



TOWN of
EAST FREMANTLE



East Fremantle Oval
**Integrated Community,
Sport and Leisure Precinct**



OVERVIEW

The Project

The Town of East Fremantle in partnership with the East Fremantle Football Club, the East Fremantle Bowls Club, the East Fremantle Croquet Club, East Fremantle Playgroup and Child Nurse and other local community groups are jointly pursuing development and funding for a new Integrated Community, Sport and Leisure Precinct, on the East Fremantle Oval site, in the Town of East Fremantle, Western Australia.

The Town of East Fremantle has developed a strong alliance with participating clubs and community groups which will enable the development of a sustainable community precinct which will deliver significant opportunities for leisure, sport, and community participation.

The development and investment into the Integrated Community, Sport and Leisure Precinct will contribute significantly to the overall economic and social benefits to the region. This facility will ultimately serve a catchment of more than 7,000 people in the Town of East Fremantle whilst also reaching a broader potential catchment across the region of 65,000 people.

There has been substantial planning and research conducted by the Town of East Fremantle and its project partners, which supports the development of a facility that brings community and sport together.

The project has received overwhelming support from the community and has already received backing by a number of local, state and federal politicians.

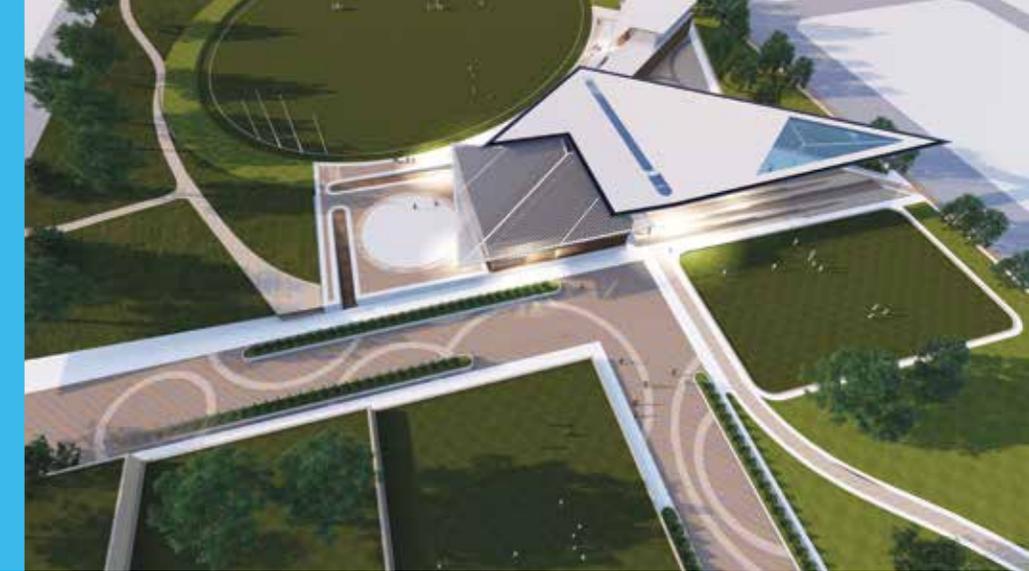


THE VISION

The redevelopment of the East Fremantle Oval Precinct is being actioned as a priority major project for the Town of East Fremantle to achieve the following objectives:

- To maximise the opportunities for local residents to pursue a healthy and active lifestyle through a range of sporting and leisure pursuits and for personal development for all ages and abilities
- To provide a venue where local teams can develop excellence by competing at the highest level, in high quality facilities that can be enjoyed equally by local and visiting teams, coaches and spectators
- To host a place where people can develop and impart skills and to fulfil their potential in their chosen sport/activity
- To build social connectedness and cohesion among our community
- To build a space where East Fremantle can gather, share and celebrate – to share a meal, a coffee, to start conversations and host functions
- To reflect on our shared history (both ancient and contemporary) and to make new stories
- To create opportunities for new businesses to be created and to thrive.

