (due late 2019) at the time this report was developed, however the development of change rooms, particularly for Wauhop Park would likely be eligible for this funding.</p> <p>Riverbank Funding (WA State Government)</p> <p>A total of \$1million funding that supports Local and State Government agencies to undertake foreshore protection and rehabilitation projects within the Swan and Canning Riverpark.</p> <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 Loans and Advocacy	<ul style="list-style-type: none"> • Infrastructure

COMMUNITY SPORTING AND RECREATION FACILITIES FUND (CSRFF - DLGSCI)

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.

RIVERBANK FUNDING (WA State Government)

A total of \$1million funding that supports Local and State Government agencies to undertake foreshore protection and rehabilitation projects within the Swan and Canning Riverpark.

The Riverbank program has three broad objectives:

- to protect and enhance riverbanks and shorelines to mitigate threats to environmental, recreational, aesthetic or cultural values;
- to protect, enhance and manage fringing indigenous vegetation and habitat; and
- to improve enjoyment of the foreshore by addressing risk to public amenity values, infrastructure and environment.

To be eligible for funding the applicant must be;

- a Local or State Government agency
- be able to match funding
- have acquitted previous grants from Riverbank Funding

SPORTING CLUBS AND ORGANISATIONS

Many of the clubs and organisations based at the PPRNRF's have previously funded or contributed funding or gained funding from their State bodies for various facility projects. The specific arrangements of funding from these sources are typically determined once a project is conceptualised and approval sought from the Town of East Fremantle for development.