The development will deliver a facility that provides significant reach into the broader region and creates and leverages partnerships between government, sport, community groups and the community as a whole.



PROJECT DESCRIPTION

Project Vision

The new state of the art hub will be a welcoming and vibrant local space where sports, leisure and recreation thrive together, thereby delivering an entirely new model for the integration of an iconic WAFL club into the community, guided by the mantra:

“A COMMUNITY FACILITY FOR PEOPLE OF ALL AGES AND INTERESTS WITH A WAFL CLUB AT ITS HEART”



Proposed works

The precinct will incorporate the following components into one integrated community and sporting development:

- East Fremantle Football Club WAFL facilities
- East Fremantle Bowls Club facilities
- East Fremantle Croquet Club Facilities
- Playgroup and Child Nursing facilities
- Neighbourhood Link Commonwealth Home Support Program (TOEF) facilities
- Health club
- Café/restaurant
- Allied health tenancies
- Function room
- Adventure playground
- Community hall
- Outdoor hard courts
- Skate park
- Dog exercise area
- Landscaped paths
- Community garden
- Open green space
- Reinstated native landscape and water place space
- Amphitheatre
- Community meeting rooms
- Community persons shed (future stage).

Importantly the scope of works includes a number of complimentary commercial facilities that will provide services to the local community while ensuring the long term financial self-sustainability of the precinct.

STRATEGIC ALIGNMENT

The proposed development fits within the vision set by the Town of East Fremantle's Strategic Community Plan and the collective goals of the precinct's tenants and memberships, and aligns directly with a number of key local, state and federal government planning and policy strategies and objectives.

The Town's commitment to building community infrastructure that encourages regular physical activity and engagement with the public is in perfect alignment with the State Government's policies governing sports and recreation. Moreover, there is synergy in our shared understanding of the enhancements to physical and mental health for those who use these facilities, as well as the economic benefit for those involved in building and operating them.

The proposed objectives of this project mirror and are aligned to key State Government policies including:

- Perth and Peel @ 3.5million
- Department of Local Government, Sport and Cultural Industries ('DLGSC') – Strategic Plan
- Active Living for All (2017-2019)
- Western Australian Sport and Recreation Industry Strategic Directions 2016-2020
- Department of Local Government, Sport and Cultural Industries – State Sporting Facilities Plan
- Department of Sport and Recreation – Strategic Funding Review
- Department of Local Government, Sport and Cultural Industries Strategic Plan: 2018 - 2021
- Department of Health – Strategic Intent 2015-2020.

LOCATION

The East Fremantle Oval Precinct is an 8.43ha precinct bounded by Fletcher, Moss, Marmion and Allen Streets in East Fremantle, held in ownership by the State of Western Australia and vested to the Town for recreation purposes.

The precinct is given the status of an A Class Reserve meaning that it is given the "greatest degree of protection for reserves of Crown land created under the Land Administration Act 1997."



ESTIMATED COST

Proposed Funding Contribution

The Town of East Fremantle have committed \$5m to the project and is seeking \$20m in funding support across the State Government, Federal Government, WAFC/AFL and through donations.

The following table sets out the total cost of the project being \$25.216m.

Item	Cost (excl. GST)
Demolition and Site Preparation	\$1,000,000
Building Works	
Sport Field Facilities	\$1,435,000
Sport & Leisure – Admin, Function & Community	\$5,307,500
Wellness & Fitness	\$5,803,500
Community Groups	\$85,000
Playgroup	\$500,000
Further Commercial	\$525,000
Building Works total	\$13,656,000
External Works and Site Infrastructure Services	\$3,651,250
Fixtures, Fittings and Equipment	\$750,000
Estimated Net Cost	\$19,057,250
Contingencies, Fees and Headworks	
Design Contingency	\$1,906,000
Construction Contingency	\$1,573,000
Professional Fees	\$2,254,000
Headworks	\$300,000
Statutory Fees & Charges	\$126,000
Estimated Total Cost	\$25,216,250

PROJECT TIMING

The Town of East Fremantle is fully committed to the project and has set aside a significant financial allocation to contribute towards the development of the Integrated Community Sport and Leisure Precinct.

On the right is an indicative programme for delivery of the project. Subject to timely funding commitments the Town of East Fremantle is prepared to undertake an accelerated development program with the aim to commence construction in mid 2021 and completion by late 2022.

PROJECT DEFINITION PLAN
June 2020 – October 2020

PROCUREMENT OF FUNDING
October 2020 – March 2021

DESIGN PHASE
March 2021 – September 2021

DEVELOPMENT APPROVAL
September 2021 – November 2021

CONTRACTOR PROCUREMENT
November 2021 – February 2022

CONSTRUCTION
February 2022 – July 2023

PRACTICAL COMPLETION
July 2023 – August 2023

OCCUPATION
August 2023

WHY THE PROJECT IS IMPORTANT



"I think there is a once in a lifetime opportunity to do this properly, combining community green areas, community sports and business all together in one fantastic precinct. Let's make this an enviable space for other communities to look at and wish they had something similar. I want it to be special for our wonderful community."

- East Fremantle Resident

Identified Need

The Town of East Fremantle's population is forecast to grow from 7,765 people in 2020 to in excess of 9,500 people by 2026.

The Town of East Fremantle is faced with a lack of recreation facilities and open space for active and passive recreation. The pressure on already scarce leisure facilities will intensify and the demand for new facilities to satisfy demand will increase with the development of the nearby 14.3 hectare Leeuwin Barracks site for residential accommodation inclusive of up to 1,500 dwellings.

The Town of East Fremantle has been through a rigorous process, inclusive of significant community consultation, to identify where a shortfall in leisure facilities exists and, importantly, will persist into the future. The Town has also undertaken a comprehensive master planning and business planning process to identify the most appropriate sustainable community outcome for the precinct.

The Integrated Community, Sport and Leisure Precinct is based on the above research which expressed the communities needs in terms of greater accessibility, active and passive leisure opportunities, opening up the space, activities for all ages, complimentary

commercial opportunities, respect for local history and creation of learning spaces.

Community Health and Social Programming Outcomes

The development of the Integrated Community Sport and Leisure Precinct will allow for an expanded range of community, sporting and social programs conducted by the Town of East Fremantle and local community and sporting organisations to significantly expand their community reach and interact directly with residents in the local and broader region.

Specifically the benefits will include:



Community/Social

The precinct will act as a community hub and a key destination for community activities and engagement. The facilities will provide much needed community meeting space and a traditional community hall to cater for the needs of various community groups.

Sport Development

A number of sports related partnerships will be enhanced as a result of the redevelopment with an innovative shared management model for the precinct across the tenant clubs. In addition, the precinct will play an active role in sports development for the region.

History and Tradition

The redevelopment of the precinct recognises the history and tradition of the site and its past users.

Accessibility

The precinct and its facilities will be fully accessible for all.

Health and Wellness

The development of the health club will play an active role in improving the health and wellbeing of people within the East Fremantle region including the elderly and people with disabilities.

Environmental

The development of the facility will have a strong focus on providing an opportunity to deliver a range of sustainable environmental initiatives to the precinct.