16 APPENDIX 1 – REVIEW OF TOWN OF EAST FREMANTLE DOCUMENTS

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
Town of East Fremantle Strategic Community Plan (2017 – 2027)	<p>The Strategic Community Plan is a guiding principle strategy and planning document that sets the vision, aspirations and objectives for the East Fremantle community.</p> <p>The strategic direction includes the vision, values and principles that underpin the identified priorities.</p> <p>Vision: “Inclusive Community, balancing growth and lifestyle”.</p> <p>The following Principles have been established:</p> <ol style="list-style-type: none"> 1. Inclusive, Diverse and Connected Community 2. Natural Environment Stewardship 3. Balanced Growth, Valued Heritage and Unique Places 4. Transparent and Accountable Governance, <p>A number of Strategic Priorities have been established with objectives, strategies and measures of success identified for each priority. Following outlines those most pertinent to this master plan development:</p> <p>Strategic Priorities:</p> <p>Social: “A socially connected, inclusive and safe community”.</p> <p>Objective 1.1: Facilitate appropriate local services for the health and wellbeing of the community</p> <p>Strategies 1.1.1 Facilitate or partner to ensure a range of quality services are provided at a local level.</p> <p>Strategies 1.1.2 Strengthen the sense of place and belonging through inclusive community interaction and participation.</p> <p>Objective 1.2 Inviting open spaces, meeting places and recreational facilities.</p> <p>Strategies 1.2.1 Provision of adequate recreational, sporting and social facilities.</p> <p>Strategies 1.2.1 Activate inviting open spaces that encourage social connection.</p> <p>Success Measurement: Community perception of value of services, inclusiveness and wellbeing.</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>Any new or redeveloped infrastructure and/or services identified within the study will need to take into consideration the goals of the Town.</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p>Built Environment: “A socially connected, inclusive and safe community”.</p> <p>Objective 3.3: Plan and maintain the Town’s assets to ensure they are accessible, inviting and well connected.</p> <p>Strategies 3.3.2 Optimal management of assets within resource capabilities.</p> <p>Strategies 3.3.3 Plan and advocate for improved access and connectivity.</p> <p>Success Measurement: Asset Sustainability Ratio Asset Consumption Ratio Asset Renewal Funding Ratio</p> <p>Natural Environment: “Maintaining and enhancing our river foreshore and other green, open spaces with a focus on environmental sustainability and community amenity”.</p> <p>Objective 4.1: Conserve, maintain and enhance the Town’s open spaces</p> <p>Strategies 4.1.1 Partner with stakeholders to actively protect, conserve and maintain the Swan River foreshore.</p> <p>Strategies 4.1.2 Plan for improved streetscapes, parks and reserves.</p> <p>Success Measurement: Community perception of value of the Town’s conservation and management.</p>	
<p>Disability Access and Inclusion Plan (2016 – 2020)</p>	<p>The Town of East Fremantle is committed to ensuring that the community is an accessible and inclusive community for people with disability, their families and carers.</p> <p>The Town of East Fremantle interprets an accessible and inclusive community as one in which all council functions, facilities and services (both in-house and contracted) are open, available and accessible to people with disability, providing them with the same opportunities, rights and responsibilities enjoyed by all other people in the community.</p> <p>The Town of East Fremantle recognises that people with disability are valued members of the community who make a variety of contributions to local, social, economic and cultural life. The Town believes that a community that recognises its diversity and supports the participation and inclusion of all of its members makes for a richer community life.</p> <p>Outcomes and Strategies relevant to this master plan development are:</p>	<p>The PPRNRP site should be assessed for accessibility and any improvements recommended will be required to meet accessibility standards and improve access where possible.</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p>Outcome 2:</p> <p>People with disability have the same opportunities as other people to access the buildings and other facilities of a public authority.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure that all new or redevelopment works provide access to people with disability in accordance with the “Access to Building Standards” and the Building Code of Australia. • Ensure that parks and reserves are accessible, by using the concept of Universal Design in all new facilities and amendments to existing facilities. These design principles aim to simplify life for everyone by making the built environment more usable to as many users as possible. • Improve access to the Swan River and foreshores for people using wheelchairs and other disability accessibility aids. An audit of the foreshore which was conducted as part of the East Fremantle Foreshore Master Plan will guide future developments and public open space standards. Implement the recommendations of the Master Plan. 	
<p>Recreation and Community Facilities Strategy Final Report December 2016 (Adopted 13 December 2016)</p>	<p>The project aims to establish a strategic plan to guide future investment and management of recreation and community assets.</p> <p>Major drivers for the development of the strategy included:</p> <ul style="list-style-type: none"> • East Fremantle has a small and aging population • Substantial population growth projected • Sale and redevelopment of Leeuwin Barracks • Aging infrastructure, particularly sports club buildings • Canning and Stirling Highways are major access barrier which divides the Town • Adjacent Local Governments provide recreation and community facilities with cater for East Fremantle residents • High visitation on foreshore parks • Changing activity preferences • East Fremantle Oval • Inconsistent occupancy policies <p>Recreation and Community Facilities in East Fremantle can be grouped into a few nodes or precincts. Major nodes which service the whole of East Fremantle and are likely to have a much wider catchment include:</p>	<p>The principles recommended and adopted in the Recreation and Community Facilities Strategy are considered within the master plan development.</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<ol style="list-style-type: none"> 1. Swan River Foreshore and parks, including yacht and scout buildings 2. Sporting facilities north of Preston Point Road including Wauhop Park, Henry Jeffery Oval, Preston Point Reserve and East Fremantle Tennis Club 3. Leeuwin Barracks, which is currently inaccessible, but will be redeveloped as residential properties including public open space. 4. East Fremantle Oval, which includes sporting facilities, housing, Council depot, community buildings and local parks. <p>During the extensive consultation program conducted during the preparation of this Strategy, no major gaps or deficiencies in major facilities were identified as being wanted or required by recreation and sporting groups. Clearly, a number of sporting facilities are not located in East Fremantle.</p> <p>The following principles were adopted as part of the strategy:</p> <ol style="list-style-type: none"> 1. Priority will be given to infrastructure which meets the needs of the broader East Fremantle community and has higher levels of use and community access. Lower priority will be given to infrastructure which has lower levels of use and limited community access. 2. Priority will be given to developing recreation and community hubs which cater for multiple activities and user groups. 3. Priority will be given to infrastructure projects which are supported by a master plan, feasibility study and/or business plan. 4. Priority will be given to the development of flexible, multipurpose, multiuse infrastructure over single purpose, infrastructure. The exception to this rule is for infrastructure which is specifically designed to cater for an activity, such as synthetic athletics track, bowling green and velodrome. It is expected that these facilities will be for the exclusive use of one group or organisation. 5. Priority will be given to infrastructure which demonstrates financial, environmental and social sustainability. 6. Priority in the allocation of Council funding, and Council support to external funding bodies, will be given to multiuse and multifunctional 	