Women's Sport

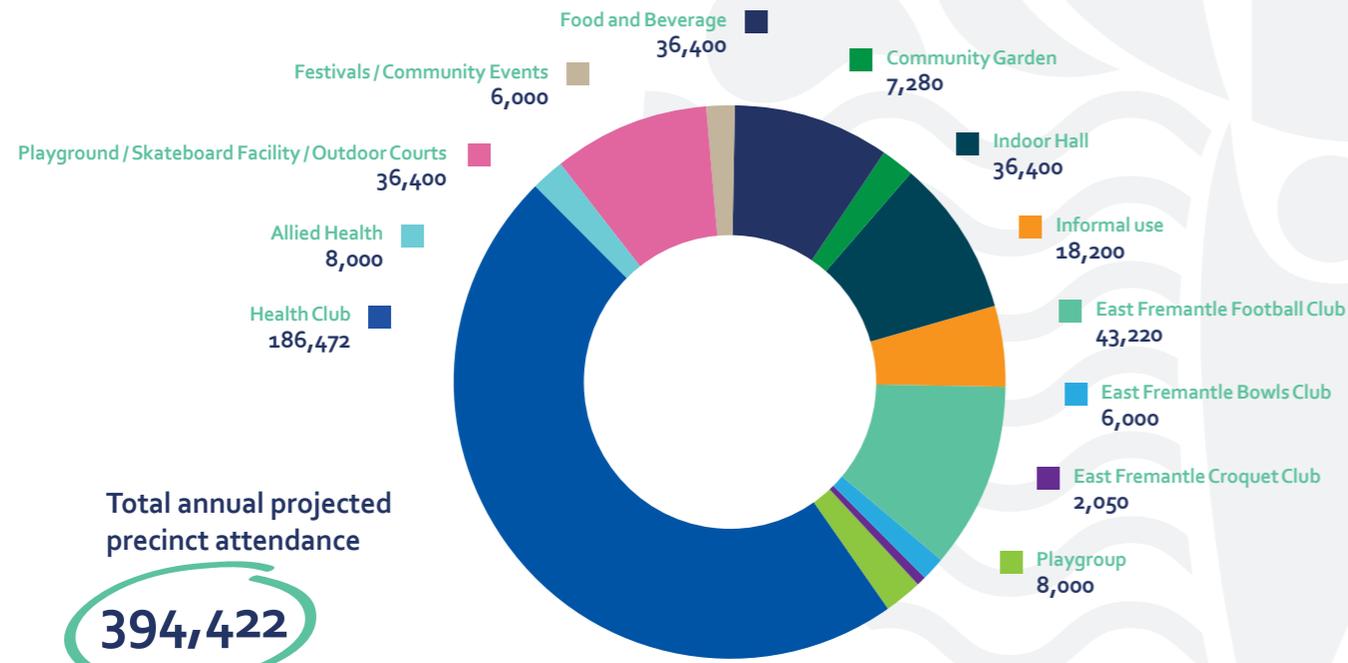
The Town of East Fremantle and the East Fremantle Football Club will utilise the facility to run a significant number of programs providing for and promoting the involvement of women in sport, including the East Fremantle Football Club women's team and the East Fremantle State Netball team.

Commercial

The development will be commercially sustainable including provisioning for a sinking fund for long term maintenance and upgrades.

Total Precinct Attendance

The facility is projected to generate in excess of 394,000 attendees annually.



WHY THE PROJECT IS IMPORTANT

Integrated Community, Sport and Leisure Precinct - Projected Participation

	Participants	Games / Sessions / Days	Weeks / Events	Total Hours
East Fremantle Football Club				
WAFL Games	120	10		1200
Other football games	120	20		2400
Football training	80	4	46	14720
Total football participation				18320
East Fremantle Bowls Club	120	2	25	6000
East Fremantle Croquet Club	41	2	25	2050
Health Club	3586		52	186472
Playground / Skateboard Facility / Outdoor Courts	100	7	52	36400
Community Garden	20	7	52	7280
Indoor Hall	100	7	52	36400
Informal use - dog walking, jogging etc	50	7	52	18200
Total projected participation				311122
Health benefit of sport per hour per participant				\$3.69
Total project health benefit from sport participation at redeveloped East Fremantle Oval				\$1,148,040.18

ECONOMIC CONTRIBUTION



Some of the key economic figures in terms of the impact of the project on the WA economy include:

Construction Impact

- The East Fremantle Oval Precinct redevelopment's construction spend of approximately \$23.6 million which will generate a further \$75 million of output in the wider State economy
- The Precinct's construction will directly generate approximately 50 Full Time Equivalent (FTE) jobs, indirectly creating a further 155 in the wider State economy.

Operational Impact

- The redeveloped East Fremantle Oval Precinct will generate an additional operating expenditure of approximately \$1.6 million per year, which will create approximately \$4.6 million of additional output in the wider State economy
- The above operating output will directly generate 9 new FTE jobs each year, creating a further 10 indirect jobs in the wider State economy per annum.

PROJECT BENEFITS



The development of the Integrated Community Sport and Leisure Precinct will deliver a range of ongoing benefits for the community, the East Fremantle Football Club, the East Fremantle Bowls Club, the East Fremantle Croquet Club, Playgroup and Child Nurse, the region and local sporting clubs and community groups, including:

- Enhancement and provision of quality recreation facilities
- Creation and access to a quality community centre
- Creation of integrated recreational facilities
- Football participation development pathways
- Secures long-term future of the East Fremantle Football Club, the East Fremantle Bowls Club, the East Fremantle Croquet Club and the East Fremantle Playgroup and Child Nurse
- Genuine support and improved delivery of Government priorities
- Creation of employment opportunities.



Social Contribution

In addition the project will provide benefits in the following areas:

Social Impact

- Facility delivery or improvement generates increased participation in organised sport and non-organised recreational activities with the redevelopment of the East Fremantle Oval precinct having a direct positive impact on participation
- Increased participation in sport and recreation creates public health savings:
 - ▶ The health benefit of sport is valued at \$3.69 per hour per participant with the redeveloped East Fremantle Oval precinct expected to generate 311,109 hours of participation annually as per the table on page 13 which equates to a health benefit of \$1.148m
 - ▶ The World Health Organisation estimates that the health benefit of an inactive person becoming active is approximately \$1,300 per person
 - ▶ In addition participation in sport generates qualitative social impacts including:
 - Increased social cohesion
 - Human capital uplift.

Pathways Development

- Shared, co-located public-use facilities like the redeveloped East Fremantle Oval precinct positively impact athlete development pathways:
 - ▶ "Sporting bodies identified a need for development and improvement of 'smart' facilities infrastructure... access to co-located high-performance facilities such as gymnasiums, physiotherapists, nutritionists and other allied health experts will assist facilities in implementing athlete development pathways by creating an environment which supports access to high performance needs for all system partners."¹⁰

¹⁰Source: Ernst & Young & NSW Office of Sport 2017, High Performance Talent Pathways Project.

PROJECT BENEFITS

Co-located Facilities and Sports

- There are many benefits of co-locating sport-specific facilities and organisations as is being proposed for the redeveloped East Fremantle Oval precinct with the benefits including:
 - ▶ Creation of community activity hubs that promote social inclusion and increased participation opportunities for multiple sports and uses
 - ▶ Shared capital costs, resources and expertise, leading to more efficient use of resources, reduced operating costs and environmental benefits
 - ▶ Greater potential to attract sponsorship and grant funding due to an increased participation base
 - ▶ Sustainable funding and improved maintenance arrangements, improving financial viability and increasing community support for the facility and its programs.
- **Co-location of community facilities in Sherbrooke, Victoria saved 65% on overhead costs Source: State Government Victoria 2015, Co-location and other integration initiatives.**

WHO WILL BENEFIT?

- The Town of East Fremantle and its residents.
- The East Fremantle Football Club, its players, staff, members and supporters.
- The East Fremantle Bowls Club, its players, staff and members.
- The East Fremantle Croquet Club, its players and members.
- Surrounding municipalities and their residents.
- Local and regional community and sporting groups.
- The West Australian Football Commission and the West Australian Football League.
- The Australian Football League.
- Federal Government.
- State Government.
- Local Government.
- Local sporting clubs.
- Schools, children and youth who undertake or experience community programs.
- Local community groups.
- Residents within the local region.