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p>infrastructure. Infrastructure which is for the exclusive use of a single group, and which excludes the general public will be given a low or no priority in Council funding allocations.</p> <p>7. Priority will be given to funding infrastructure maintenance which allows general community access:</p> <ul style="list-style-type: none"> Infrastructure which allows community access will be maintained at the joint cost of the users and the Council and reflect the extent of use by the user group and the general community. Thus, Council will contribute to the cost of maintaining playing fields which are not fenced with lockable gates, and available for community use at times not used by the lessee. Infrastructure which is for the exclusive use of a user group lessee will be fully maintained at the cost of the user group. This will primarily apply to buildings, specialist sporting facilities (eg bowling greens) and fenced areas. <p>8. Priority will be given to upgrading infrastructure to ensure it is fit for purpose, rather than developing new facilities, except when infrastructure has reached the end of its useful life.</p> <p>It is recommended that Council:</p> <p>Recommend which clubs/sports that are best suited for relocating and co-locating facilities/programs versus retaining current sites as well as colocation and cross generational interaction and recommend where in the Town they would be best located.</p> <ul style="list-style-type: none"> Support East Fremantle FC to relocate its home games to Fremantle Oval Support the development of a sport and community hub at East Fremantle Oval precinct Support the development of a multipurpose sports club incorporating bowls, croquet and possibly other field sports clubs such as football and Australian rules football at East Fremantle Oval precinct Support the re-development of the multipurpose sports club for junior Australian rules football and cricket at Henry Jeffery Oval Support the investigation of the possible development of a community hub at East Fremantle Oval precinct. <p>It is recommended that Council prepare and implement a master plan for East Fremantle Oval precinct.</p>	

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<p>Provide a plan for the development of movement networks which promote cycling and pedestrian access throughout the Town.</p> <p>Recommend opportunities for the sustainable management of passive open space in order to respond to climate change ie. Water resource constraints and capacity etc.</p>	
East Fremantle Foreshore Management Plan 2016	<p>Study objectives:</p> <ul style="list-style-type: none"> • Prepare a strategic vision for the protection and enhancement of the foreshore to mitigate erosion impacts which threaten environmental, recreational, aesthetic and cultural values of the foreshore • Undertake a detailed desktop and site analysis of the East Fremantle foreshore • Improve the enjoyment of the foreshore by addressing identified risks to public amenity values, public safety, infrastructure and the environment • Prepare management recommendations to address the physical, social, and biological issues identified in the plan • Prepare an action plan that prioritises and provides indicative cost of proposed works to address the management recommendations that can also be used for possible future funding applications • Develop a plan that can be readily adopted by the council and the community <p>The area located within the Preston Point Road North Recreation Facilities master plan was identified as the natural zone in the foreshore management plan.</p> <p>Recommendations in relation to the natural zone:</p> <ul style="list-style-type: none"> • Review the existing Jerratt Drive Foreshore Rehabilitation Plan and undertake an audit on recommendations that have been implemented. Update the Plan to match the current status of the foreshore. Seek adjoining clubs (e.g. East Fremantle Yacht Club) involvement in the formulation and implementation of the revised Plan. • Improve pedestrian access along the foreshore at river level through the development of a natural accessway along the foreshore. For example, this could include placement of flat limestone stepping stones, short lengths of boardwalk and pruning of overhanging tree branches. 	<p>Recommendations for the development of this master plan need to take into consideration previous recommendations developed in the Foreshore Management Plan 2016.</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
	<ul style="list-style-type: none"> Create additional viewing node along Jerrat Drive for the public to take in the outstanding views of the river environment. Place interpretive material at both the existing viewing node and proposed node to describe the view and relevant historical and cultural information. Upgrade the aesthetic and amenity value of the existing viewing node. 	
Technical Level of Service Development Preston Point Recreational Facility & East Fremantle Bowling Club December 2018	<p>This report was commissioned by the Town of East Fremantle to look at the level of service provided for the ongoing upkeep of sporting and recreation infrastructure.</p> <p>The study included consultation with user groups.</p> <p>Several common issues were raised through the engagement process as follows:</p> <ul style="list-style-type: none"> Levels of the playing fields and some issues around the quality of grass. Watering and maintenance of the surrounding areas. The standard of Lighting (which will require further analysis). Maintenance of the club rooms and associated facilities. Lack of clarity around roles and responsibilities. Timing of maintenance activities. No agreed process to escalate Club issues / concerns. No regular formal meeting process. A perception that maintenance doesn't seem to be planned and the Town is very reactionary. <p>The report identified that the level of service provided by the Town of East Fremantle meets guidelines provided by the Department of Local Government, Sport and Cultural Industries.</p> <p>Recommendations of the report include:</p> <p>Recommendation 1: The Town meets with the Clubs and identifies some "quick wins" that can be resolved in the short term and assesses the long-term viability of the more significant items.</p> <p>Recommendation 2: The Town develops a Communications Plan with the Clubs identifying roles and responsibilities and maintenance schedules.</p> <p>The report (via addendum) also provided analysis of the bowling club financial viability of the East Fremantle Bowling club analysing the current state, benchmarking the Club against other Clubs and making recommendations for improvements.</p>	<p>The Town of East Fremantle was working through a number of recommendations made within this report at the time of this master plan report development.</p>
Shaping Leeuwin	<p>In June 2015, the Department of Defence (Defence) announced its intention to sell the Leeuwin Barracks, as</p>	<p>The concept master plan has been developed and the</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR MASTER PLAN
Draft Vision Plan December 2016	<p>it is no longer required for operational or strategic purposes. Defence units and assets currently located at the Leeuwin Barracks will be relocated to the Irwin Barracks in Karrakatta over the coming years.</p> <p>Ahead of the sale, Defence and the Town of East Fremantle (the Town) partnered to undertake a visioning process to enable key stakeholders and the community to shape the vision for Leeuwin.</p> <p>The Leeuwin Barracks is a 14.3 hectare riverside site in East Fremantle, adjacent to the existing master plan site.</p> <p>The plan resulted in a concept that includes housing options, civic heart, a local centre and community parklands.</p> <p>The area is proposed to accommodate an additional 3,500 to the area.</p> <p>The proposed parklands and open spaces are not identified as active open space areas.</p>	<p>precinct is expected to accommodate an approximate additional 3,500 people. The increased population will need to be considered in the planning for the PPRN Master Plan.</p> <p>There is no planned active open space areas within the proposed precinct to accommodate sport match play. The vision plan that has been developed does include kickabout and event open space and natural parklands.</p>

17 APPENDIX 2 – REVIEW OF 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 document outcomes of the document are to:

- Increase participation
- Improved Performance
- Enhanced Social Capital and Organisational Capability
- Enhanced Wellbeing

The following summarises the identified industry challenges in this period:

1. Governance

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

2. Integrity and Values

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

3. Public Open Space and Urban Form

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

<i>Functions - (primary use and expected activities) identifies three primary types of open spaces</i>	
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.</p> <p>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>

<i>Catchment hierarchy - (typical size and how far a user might travel to visit the site) includes four categories:</i>	
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</p> <p>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</p> <p>Access: within 800 m or 10-minute walk</p>

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

<p>District Open Space</p>	<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>

Intergenerational Review of Australian Sport, Australian Sports Commission, 2017

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

The report identified that Australia's rich sporting tradition is at risk of being eroded, with a number of trends impacting Australians' participation in sport and our future performance. For example, sport is being increasingly marginalised in schools, with less hours spent on sport and physical education and fewer trained teachers. Inactivity and obesity are rising, with 81% of Australian children not meeting the recommended activity guidelines, over 50% of adults living sedentary or low activity lifestyles, and two-thirds of adults and one-quarter of children overweight or obese. Even for those with active lifestyles, we are increasingly time-poor, challenging traditional club models and the social cohesion they bring. While some sports – particularly AFL, NRL, and Cricket – are successfully growing and commercialising, many others are struggling to maintain exposure and sponsorship, contributing to a widening wealth gap between the commercial, largely male, sports and the broader sports community.