SUPPORTING EXISTING GOVERNMENT PLANS

The proposed development fits very much within the vision set by the Town of East Fremantle and Project Partners for their respective organisations and aligns directly with a number of key local, state and federal government planning and policy documents, including:

FEDERAL

<p>About time! Women in sport and recreation in Australia: Encouraging more women in sport</p>	<ul style="list-style-type: none"> ▪ Will include fully accessible amenities for women and be free of social stereotyping ▪ Will be a key contributor to the objective of encouraging regular physical activity and promotion of living a healthy lifestyle, and encouraging more women to participate in sport
<p>Australian Sport: The pathway to success: delivering on increasing participation numbers, strengthening sporting pathways and striving for success</p>	<ul style="list-style-type: none"> ▪ Increase the number of Australians participating in sport ▪ Bring a new focus on the delivery of quality sport in schools and boost participation in children's sport
<p>Diversity and Social Cohesion Program: Encouraging building of stronger community</p>	<ul style="list-style-type: none"> ▪ Promote the benefits of living in a culturally diverse society
<p>Australian Sport: emerging challenges, new directions</p>	<ul style="list-style-type: none"> ▪ Promote women in sport through community participation and competition ▪ Maximise effectiveness of Indigenous sport through Indigenous sport programs ▪ Enhance support and recognition of disabled sport

STATE

<p>Department of Health – Strategic Intent 2015-2020/ Sustainable Health Review 2019/WA Health Clinical Services Framework 2014-24</p>	<ul style="list-style-type: none"> ▪ Provide facilities and services to improve health and wellbeing ▪ Promote healthy habits and behaviours
<p>Our Priorities: Sharing Prosperity</p>	<ul style="list-style-type: none"> ▪ Create significant employment opportunities in both construction and operation ▪ Contribute to improving the health and wellbeing of children by actively engaging them in programs
<p>Sport 4 All: Major community project targeting sport and recreation participants, clubs and volunteers across Nature Play, KidSport, Club Talk and Community Volunteer Project</p>	<ul style="list-style-type: none"> ▪ Increase the number of West Australian children participating in sport ▪ Strengthen pathways development for male and female children
<p>Perth and Peel @ 3.5million</p>	<ul style="list-style-type: none"> ▪ Support urban and economic development
<p>Department of Local Government, Sport and Cultural Industries – Strategic Plan & State Sporting Facilities Plan/Western Australian Sport and Recreation Industry Strategic Directions 2016-2020</p>	<ul style="list-style-type: none"> ▪ Results in the retirement of ageing infrastructure

PROJECT IMPLEMENTATION

Importance

The Town of East Fremantle and other project partners understand the importance of delivering an infrastructure project of this nature and in order to minimise delivery risk have allocated dedicated, experienced and specialist resources to manage the requirements for the project.

Project Governance Framework

In order to ensure that the project is managed in a manner that minimises risk for all partners and also provide partners with opportunities for considered input, a formalised project governance framework has been implemented as shown below:





COMMUNITY AND STAKEHOLDER SUPPORT

State Sporting Associations/Clubs/ Community Organisations

- The East Fremantle Football Club
- The East Fremantle Bowls Club
- The East Fremantle Croquet Club
- East Fremantle Playgroup and Child Nurse
- The West Australian Football Commission (WAFC)
- Netball WA
- Croquet West
- Bowls WA
- SportWest.

Schools

- East Fremantle Primary School
- Richmond Primary School
- Bicton Primary School.



Other stakeholders

- Bicton Men's Shed
- East Fremantle Lions Club
- Neighbourhood Link Commonwealth Home Support Program.



TOWN *of*
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