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

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

The aspiration for Australian sport in 2036

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

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

How we get there

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

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

18 APPENDIX 3 - CONSULTATION

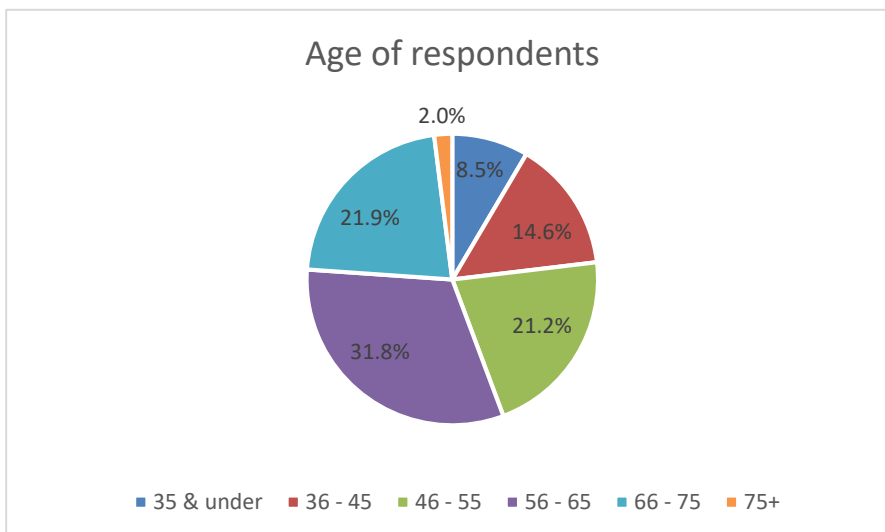
Resident and User Community Survey:

Available on and via hard copies from 21 January 2019 – 1 March 2019.

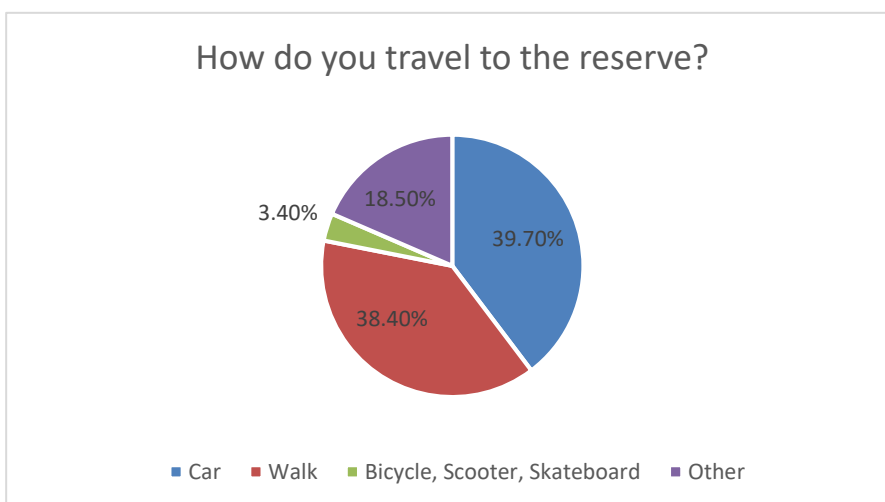
155 responses were received for the community and resident survey:

- 56.9% of respondents were male, 41.8% of respondents were female. 1.3% were non-disclosed.

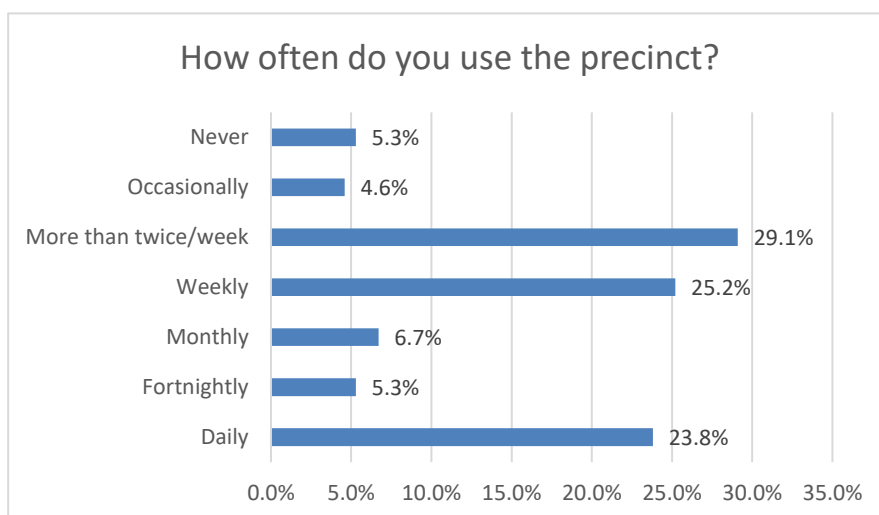
- 31.8% of respondents were between 56 – 65 years of age, 21.9% between 66 – 75 years of age, 21.2% between 46 - 55 years of age, 14.6% between 36 - 45 years of age, 8.1% below the age of 35 years of age, and 2% above 76 years of age.



- 39.7% of respondents drive their car to the Preston Point Road North Recreation Precinct, 38.4% walk, 3.4% cycle, scooter or skateboard. 18.5% use a combination of walk, drive or cycle, scooter or skateboard.



- 78.1% of respondents are very regular users of the reserve, using it either daily, more than twice a week, or weekly. 12% of respondents use the reserve either fortnightly or monthly and 9.9% use the reserve occasionally (less than once a month), or never use the reserve.



- Respondents were asked what they use the precinct for, and to list the priority order of those uses. The table below represents the number of, and priority of the responses:

Activity	Priorities			
	1	2	3	4
Play formal sport	48	7	3	11
Informal recreation	30	23	12	3
Walk	50	26	15	3
Fitness	18	30	16	7
Other	20			

The most common responses to 'other' were; walking the dog, river activities (sailing, rowing, boating, paddle boarding), and socialising with friends.

Respondents were asked what times they use the precinct. The most popular times for use, listed by the number of responses per priority times are:

Times most used	Priorities			
	1	2	3	4
Monday to Friday 5am – 9am	42	6	2	2
Monday to Friday 9am – 5pm	32	10	9	-
Monday to Friday 5pm – 10pm	33	19	8	1
Weekends 5am – 9am	8	16	5	3
Weekends 9am – 5pm	39	39	8	5
Weekends 5pm – 10pm	5	12	9	6

The following summarises responses to what people most like about the Preston Point Road North Recreation Precinct. The table highlights the answers with the most responses and the number of responses per answer, based on respondents identified priorities.

Most liked	Priorities				
	1	2	3	4	5
Views/Scenery	27	25	10	3	6
Openness/Open Space/Green Space	22	12	6	7	-
Tennis Club/Tennis Facilities/Tennis Courts	20	6	7	1	5
Location/Proximity to home	13	16	3	2	2
Proximity to river/River & foreshore	14	14	9	7	2
Beautiful parks/Grassed areas	8	-	-	-	-
Dogs allowed off leash/dog friendly	7	9	11	6	2
Accessible to the community/easy to access	5	3	3	3	1
Sporting facilities/variety of sports	5	12	16	2	6
Varied forms of recreation	4	3	2	2	-
Welcoming/Community/Social interaction	4	7	9	10	11
Quality of playing surfaces/well maintained	4	4	3	4	-

Respondents were asked to nominate their top five responses to what they would like to see improved at the precinct. The following table outlines the answers that had multiple responses, and the number of responses:

Improved	Priorities				
	1	2	3	4	5
Tennis Club house	32	12	3	4	3
Table tennis	18	7	4	-	-
Parking	12	7	14	6	5
Public toilets	7	2	5	2	-
Bicycle lanes/Bicycle safety	5	2	1	-	1
Pathways	6	-	3	4	1
Improved club house at Henry Jeffery Oval	5	3	-	-	-
Henry Jeffery Club house improvements	5	3	-	-	-
More general recreation spaces	4	4	3	4	-
Grass/oval maintenance/facility maintenance	4	6	5	1	-
Nothing – leave as is	4	1			
More trees/More shade	3	1	5	2	2
Jerrat Drive traffic mgmt./one-way traffic	2	1	2	2	1
Traffic calming – Preston Point Road	2	3	2	-	-
Exercise equipment	2	3	2	-	1
Cafe	1	10	2	3	2
Playground equipment for older children	1	1	1	-	2
Shaded spectator seating	-	3	2	1	-
Access to foreshore	-	1	1	3	1

There were a number of comments relating to the inclusion of general amenities such as BBQ's, water fountains, age friendly access (ramps/walkways), more rubbish bins (with dog bags) and recycling bins, and improved lighting.

Community Drop-In Sessions

Drop in Session – Monday 4th February 2018

- Dog walkers – do not pick up after their dogs. Should not be allowed on ovals
- Preston Point Road – high traffic volume. Traffic calming
- Not enough parking
- Tennis Club: allow commercial use of tennis club facilities and have parties late into the evening
- Should be no development higher than existing – including buildings and trees
- Access to river is poor. Highly influenced by tides.
- Boardwalk along river
- Sea Scout building needs some work
- There are no public toilets (Bicton Baths only public toilets)
- Car park to north of Henry Jeffery Oval – hidden away. Encourages bad behaviour
- Path network poor and existing paths are not in good condition
- Cyclists – large number use Preston Point Road North, creating difficult road conditions for cars/cyclists.

Drop in Session – Wednesday 6 February 2018

- Traffic issues along Preston Point Road North. Highly utilised road and traffic moves too fast
- There is a public laneway near Gordon St. People use that to get to precinct and have difficulty crossing Preston Point Road due to traffic. Crossing?
- Swan River Trust removed previous fence along northern side of Jerrat Drive. Previous fence stopped cricket balls from rolling down to the river. New fence does not and has too big a space at bottom of fence (kids can get under).
- Activate the recreation precinct during the day by introducing programs such as:
 - Prime Movers using the facilities
 - Stay on your feet using the facilities
 - Dance groups
 - Heart Foundation programs.

19 APPENDIX 4 – STATE SPORTING FACILITIES PLANS

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

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR SPORTS PLAN
Football West Strategic Plan 2018 – 2022	<p>The Football West Strategic Plan sets the direction and strategies for the development of the game of soccer for the next four years.</p> <ul style="list-style-type: none"> • Empowering clubs - through developing a good practice guide and providing clubs with good access to resources • Improving facilities - A strategic approach to facilities planning with an audit and facilities development plan currently being undertaken (November 2018) • Creating a blueprint for growth – development of a long-term vision, completing growth forecasts to inform resource requirements, programs and products are prioritised. <p>The plan also outlines the delivery methods to achieve the development;</p> <ul style="list-style-type: none"> • A values-led culture • Capacity to deliver - through getting the right team, the right infrastructure and strong governance. • Strong Partnerships - partnerships and collaboration. 	<p>Over the coming years, Football West will further develop the game by empowering clubs, improving facilities and establishing a blueprint for growth.</p> <p>An audit of existing facilities is planned along with the development of a Facilities Development Plan.</p>
Football West Female Football Strategy 2018 - 2022	<p>A strategy to develop female football participation in the game of football (soccer) has been developed by Football West. The plan identifies the critical success factors and objectives of the organisation to grow female participation. Identified strategies include:</p> <ul style="list-style-type: none"> • Empowering clubs - through developing a good practice guide and providing clubs with good access to resources • Improving facilities - A strategic approach to facilities planning with an audit and facilities development plan currently being undertaken (November 2018) • Creating a blueprint for growth - development of a long-term vision, completing growth forecasts to inform resource requirements, programs and products are prioritised. 	<p>Football West acknowledges that female participation is a growth area of the game and is putting in place strategies to develop that growth.</p> <p>An audit of existing facilities is planned along with the development of a Facilities Development Plan.</p>

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR SPORTS PLAN
Western Australian Football Commission Strategic Facilities Plan (2006)	This plan outlines a Hierarchy Model Incorporating AFL preferred facility requirement. The hierarchy includes oval sizes and developments required for WAFL Clubs, Senior Clubs and Junior Clubs.	This report outlines the minimum proposed standard of facilities, including ovals, building, lighting, and fencing for AFL clubs ranging from WAFL Clubs, Senior Clubs and Junior Clubs.
WACA Strategic Facilities Plan 2006-2015	<p>Policies developed as a result of undertaking this report are designed to allow stakeholders in Cricket to work towards provision of good quality accessible facilities appropriate to meet the various needs of the “cricket family” through the implementation of the following overall policy objectives:</p> <ul style="list-style-type: none"> • Increase the quality and capacity of existing cricket facilities to meet the needs and aspirations of the various Cricket Associations and clubs. • Maintain and increase the current quality of cricket facility provision to meet the identified needs of local clubs. • Improve accessibility to existing cricket facilities for cricket clubs and other community groups. • Increase the demand for cricket facilities through encouraging participation through cricket development initiatives. • Improve the health of Western Australians by providing high quality opportunities to participate in Cricket using safe competition and training facilities. • Support the development of local cricket clubs to meet their facility and customer focus responsibilities in the Perth Metropolitan Region. 	The report (now out of date) contains recommendations that do not specify the number or level of facilities that may be required into the future but highlights that additional infrastructure should be based on the needs of players.
Tennis West Strategic Facilities Plan 2018 and beyond	<p>The Tennis West Strategic Facilities Plan provides a clear vision and direction for the future provision and enhancement of tennis facilities. A set of development principles, strategic priorities and key recommendations and actions have been developed for the three metropolitan and 15 country tennis zones, to guide future planning and investment into tennis facilities. Four strategic priorities form the basis of the Tennis West facility planning and development framework.</p> <ol style="list-style-type: none"> 1. Increasing venue access and use. 2. Enhancing facility capacity. 3. Developing stakeholder partnerships. 4. Prioritising infrastructure investment. <p>A snapshot of tennis in Western Australia: 3 metropolitan and 15 country zones.</p>	The report did not identify any additional court requirements in the area of East Fremantle, Fremantle and Melville, however indicated more lit courts may be required to accommodate the growth of night tennis.

DOCUMENT REVIEWED	RELEVANT KEY ASPECTS	IMPLICATIONS FOR SPORTS PLAN
	<ul style="list-style-type: none"> 19,786 affiliated members (3.7% increase since 2015/16). 183 affiliated clubs / venues (68% in metropolitan zones). 1,720 courts (56% in metropolitan zones). 52% of all club courts are floodlit. Dominant surface types - acrylic (36%), grass (34%) and synthetic (24%) 10 facilities with Book a Court and a further 10 identified. Over 100 local government partners. <p>East Fremantle is identified within the South Metropolitan Region for Tennis. The audit undertaken as a base to develop the plan identified:</p> <ul style="list-style-type: none"> Excessive number of grass courts at South Perth, East Fremantle and Corinthian Tennis Clubs. <p>Tennis is encouraged to diversify its offering, be more open and inclusive and promote shared use opportunities to activate underutilised facilities. Developing partnerships with schools and universities and better alignment with LGA plans will assist in achieving key participation and facility objectives.</p> <p><u>Tennis Court Hierarchy</u> National Centres (20+ courts). Regional Centres (16+ courts). Large Community Centres - sub regional (12+ courts). District Centres (8+ courts). Local Centres (4+ courts). Public Access Centres (1+ courts).</p>	
Bowls WA Strategic Facilities Plan (September 2010)	<p>The facility review and development plan identify a facilities hierarchy for bowls facilities in the metropolitan and regional areas. The aim of the hierarchy development is to enable its use in determining the viability of existing clubs/facilities and the potential viability of future bowls developments.</p>	<p>This plan did not identify specific areas for future development, however outlined an assessment for sustainable clubs which is recommended to be used in assessing the sustainability of future developments.</p>

**20 ADDITIONAL REFERENCE - BUILDING ASSESSMENT
REPORT**

**21 ADDITIONAL REFERENCE – PRESTON POINT
PRECINCT – COST ESTIMATES**